

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 2 June 2008, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Burton, Faichney, Heigh, Marshall, Stannard & Wills and DCllr Camacho & CCllr Ireton. Also the Clerk, Mrs Burton & 2 parishioners.

22. To Receive Apologies from members unable to attend

Apologies were received from Cllrs Barrington, Hurtley & Taylor

23. To Receive Declarations of Interest from members present

Cllr Wills declared a prejudicial interest in item 29.1.3, planning application 08/2008/8612. Cllrs Heigh & Marshall declared a personal interests in the same item. Cllr Marshall also declared a personal interest in item 29.1.2, planning application 08/2008/8517, as did Cllr Burton.

24. To Receive Comment & Concerns

- none

25. To Confirm the minutes of the previous meeting

The minutes of the meeting on 5 May were proposed by Cllr Wills, seconded by Cllr Heigh and agreed.

26. To Receive the Clerks Report (for information only) – see the end of these minutes

The clerk had been away and so the report had been circulated earlier than normal. As this report was for information only it had been updated and recirculated, a further planning application had been approved (08/2008/8559), and the Highways work outside Barclays had been timetabled for w/e 4 July.

Cllr Wills added that the school were considering the gate on School Hill and the flood risk data would be ready shortly.

27. To Receive the Police Report & allow members to ask questions for information

- None present

28. To Receive Reports from CCllr & DCllrs (for information only)

CCllr Ireton had no new information regarding County, but thanked the Council for their support during his year as Chair of Craven District Council. He announced that the Chairman's Charity had raised over £13000 over the year which would go to Bentham First Responders and Yorkshire Air Ambulance. The funding had bought the second defibrillator for the First Responders.

He admitted that there was no further progress on the school, and agreed that NYCC would do all it could to keep Council Tax bills as low as possible in the face of rising prices and the credit crunch.

DCllr Camacho informed the meeting that the planning application for Fourlands Nursery (08/2008/8513) had gone to committee that day and been turned down. The main points for refusal had been that it was contrary to ENV1 which limits business proliferation in rural areas, the size and bulk of the proposed building and the noise – although it was considered that the Craven noise survey was as flawed as the original one. The Flood Risk Assessment had also arrived too late to be properly considered. When asked, DCllr Camacho said that he thought Fairhursts would not appeal the decision, but reapply. He added that estimates to revert the site to Greenfield varied from £200K to £750K dependant upon the amount of infill that was removed. The problems on Goodenber / Banks Rise had been discussed and as a result a resident had been given two months notice. A positive outcome of the process is that Craven Housing will now monitor residents' opinion on a regular basis.

The Open Meeting for the Station Road Car Park had gone well and the feedback had been positive.

Following this part of the meeting CCllr Ireton left to attend another meeting, and DCllr Camacho left.

29. Planning

29.1. To Consider and Comment upon New Applications

29.1.1. 08/2008/8395 Off road car parking space at Greygarth, 11 Robin Lane, Bentham

RESOLVED: That the Council had no objections to this application

29.1.2. 08/2008/8517 Replacement Pavilion, Springfield Bowling Club, Springfield, High Bentham.

Cllrs Burton & Marshall declared personal interests, and Council noted that they had already donated £1500 towards the fund for the replacement pavilion.

RESOLVED: That the Council had no objections to this application

29.1.3. 08/2008/8612 Removal of condition 3 (08/2003/3399 Change of Use of Garage to Builders & Petrol Sales) to allow external of materials at Bentham Garage, Low Bentham Road, Bentham.

Cllr Wills declared a prejudicial interest and left the room. Cllrs Heigh & Marshall declared personal interests.

A letter of objection was circulated showing the outside storage of items currently occurring. Council noted that this business employs a number of people and supports the community in a number of ways. It agreed that it did not have objections to the external storage of stock, provided that such storage was kept to a reasonable height and was sufficiently screened to keep the visual impact to a minimum.

RESOLVED: That the Council had no objections to this application providing that any external storage is kept to a reasonable height and well screened to keep the visual impact to a minimum.

29.1.4. Request for further comment on applications 08/2007/7847 & 08/2008/7848 regarding construction of footpath and garage elevation.

The proposed footpath, behind the hedge was discussed at length. Council agreed that a footpath was necessary, but were wary of ending up with a problem like the recently resolved one on Butts Lane where NYCC Highways were reluctant to adopt the footpath and hedge. It was agreed that their support for the idea should be qualified by the rider that the footpath and hedge must be agreed and adopted by the Highways department from the outset.

RESOLVED: That the Council had no objections to this application providing that NYCC Highways will agree to adopt the footpath and hedge as soon as the development is complete.

29.2. To Receive Planning Decisions

- If any (see Clerks Report)

29.3. To Receive Correspondence on Planning Issues

- If any (see Clerks Report)

30. Highways Matters

30.1. To receive an update from Cllrs Marshall & Wills regarding Barclays Bank following their meeting with Highways

A very positive meeting had been held between NYCC Highways, the Council and representative from Robinsons' Brewery. The proposed works will raise the pavement outside Barclays by approx. 4 inches, which will allow the camber of the road to be altered so, hopefully, stopping HGVs hitting the Bank. The Brewery had been involved as this fix will mean that some of the cobbles will need to be lifted and re-laid to prevent water collecting behind the new pavement level. These works are provisionally timetabled for the 5 July during Kiddes shutdown. NYCC Highways will be publicising the road closure by contacting Bentham News and the Traders Association.

30.2. To Consider Problems with traffic exiting Kidde Products

Historically traffic exiting Kiddes was directed by a staff member, which kept the traffic on Station Road moving. This has not happened for a number of years, and recently there have been problems with vehicles not checking their exit from Kiddes and with others not giving way to traffic coming down Station Road causing problems on the Main Street with large HGVs being unable to move for considerable periods. Council agreed that, initially, the best course of action would be to write to Kiddes requesting that they ask their employees to use common sense when exiting the premises and not just follow the vehicle in front

RESOLVED: That a letter be sent to Kidde Products requesting that they ask their employees to be sensitive to other users of Station Road.

30.3. To Consider and Note Highway Matters for Information

It was noted that there had been no response from Highways regarding Dumb Toms triangle, and that the barriers had been blown down over the Bank holiday weekend. The clerk agreed to chase this with the Highways Department

RESOLVED: That the Clerk report the problems at Dumb Toms triangle again.

Council also considered the continuing problems of keeping the traffic moving on Main Street, and agreed that the possibility of moving the parking on the HSBC side of the cross to the other side of the road should be added to the next agenda

RESOLVED: That Main Street parking be added to the next agenda.

31. To Review the Council's Standing Orders and propose necessary amendments (paper 2008/07)

An initial consideration of the proposed changes raised a single alteration – that SO 7.1 be changed such that a Chairman is elected annually, but that there is no restriction to the length he can serve. Cllr Marshall proposed that the reviewed SOs be adopted at the next meeting, provided that the Legal Department at Craven were happy with the changes. This was seconded by Cllr Stannard and agreed

RESOLVED: That the reviewed Standing Orders be adopted at the July Council meeting, provided that Craven District Council's legal department are happy with the proposed changes.

32. To receive an update on the Low Bentham Playing Fields Project

Cllr Faichney reported that he is still trying to get quotes for fencing of the area, but that he had volunteers and promises of equipment to level the site. He noted that the current funds were sufficient to start the project, but that substantially more money would be required to complete the task.

RESOLVED: That a meeting be held on 30 June, at 7.30pm, on the site to agree the course of action.

33. To consider the Bentham Common Lands Charity deed and decide an appropriate response

No response had been received from the secretary of the charity following their meeting of 22 May. The Clerk reported that Burton In Lonsdale parish had appointed a new trustee to the charity and that Ingleton were discussing their appointment at the parish meeting on 2 June. The Council decided to await the response from Ingleton before deciding to appoint a new trustee for Bentham, and to ask again for a report from the Charity.

RESOLVED: That the appointment of a new trustee be left until the July Council meeting.

RESOLVED: That the secretary of the Charity be asked for a report for the next Council meeting.

34. To note the minutes of the Town Hall Meeting and agree the proposals

It was noted that United Utilities had agreed to repair the sewer covers behind the Town Hall and this had already occurred. The other proposals were agreed, namely

RESOLVED: Cllr Marshall & the clerk to devise suitable check sheets for Town Hall events

RESOLVED: Cllr Marshall to report on ladder courses for the caretaker

RESOLVED: The clerk to supply Cllr Wills with list of small maintenance jobs to be sorted.

RESOLVED: The clerk to circulate the adopted Fire Risk Assessment for review

RESOLVED: Cllr Barnes will follow up sourcing replacement hand driers

RESOLVED: The clerk to look into more permanent solutions to the curtain problems

RESOLVED: Cllr Marshall to source quote for fixing the drains outside the Galley & to the rear of the Wenningdale

RESOLVED: Cllr Wills to look at a potential fix for the Wenningdale partition before a joiner is asked to do the work

RESOLVED: The clerk to find possible suppliers and prices for a new flagpole.

35. To note the minutes of the Calendar Meeting and agree a Recipient of the 2009 calendar proceeds

RESOLVED: That the Playing Fields Association be adopted as the 2009 recipient of the

Calendar proceeds.

36. To Consider the State of Church Beck and a way ahead

The clerk had contacted Graham Tarn of Craven District Council but had not received a reply. Cllr Wills reported that Mr Tarn was aware of the problems and had already been in contact with a contractor to clear their part of the beck. The other landowners would also be approached.

37. To Agree the Accounts for Payment

The accounts were proposed by Cllr Barnes, seconded by Cllr Wills and agreed.

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|----------------------------------|--------|-------------------------|--------|
| Yorkshire Internal Audit | 250.00 | C Louth | 89.60 |
| Oglethorpe, Sturton & Gillibrand | 646.25 | Norwich Union | 270.66 |
| Modern Neon Sign Services | 47.50 | WPS | 5.00 |
| EOn | 56.02 | W Dowbiggin | 56.00 |
| Craven District Council | 328.82 | P Howard | 122.50 |
| Andrews | 17.86 | British Telecom | 314.66 |
| Mopps | 473.43 | Yorkshire Water | 85.75 |
| Bentham Juniors FC | 50.00 | Drakkar Press | 40.00 |
| Mrs Lawson | 100.00 | Landy Publishing | 23.40 |
| J Burton | 703.65 | Vision Signs & Graphics | 82.50 |
| R Green | 456.18 | AOL | 14.99 |

37.1. To Receive the Internal Audit Report (paper 2008/08) - received

37.2. To Agree the Accounts for 2007/8 (paper 2008/09)

RESOLVED: That the accounts for 2007/8 as audited by Yorkshire Internal Audit Services be agreed by the Council, and the relevant paperwork be sent to the external auditor, Mazars.

37.3. To agree the purchase of an external disk drive for safe data storage (£50)

RESOLVED: That an external hard drive be purchased for safe data storage.

38. To consider items of Correspondence

38.1. To receive a letter from Bentham First Responders regarding the Annual Parish Meeting - received

38.2. To consider a request from the Ramblers Association to re-route the footpath at the Ridding

Cllr Marshall expanded on the letter received as he had talked to the landowner where the footpath is currently situated. The current footpath has been little used and has not been maintained by NYCC Footpaths department. The proposed new route would take the footpath over land in different ownership, which the Council agreed was outside their remit. Any approach to landowners regarding the routing of footpaths over their property would need to be done by the Ramblers Association of NYCC Footpaths.

RESOLVED: That a letter be sent to the Ramblers Association acknowledging that the Council has no objections to the re-routing of the footpath at the Ridding, but that any request for access over land must be between the Ramblers Association and the landowners in question. (The letter should be copied to NYCC Footpaths.)

38.3. To receive information on the Craven Joint Housing Register showing that the proposed Wesley Close development is suitable for current needs (paper 2008/10) - received

39. To Receive Reports from Councillors who represent the Council on other bodies (for information only)

Cllr Wills informed the meeting that the Bonfire will be held on 1 November

Cllr Marshall reported that the Station Road Car Park review meeting had shown that the Information afternoon had been well attended and there had been no negative comments. Slight changes had been made to the plans to reduce the visual impact on the surrounding properties

and to allow access to the Auction Mart. The proposed traffic calming measures had been accepted, and provision would be made for railway access although Railtrack were reluctant to accept this. The next stage is to apply for outline planning permission (hopefully by September 2008) and then a developer will be found.

40. Items for next meeting and minor items only

The Civic Service will be on 5 October at St Margarets Church.

Cllr Stannard asked if a bin could be provided for the Gents Toilets in the Town Hall whilst the hand drier is out of action.

A request for signing for the Big Stone and the Plague Stone was passed to the Tourist Information Committee.

There being no further business, the meeting was closed at 9.43pm

AGENDA ITEM 26)

CLERK' S REPORT TO BENTHAM TOWN COUNCIL, 2 JUNE 2008.

1. Planning Decisions Received Since Last Meeting

1.1. GRANTED

1.1.1. 08/2008/8492 Demolition of existing dwelling & construction of new dwelling at 1 Goodenber Crescent, High Bentham.

1.1.2. 08/2008/8559 Sun Lounge at 1 Yew Tree Drive, Low Bentham.

1.2. REFUSED

1.2.1. None

2. Planning Correspondence

2.1. Further letters regarding 08/2008/8513 Stone Yard & Stone Storage – see Information Folder

2.2. A copy of the adopted Craven Biodiversity Action Plan

2.3. Letter of objection to application 08/2008/8612, removal of planning conditions at Armstrongs Builders Merchants, Bentham.

3. Information Received Regarding Items Discussed at last Council Meeting

3.1. The Common Lands Charity meeting was held 22 May, report awaited

3.2. Dales View amenity area – letter sent 19 May.

3.3. Closure of the B6480 at Ridding programmed for end of June has been brought forward to 9 June

3.4. Railings outside HSBC to be considered, but 2008 budget for signs/lines 'already spent'.

3.5. Letter of Thanks regarding response to graffiti offences (see Information Folder)

3.6. Work at Barclays corner timetabled for w/e 4 July, road closure notice received (see Information Folder)

4. Items for Information – see information folder

4.1. Endorsement of Insurance policy to cover lift inspection & inspection report.

4.2. The Hub, April-June 2008

4.3. White Rose Update May 2008

4.4. Assembly Digest, Spring 2008.

4.5. Craven Area Committee Agenda 29/5/08 (previously circulated)

4.6. Craven Branch YLCA, Annual Meeting 19/6/08, plus minutes of previous meeting

4.7. InfoRegio – Regions for economic change, February 2008

4.8. InfoRegio News April 2008

4.9. Wednesday 25 June, Craven Offices, Do We Need More Social Housing (for noticeboard)

5. Progress on Outstanding Matters

5.1. Request for consideration of land to rent for allotments – holding letter received from Kiddes 22/4/08

- 5.2. Hillside Road stopping-up – Council's refusal to remove objection has been noted.
- 5.3. Flood risk assessment on Station Road – information awaited, chased 20/5/08.
- 5.4. School Hill Gate – no progress
- 5.5. Doctors Hill – email received 23/5, work expected to be done late June / early July
- 5.6. Cleveland Square Lease – solicitor sent chasing letter 7 May
- 5.7. Legion Hut Land – holding email received 25 April
- 5.8. Garage Sites – holding email received 25 April