

Jan 08 I

BENTHAM TOWN COUNCIL
Minutes of the Council Meeting

held on Monday 7 January 2008, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Burton, Faichney, Heigh, Hurlley, Marshall, Stannard & Wills (Chairman) and CCllr Ireton. Also the Clerk, Mrs Burton, & 1 parishioner.

1. Apologies Cllr Taylor & DCllr Camacho

Cllr Stannard arrived late, during item 7, Planning.

2. Declarations of Interest - none

3. Public Participation - none

4. Confirmation of minutes

The minutes of the meeting on 3 December were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

5. Police Report

PC Hayes attended and reported that the Ingleton Station was now back to a complement of 7 PCs working under Sergeant Angela Moorhouse as a Safer Neighbourhood Team. (Srg Thornthwaite has moved to Settle). Incidents in Bentham in the period 1 April to 6 January were down 14% at 78 in total of which 41% have been detected.

Incidents of note in December were complaints of nuisance outside Police Yard and the Indian Restaurant, a vandalised motorhome on Goodenber, a stolen vehicle from Low Bentham, which had been recovered and an arrest made, an assault on a member of the Black Bull staff on builders Friday with an arrest made, and an RTA which damaged property on Grasmere Drive on New Years Day, again an arrest has been made.

Cllr Marshall commented that the figures were remarkable and expressed the Council's sincere thanks for the job being done by the local police.

6. CCllr & DCllrs Reports

CCllr Ireton reported that the problem with street lighting on Low Bentham Road (pole 36) had been identified as a supply problem and was in the hands of United Utilities. He thanked the Council for their support of the civic Dinner which had raised over £1200 for Bentham First Responders. Regarding the School, he informed the meeting that the agents for the County and a landowner were currently in discussion.

Cllr Barnes asked about the Gully Cleaning programme where, apparently a single contractor is expected to clear 18000 gullies twice a year, which seems unrealistic. CCllr Ireton agreed but added that the Highways budget is squeezed to cover Education and Social Services. Cllr Wills added that the level of gritting in the recent cold spell had been totally inadequate.

7. Planning

7.1. Applications

7.1.1. 08/2007/7847 Conversion of redundant agricultural farm building into residential property.

Town Head Farm, Burton Road, Low Bentham

RESOLVED: That this application be recommended for approval

7.1.2. 08/2007/7848 Erection of 4 properties to the north of Town Head Farm. Town Head Farm, Burton Road, Low Bentham

Cllrs had no objections regarding the erection of these buildings as long as they are to be built in the same material as others in the vicinity.

RESOLVED: That this application be recommended for approval as long as they are in keeping with other buildings in the vicinity.

7.1.3. 08/2007/8106 Various Extensions and LPG tank at Beckside, Mewith Lane, High Bentham.

Council had no objections to the proposed development, but wondered if past confusion regarding the actual ownership of the land had been resolved.

RESOLVED: That this application be recommended for approval

7.2. Decisions

7.2.1. 08/2007/7754 Certificate of lawful development for use of buildings for repair of vehicles from Feb 2001, and as a builders yard / joiners workshop from 1989 to Feb 2001 for buildings adjacent to Gill Farm, Wennington, Lancaster – REFUSED

7.2.2. 08/2007/7983 Alterations to Existing roof and windows at 9, Highfield Terrace, Low Bentham – GRANTED

7.2.3. 08/2007/8017 Sun room extension at Lane House Farm, Mewith, High Bentham – GRANTED

7.2.4. 08/2007/8018 Listed Building consent for 7.2.3. – GRANTED

7.2.5. 08/2007/8072 Conversion of Garage into Dining Room and Utility at 32, Millholme Drive, High Bentham – GRANTED

7.3. Correspondence

7.3.1. 08/2007/7966 First floor extension over existing garage / utility room at The Old Byre House, Slaidburn Road, High Bentham - WITHDRAWN

7.3.2. Agricultural Building at Land opposite Tatterthorn Farm, Tatterthorn Road, High Bentham

Correspondence from the Enforcement Department was read showing that this building has been erected without planning consent.

7.3.3. Plan showing TPO's Station Road, High Bentham - received

7.3.4. Building works at land opposite Tennant House, Lingham, Bentham

It was requested that the Planning Department be informed of the continuing works on this site, despite requests to stop

RESOLVED: That the Planning Department be informed of the continuing works on this site.

8. Highway Matters

8.1. Letter regarding footpath, Summer Hill

A copy of the response from NYCC Highways sent to the Summerhill resident was read, explaining that funding for the repairs had been requested for the past 2 years and refused. When funds are available the footpath will be repaired

8.2. Letter from David Curry regarding vehicle strikes at Barclay's Bank.

Mr Curry had copied Council in on the reply to his questions of NYCC Highways regarding the ongoing problem.

It was noted that work had been done on the bank during the previous weekend to reshape the quoin stones.

8.3. Letter regarding blocked culvert near to The Ridding. Wennington Road

Lancashire Highways have scheduled maintenance on this culvert.

8.4. Gritting of Minor routes / Pavements

Cllr Wills expressed the Council's concern at the lack of gritting in the prolonged cold spell prior to Christmas. Despite 14 days of continued frost no gritting of the area had been done, except the major routes. This had resulted in problems for the School Bus on Birkwith Lane and for other traffic in outlying areas. There had also been several reported falls of people on Mount Pleasant and Main Street. It was only the fact that these had not been old people that had prevented broken bones. Other members asked what had happened to the grit bins that used to be found around the Town. It was agreed that these concerns should be expressed to NYCC Highways

RESOLVED: That a letter be sent to NYCC Highways expressing concern over the lack of gritting during long cold spells

9. LDF Meeting

9.1. Information pack receipt

An information pack on the Strategic Housing & Employment Land Availability Assessment had been received, asking for Council input of local knowledge on the sites put forward for possible development. The survey forms will then be collated and decisions made on the land included for consideration in Allocations Development Plan document to be put forward for public consultation in the spring.

RESOLVED: That the Clerk further study the survey forms and ascertain when a response is required.

10. Town Hall Matters

10.1. Thoroughfare parking and signage

The fire regulations require no parking of vehicles under the Town Hall thoroughfare as any vehicle fire could potentially damage the Ballroom. Also a headroom sign is required at the entrance

RESOLVED: That the Clerk source no parking signs and a headroom sign for the thoroughfare

RESOLVED: That Cllr Marshall get quotes for yellow lines in the Town Hall thoroughfare.

11. Playing fields ownership of land at rear of site adjacent to industrial estate

Craven DC and the PFA are in discussion about the rent of this piece of land, and it has been suggested that ownership be transferred to either the PFA or the Town Council, or that rent be reduced to a peppercorn level. The PFA are reluctant to take on ownership because of the problems with the drain which can flood the area. The Cllrs were also reluctant to take on the land with the drain as it is. Cllr Wills expressed the opinion that the drain requires piping, but Craven seem reluctant to take this step. Ownership of the land around the drain was also unclear which made rectification of the problems more difficult.

RESOLVED: That Craven be contacted regarding ownership of the drain and the adjoining land and also a request for maintenance details

12. Dalesview amenity land – Letter from CDC re Ian Godfrey developments

A letter from Roy Banks of the Planning Department was read regarding the planning requirement for the public amenity space. The Council agreed that it should reply pointing out that Mr Godfrey had taken the profit from the site, but made no contingency to support the amenity area. Also that it was Craven's Legal Department that had suggested that a payment for at least 20-30 years maintenance should be requested if the liability was to be accepted, such that the area was not a cost to local residents but funded itself for the foreseeable future.

RESOLVED: That a reply be sent to Mr Banks stating the Council's position regarding the transfer of land as previously outlined.

13. 2008 Calendar sales update

Over £1900 (ex of VAT) has been raised by known calendar sales to date, with some monies still outstanding. The Council agreed that this was a worthwhile amount, and that the calendar project should be repeated for 2009

RESOLVED: That the Bentham Calendar be produced again for 2009.

14. Quality Councils status update

As the Clerk had only recently returned it was agreed that this subject should be held over for a separate meeting, to be arranged.

RESOLVED: That a separate meeting be arranged to discuss the Quality Status process

15.

15.1. Closing date for applications 7th January

The Clerk informed the meeting that around 12 applications had been received. Copies would be circulated to Cllrs shortly for consideration before the Precept meeting

15.2. Meeting Date 21st January

The Clerk had confirmed with Craven that a response by 22 January would be acceptable and therefore there was no need to move the advertised date of the meeting.

16. Accounts for payment

The accounts were proposed by Cllr Adams, seconded by Cllr Faichney and agreed.

17. Correspondence

17.1. Letter from Ann Robshaw – allotments

Mrs Robshaw is already on the Allotment list, should any suitable land be found.

17.2. Letter from NYCC – winter maintenance review

RESOLVED: That a copy of the Council's concerns regarding the gritting schedule (see 8.4) be sent

17.3. Letter from Highways Agency – Proposed road works Dec 07 – Feb 08 - received

17.4. Yorkshire rural community council. Parish government conference Scarborough March 2008 - received

17.5. Craven Area Committee. Meeting Cracoe Village Hall 3rd Jan 08 - received

17.6. Letter from SELRAP

A letter of thanks for the Council's support was received

17.7. Society of Local Councils – 2008 practitioners conference Fri 29th Feb - Sat 1st Mar - received

17.8. Yorkshire local councils association – Craven Branch Meeting Thurs 17th Jan 7pm Granville St.

Cllr Barnes to attend if possible.

17.9. Craven Sustainability Strategy 2007 – 2013 - received

18. Reports from other bodies

Cllr Marshall reported on progress regarding the carpark on Station Road, following a meeting of the FOB Steering Group. A subcommittee of this group, comprising Cllr Marshall, DCllr Camacho and Sharon Sunter & Mark Wilson of Craven DC are to consider plans drawn up by Bowman Riley to produce a carpark at no cost to the Council – initial plans are thought to include several small work units and a 30 bed hotel, and an 80 space carpark. This will represent best value for the land to Craven as the car park will be provided by the developer who will then recoup costs through the units etc. It is also hoped to provide access from the carpark to the Station. The initial plans will be considered at a meeting on 24 January and then a process of public consultation will occur. It was proposed and agreed that the committee be asked to talk to the Town Council regarding the plans before any public consultation begins

RESOLVED: That the FOB Steering Group committee be asked to present the carpark plans to Council prior to the public consultation

19. Items For Information

19.1. SELRAP executive summary

19.2. Inforegio newsletter

19.3. Lancashire Minerals and Waste – Pre submission consultation statement

19.4. Lancashire Minerals and Waste – Managing our waste and natural resources

19.5. Lancashire Minerals and Waste – Final Sustainability report

19.6. Society of Local Councils – 2008 practitioners conference Fri 29th Feb - Sat 1st Mar

19.7. Planned road works information

19.8. The Hub newsletter

20. AOB - minor items only

Cllr Heigh asked for Parish seats to be added to the February agenda

Cllr Marshall asked if something could be done with the verges on Tatterthorn Lane at the junction with Dumb Toms Lane as the road is becoming dangerous when wet. Cllr Wills commented that Entrepose had reinstated them perfectly at the end of the pipeline work, but it had lasted roughly 72 hours!

Cllr Adams raised the possibility of a Scout Troop being reformed in Bentham. He had received a letter informing him of a meeting in the Community Centre on 22 January for any interested parties to attend.

Cllr Faichney mentioned that several streetlights are not working on Low Bentham Bridge.

Cllr Stannard asked for an update on progress at Low Bentham Playing Field. The clerk said she would contact the tree surgeon to find out when work would be commencing (– weather permitting).

The Clerk informed the meeting that the quarterly housing need report for Bentham identified 62 names on the waiting list where Bentham was identified as an area of preferred residence. This is a reduction of 12 compared to October 2007.

There being no further business, the meeting was closed at 9.25pm