

## **BENTHAM TOWN COUNCIL**

### Minutes of the Council Meeting held on Monday 7 August 2006, at 7.30 pm in the Town Hall

Present Cllrs Hurlley (Chairman) Adams, Barnes, Barrington, Burton, Heigh, Marshall, Rushton, & Wills. Also, the Clerk Mrs Burton and 1 reporter from The Lancaster Guardian

1. Apologies Cllrs Faichney & Stannard, DCllr Camacho

2. Declarations of Interest

Cllr Rushton declared an interest in planning application 08/2006/6554, Cllrs Marshall & Heigh declared an interest in planning application 08/2006/6568 and Cllr Hurlley declared an interest in planning application 08/2006/6518. Cllrs Barrington and Rushton also declared an interest in item 8.3, Town Hall marketing. These were recorded in the book.

3. Confirmation of minutes

The minutes of the meeting on 3 July 2006 were proposed by Cllr Adams, seconded by Cllr Marshall and agreed.

4. Police Report

PC Hayes reported that there had been more problems in Low Bentham than normal in early July, with thefts from both St Johns and Sedbergh Junior School. There had also been several thefts of bikes in both High & Low Bentham. The problems with anti social behaviour at the bottom of Robin Lane continue, and whilst this is being reported the youths have normally moved by the time the police arrive, however one had been arrested. There had also been anti social behaviour outside the Spar (although this had been captured on CCTV and would be acted upon,) and on Wesley Close.

Commenting on the Council's letter to the Chief Inspector, PC Hayes said that specific details of problems with the contact system would be useful rather than general comments as overall statistics show ed the system was OK in over 90% of cases.

5. CClr & DCllr Reports – none

Cllr Wills asked DCllr Hurlley if Bess Martin had been given the remit to raise funds for Craven as her office appeared to be offering tracts of land for sale and raising rents. She had informed him that she had no specific instruction from Craven District Council but that it was within the remit of her job. DCllr Hurlley said that he was not aware of any specific request but that he would find out.

Cllr Burton added that it was probably to help pay for all the extra staff now employed as he had been informed that more than 200 new staff had been taken on in the last 12 months. DCllr Hurlley agreed that a large number of staff had started and that Craven now employed more people than when it had the Council Housing to look after.

#### Amendment made 4/9/06

Cllr Burton asked to correct a comment made at the previous meeting. He said that, with new starters, the number employed by Craven now stood in excess of 270, which represented an increase in staffing of nearly 25% in 3 years. He apologised for any confusion the previous comment may have caused.

6. Planning

6.1. Applications

- 6.1.1. 08/2006/6504 Two storey rear extension at 8 Hillside Road, Low Bentham.  
**RESOLVED: That this application be recommended for approval**
- 6.1.2. 08/2006/6518 Single storey sun lounge to NE side of West End Barn, Greenhead, Cross Lane, Low Bentham.  
Cllr Hurlley declared an interest and Cllr Wills took over the meeting.  
**RESOLVED: That this application be recommended for approval**
- 6.1.3. 08/2006/6554 Demolition of former shop & workshop and construction of 2 new dwellings (amendments to 08/2004/4155) at 28 Station Road, High Bentham  
Cllr Rushton declared an interest and did not take part in the discussion  
**RESOLVED: That this application be recommended for approval**
- 6.1.4. 08/2006/6568 Reorganisation of part existing caravan site and extension of area used by static vans to enable improved landscaping, access and parking at Riverside Caravan Park, High Bentham.  
Cllr Marshall declared an interest and left the room. Cllr Heigh declared an interest and did not participate in the discussion.  
**RESOLVED: That this application be recommended for approval**
- 6.1.5. 08/2006/6569 Single Storey front extension at Aragorn, Doctors Hill, Burton Road, Low Bentham.  
**RESOLVED: That this application be recommended for approval**
- 6.1.6. 08/2006/6599 Erection of one detached bungalow in current garden of 66 Main Street, High Bentham

Although the application is for a bungalow with pedestrian access only Cllr Wills felt that this was unrealistic. In general people in Bentham require a car for access to those services not available in the town. The position of the proposed site does not provide any possible on street parking as it is at a particularly difficult part of Main Street to the front, and onto Wesley Close – which is housing association land – to the rear. The access from Main Street also negates the provision of off street parking.

**RESOLVED: That this application be recommended for refusal on the grounds of the lack of parking provision and the absence of any street parking.**

## 6.2. Decisions

- 6.2.1. 08/2006/6372 Stables & Exercise Arena at Lane Side Barn, Mewith Head, Mewith, High Bentham - REFUSED
- 6.2.2. 08/2006/6382 Extension & Alterations to Calf Cop Cottage. Replacement Windows to Calf Cop Barn, Burton Road, Low Bentham (Listed Building Consent) – GRANTED
- 6.2.3. 08/2006/6386 New dwelling & garage and revisions to turning head (amendments to Plot 2, outline planning 08/2005/5265) at land adjacent to Fern Cottage, Burton Road, Low Bentham – GRANTED
- 6.2.4. 08/2006/6442 New 3 bed dwelling (reserved matters for 08/2003/3461) at 29 Lakeber Avenue, High Bentham - GRANTED

## 6.3. Correspondence

- 6.3.1. Street Naming & Numbering – Bridge House  
The developers of Bridge House have asked to call the development ‘Bridge House Cottages’ and ‘Bridge House Drive’. Frank Whiteley of Craven DC requested comments from the Council. The general feeling was that Bridge House Cottages was too similar to Bridge Cottages nearby. It was suggested that Collingwood would be more appropriate, or as the site was part of the old Grammar School a past heads name, e.g. Webb could be used.  
**RESOLVED: That the suggestions be rejected as too similar to nearby properties.**
- 6.3.2. Wesley Close Flooding  
Graham Tarn has tracked down the owners of the culvert who have agreed to clear it, and he will put another camera down it when this is complete.
- 6.3.3. Network Rail Mast Proposals in Craven - received
- 6.3.4. Allocations Document: Compendium of Sites - received

## 7. Highway Matters

### 7.1. NYCC reply

The June letters regarding the new surface at Springfield and the Grass Cutting have still not been answered despite several reminders.

The blocked drains in the narrows at Lairgill are still blocked and further blocked drains have been reported on Lairgill itself, although NYCC were going out to look at these at the end of July. The pot hole in the pavement at Springfield Terrace has been temporarily filled pending a proper repair.

The road at Eskew Beck should have been cleared and the drain is to be flushed to prevent it happening again. The road edges on Mewith Lane and Green Lane will be repaired ‘when funds allow’. The promised monthly reports of the state of the B6480 have not materialised.

Work has commenced on the improvement of the sight lines at the Tatterthorn / B6480 junction.

**RESOLVED: That replies to the June letters should be chased**

### 7.2. NYCC Temporary Prohibition of Pedestrians – Eskew Lane - received

### 7.3. Barclays Bank, vehicle strikes – copy letter

Following the Council’s report to NYCC of 2 strikes in 4 weeks NYCC have sent a letter to Kiddes asking if they could consider taking further steps to alleviate the situation. In the light of a further strike on 4 August the Council felt that a site meeting with NYCC and Kiddes would be useful to discuss possible solutions such as further signage and routing vehicles away from the right hand turn in the Main Street.

**RESOLVED: That a meeting be arranged to look at possible solutions**

### 7.4. Cllr Barrington raised the parking of vehicles on the bend opposite Low Bentham school. It was agreed that the possibility of getting double yellow lines at this point should be explored.

**RESOLVED: That a request for double yellow lines be made on the bend opposite the school in Low Bentham.**

## 8. Town Hall Matters

### 8.1. Progress Update

The clerk brought the meeting up to date with the outstanding matters of Town Hall maintenance.

- (a) The banister and new door plates have been fitted
- (b) The Wenningdale water heater has been fitted
- (c) Cowgills will service the boilers
- (d) The tap in the gents has been fixed
- (e) The stair nosings on the Wenningdale stairs have been replaced

The annual fire safety check will be on 23 August.

Cllr Burton asked about an inventory, particularly of the kitchens, to keep track of breakages. This was done in April 2005 but has not been updated. It was agreed that the caretaker should be asked to update the inventory and keep a check on stock so that breakages can be charged for as they occur.

**RESOLVED: That the caretaker should update the Town Hall inventory and report any breakages.**

### 8.2. Rogersons Reply

A letter from Rogersons pointing out that they only fit equipment, not manufacture it was read. It was agreed that a letter, including Rogersons reply should be sent to the tap manufacturers.

**RESOLVED: That a letter regarding the tap failures be sent to Bristan.**

## 8.3. Marketing

Cllrs Barrington and Rushton declared an interest and left the room.

Cllr Burton explained that initial meeting of the Town Hall Marketing committee had been held earlier that day, with a view to increasing usage of the building. Various proposals had been made by the committee and were agreed by the meeting

**RESOLVED: That the committee should pursue those proposals made to increase usage of the Town Hall.**

## 9. Low Bentham Playing Field

## 9.1. Car Boot Sale

The car boot sale had been enjoyed by those involved, but would have benefited from a larger number of customers. Once the sale of excess food was included, the event will have raised just in excess of £100 for the fund.

## 9.2. Other Fund Raising

The clerk mentioned the proposed Coffee Morning on 23 December and asked for help in arranging the event closer to the time

Cllr Wills updated the Council on the Calendar project and showed sample pages. The layout was agreed, as was the A3 spiral bound format. Cllrs Faichney and Burton will pursue the acquisition of sponsorship to pay for production of 750, and the calendar will be available in the first week in October.

**RESOLVED: That the A3 spiral bound 'half line / day' format be adopted**

**RESOLVED: That Cllrs Faichney and Burton pursue sponsorship**

**RESOLVED: That 750 calendars be produced**

## 10. Cleveland Square

Bess Martin of Craven District Council had written confirming that the Council were correct in their assertion that any new lease should be based on the old one, and proposing to do nothing until the next review date, despite the fact that the lease lapsed in 1999.

A letter from the Council's solicitor was read outlining the Council's options: either a) continue as now, but with limited security or b) request a new lease along the lines of the old one gaining security, but possibly at an increased rent.

Cllr Marshall proposed that the Council seek a new lease along the lines of the old one to give security of tenure for the market. This proposal was seconded by Cllr Burton, and agreed. Cllr Hurtle added that it was essential that emphasis was placed on the previous agreement to ensure that the Council got a similar deal.

**RESOLVED: That a letter be sent to Craven requesting a new lease along the lines of the old one.**

## 11. School Hill

The clerk had received three quotes for clearing up the garden area and maintaining it through the autumn. The contents of each quote were discussed anonymously and their various points considered. The 'second' quote (from Horton Landscaping) was proposed by Cllr Burton, seconded by Cllr Marshall and agreed.

**RESOLVED: That the work be offered to Horton Landscaping**

Cllr Marshall said that Glasdon will offer Councils a 5% discount on prices for new bins. Cllr Wills asked that the rights for vehicular access at the side of School Hill be checked as there was some discussion about this. He and Cllr Marshall agreed to look at the gate and discuss a replacement with Richard Slinger who provided the original one

**RESOLVED: That the vehicular access on School Hill be checked on the deeds.**

## 12. Accounts for payment

The accounts were proposed by Cllr Adams and seconded by Cllr Marshall.

Mopps	508.50	J Burton	660.00
British Gas	1136.02	R Green	430.56
Library Theatre Touring Co	245.00	C Louth	76.44
TT Ceilings	70.00	M Burrow	370.00
Vision Signs & Graphics	72.85	Hygiene Cleaning Supplies	71.21
B&CE Armstrong	20.49	Hash Browns	32.90
Grasscare	443.56	E On Energy	66.87
Craven DC	360.94	Clearglass Cleaning	90.00

## 12.1. Electricity Prices

A letter had been received from Powergen offering to fix electricity prices for the Town Hall for 3 years. (There have been 5 price increases in the last 2 years). Council felt that it would be sensible to get other companies to quote for supply. If the price cannot be bettered then the price should be fixed.

**RESOLVED: That electricity prices from other companies be compared.**

The latest invoice from E.On Energy for street lighting had increased from £42.83 to £66.87. Upon enquiry a letter supposedly sent in May had been faxed explaining increases in un-metered supplies. Cllr Marshall

suggested that a complaint be sent to Offgen and copied to David Curry MP. Cllr Wills and Adams agreed to estimate the power supplied for the street lighting provided to see if the charge was reasonable.

**RESOLVED: That a complaint be sent to Offgen and copied to the MP.**

**RESOLVED: That Cllrs Wills and Adams estimate the power used.**

### 13. Correspondence

13.1. LDF – Land at Legion Hut - received

13.2. Area Forum – Dates & Questionnaire - received

13.3. Consultation on Statement of Licensing Policy under Gambling Act 2005 – Consultation - received

13.4. High Bentham School Thank You - received

13.5. Police Reply

A lengthy reply had been received quoting various statistics but not really addressing the concerns. The Council agreed that the matter should be raised again at the Area Forum in September.

13.6. Legion Hut Land

A letter from Bess Martin had been received offering the Council tenure of the land abutting the Legion Hut either on freehold or leasehold. It was agreed that this may be a good idea but that more detail was required before a decision could be made

**RESOLVED: That a reply be sent outlining the Council's interest but requesting more information.**

### 14. Reports from other bodies

Cllr Adams had attended a Goodenber Road Play Area meeting. The recent coffee morning had gone well. The Bonfire had chosen River & Fishing as this year's theme.

Cllr Wills had attended a LASRUG meeting. The station lease is still pending.

Cllr Marshall had been to the Golf Club meeting where various refinancing options had been considered

Cllr Heigh had been gone to a Playing Fields meeting but insufficient committee members had attended for decisions to be made.

Cllr Barrington said that the Victoria Institute were looking to do some improvements. The Low Bentham street market will be on 28 August. She had also attended the Age Concern AGM and the second BEST meeting. The Traders Charity golf match will be on 17 August.

### 15. Items For Information

15.1. Minutes of Area Forum, 16 March 06

15.2. Adoption of CDC's Statement of Community Involvement

15.3. Climate Change & Sustainable Energy Act 2006

15.4. NY Fire & Rescue Service Annual Performance Plan 2006/7

15.5. NY Fire Integrated Risk Management Plan.

15.6. Criminal Justice Board

15.7. Sand & Gravel Study for Lancashire

15.8. InfoRegio News, June 2006

15.9. InfoRegio News, July 2006.

15.10. Craven Events, July – October

15.11. Craven Area Committee, 11 August

### 16. AOB - minor items only

Cllr Hurlley raised a request to place another seat in the Cemetery, in an area where there is currently not one. The discussion centred on a previous decision to refuse further seats in the Cemetery. The Clerk pointed out that anyone visiting a grave in this area had nowhere close to sit. Cllr Burton proposed that this final seat be allowed but maintenance should be the responsibility of the donor, and that Council reserved the right to remove it if it falls into disrepair. This was seconded by Cllr Hurlley. Cllr Marshall came up with an alternative proposal, that other areas within the parish would benefit from a seat, and that it should be placed in one of these if the donor was agreeable. This was seconded by Cllr Adams. The Chairman put the matter to the vote, with 2 Cllrs voting for the amendment and 7 for the original proposal

**RESOLVED: That this seat be allowed in the Cemetery according to the proposal.**

Cllr Barnes reported various acts of trespass on the Station, which had been reported to the police

Cllr Adams asked for a Traders / Council meeting and the 12 September was suggested

Cllr Burton, referring to the grass cutting on the moor, said that over 20 sheep a year were killed on the road and suggested that the animal welfare issues were raised with NYCC.

Cllr Heigh had been approached by the Indoor Bowls Club regarding equipment replacement. Council agreed that equipment was stored in the Town Hall at the users own risk, but that the Club could apply for a precept grant next year as nothing could be done at this point in the year.

There being no further business, the meeting was closed at 10.05pm