

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 6 August 2007, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barrington, Burton, Faichney, Heigh, Hurtley, Marshall, Stannard & Wills (Chairman), DCllr Camacho & CCllr Ireton. Also, the Clerk Mrs Burton and 9 parishioners.

1. Presentation of a Bible to the Mayor by Mr John Ellershaw & Mr Ken Woodburn of Gideons International.
2. Apologies Cllr Barnes
3. Declarations of Interest

Cllrs Heigh declared an interest in planning item 5, cooption of a Councillor, she also declared an interest in planning item 8.1.1, planning request 08/2007/7656, along with Cllrs Marshall & Wills. Cllr Adams declared an interest in item 8.1.2, planning request 08/2007/7682. Cllr Barrington declared an interest in items 11 and 15.6, Cleveland Square lease and Amenity land at Grasmere Drive. These were noted in the book.

4. Confirmation of minutes

The minutes of the meeting on 2 July 2007 were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

5. Co-Option of a Councillor for the High Bentham Ward

Cllr Heigh declared an interest and did not take part in the vote. The letters of application from Mr Chris Newsam, Mr Jeffery Swinbank, Mr Michael Taylor and Mrs Anne Yaman had been circulated to Cllrs for their perusal prior to the meeting. When asked the clerk confirmed that the Council's standing orders allowed for a signed ballot if requested by 2 Councillors. Cllr Adams proposed that the vote should be held by signed ballot. This was seconded by Cllr Hurtley and agreed.

RESOLVED: That the vote be held by signed ballot.

The Clerk explained that the successful applicant must attain at least 50% of the vote and therefore more than one round of voting may be necessary. The Chairman asked CCllr Ireton and DCllr Camacho to count the votes. Mr Michael Taylor was co-opted after the first vote.

RESOLVED: That Mr Michael Taylor be co-opted to the vacant position

6. Police Report – none present
7. CCllr & DCllrs Reports

CCllr Ireton reported that the NYCC Unitary Council bid had failed as the county was too large and remote. He added that the District Councils and NYCC must now work more closely together as this had been a wake up call to deliver better joined up services. The search for a site for the new school is continuing with three further sites being considered.

DCllr Camacho confirmed that the planning application on land adjacent to 4 Goodenber Road which had been considered at the last planning committee meeting had been refused on the grounds of overbearing presence. DCllr Barrington told the meeting that she was holding the next surgery at the Victoria Institute on 11 August. Craven had performed a survey on the Best Value Performance Indicators which had a 51% response, but the replies need to be broken down by area.

8. Planning

8.1. Applications

- 8.1.1. 08/2007/7656 Roof structure to cover existing livestock pens and loading docks at Bentham Auction Mart, Main Street, Bentham.

Cllrs Heigh, Marshall and Wills declared an interest, and Cllrs Heigh and Marshall left the room. It was agreed that the Mart is an important business in the town, which has expanded greatly since 2001. Buyers need dry lambs and there are probably welfare issues at state here.

RESOLVED: That this application be recommended for approval

- 8.1.2. 08/2007/7682 Replacement of existing conservatory at Beck House, Branstone Beck, Bentham.

Cllr Adams declared an interest.

RESOLVED: That this application be recommended for approval

8.2. Decisions

- 8.2.1. 08/2007/7197 All weather turnout area for horses at Moorside Cottage, Lane Head, Mewith, Bentham – GRANTED
- 8.2.2. 08/2007/7481 Proposed agricultural implements building at Sandy Hill, Low Bentham Road, Bentham – GRANTED
- 8.2.3. 08/2007/7465 Single storey rear extension at 29b Main Street, High Bentham - GRANTED

- 8.2.4. 08/2007/7501 New external balcony, internal alteration to improve changing facilities, internal / external alterations for creation of new entrance foyer, function space, WCs & tractor storage, alterations to vehicular entrance (resubmission of withdrawn 08/2006/6946) - GRANTED

8.3. Correspondence

- 8.3.1. 08/2007/7485 Conversion of existing farm buildings to form single dwelling, 3 holiday cottages & annex to existing farm cottage. Rerouting of existing farm track at Mill Dam Farm, Mewith Head Lane, Mewith – WITHDRAWN.
- 8.3.2. 08/2007/7441 New Dwelling (resubmission of withdrawn 08/2007/7157) at land adjacent to 4 Goodenber Road – PLANNING MEETING
- 8.3.3. Craven Housing gifted lands for New Housing on Wesley Close
The possibility of more affordable housing in the area was welcomed by the Council but they expressed concern about the possibility of more flooding in the area due to increased run off, and the need to reassess the ground works as the drains in that area are at full capacity. Cllr Wills added that there was the need for a full overview of the system as increased water from this site could potentially cause more problems at Wenning Avenue as the drainage system in Bentham is approaching overload. He added that whilst Craven Environmental Health are aware of this problem it does not appear to be any particular person's responsibility. The problem has not been addressed for 15 years, but something needs doing now. DCllrs Barrington & Camacho agreed to take this information back to Craven, although DCllr Camacho added that there had been no problems since the removal of a boulder from the Goodenber Road drain.
- 8.3.4. TPO – confirmation of order to protect 'Legion Hut' trees.

9. Highway Matters

9.1. Responses re state of Ravensclose Road

Both Lancashire & NYCC Highways departments had replied that repair works would be considered once the pipeline traffic has finished.

9.2. De-Trunking Order for A65 (M6 Junction to Roundabout with A59)

The Council's request for a roundabout at Country Harvest is being considered.

9.3. Reply from NYCC re July queries

The potholes at Low Bentham School and Toll Bar Nurseries have been added to the list for repair. The problems caused by the water leak at Lakeber drive have been passed to United Utilities. The sealed drains are a symptom of resource problems. These usually require a new cover and frame, which is costly and NYCC do not 'have the resources (finance) to manage the matter comprehensively'. Council noted that lack of drain maintenance speeds up the deterioration of the road surface.

Further problems were reported on Dumb Toms Lane and also on the B6480 at Naylor Myers

RESOLVED: That NYCC Highways be asked to schedule repairs

The meeting was informed that no further response had been received regarding vehicle strikes at Barclays and the proposed road alterations.

10. Code Of Conduct

RESOLVED: That the Model Code of Conduct for Town & Parish Councils be adopted

10.1. Decision whether to adopt paragraph 12(2) – optional for Parish Councils

This paragraph allows Councillors with a prejudicial interest to make representations, answer questions or give evidence relating to subject providing that the public are allowed the same opportunities. The Clerk explained that the Council's standing orders already allow for public participation as long as notice is given prior to the meeting.

RESOLVED: That paragraph 12(2) be adopted by the Council

Following the adoption of the code all Councillors signed a new declaration of acceptance of office.

10.2. Notice of training for Councillors

Training for Councillors on the new code of conduct will be held in the Town Hall on 25 September at 6pm.

11. Cleveland Square Lease

11.1. Notes of meeting with Craven District Council

Cllr Barrington declared an interest and left the meeting.

The notes of the meeting were agreed

The clerk announced that negotiations over the rent for Cleveland Square had finally reached a satisfactory conclusion with the Council getting a figure well below the 64% increase originally tabled. The new lease was now awaited.

12. Low Bentham Playing Field

12.1. Donation from National Grid

A donation of £250 has been received from the National Grid towards the refurbishment.

Cllr Barrington added that the Lottery bid would be considered on 22 August

12.2. Tree Surgeons report

The report confirmed that the 2 lime trees were in good condition but agreed that some work was required. The totally safe option would be to remove both trees and replace with smaller specimens. The suggested option would be to remove the top third which would both retain the trees and negate much of the risk. The cost of both options would be in the region of £1500 to £2000.

Cllr Wills had discussed the trees with United Utilities due to their proximity to the electric cables. They can do remedial work to the tree which is obstructing the cables, and also to the smaller trees hanging over the substation. This would not guarantee the shape of the tree, nor would it sort the dense growth at the bottom.

Based on the level of the quote it was agreed that at least one other should be sought. Cllr Faichney agreed to chase the tree surgeon that he had been in contact with for a quote.

RESOLVED: That further quotes for the tree work be sought, for a decision at the next meeting

Cllr Wills added that Craven Environmental Health had agreed to pay for a trash gate to be put on Ellergill Beck where it goes under the road.

The clerk asked that the play ground equipment be removed by the end of August to satisfy the new insurers who had been informed that the refurbishment project was about to commence.

RESOLVED: That the play equipment be removed by the end of August.

13. Forest of Bowland

The new Bentham leaflet was circulated to the Council. Cllr Marshall asked that the Council's thanks be expressed to Sharon Sunter of Craven and Cathy Hopley of FOB for their efforts in collating the information into such a useful leaflet.

RESOLVED: That a letter of thanks be sent to Ms Sunter & Ms Hopley for their work

Cllr Marshall added that the next FOB steering group meeting would be held shortly where the brief for the new car park on Station Road would be considered. At this stage all possible ideas are being explored, including financing the build by sponsorship or business development although at this stage these were just ideas. DCllr Camacho said that following the failure of the NYCC Unitary bid the proposal to gift the land to the steering committee organisations was under review.

14. Accounts for payment

The accounts for the current month were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

Mopps	562.50	Powergen	517.06
E On Energy	56.02	C Louth	84.84
Stannah Lift Services	129.71	R Green	442.25
Whalley Catering	378.67	J Burton	621.74
Falon Nameplates	77.26	C Newsam	97.50
Andrews	79.31	Phone Coop	1.27
Toobys	12.25	Multimedia Shop	82.25
British Gas	714.94	Landy Publishing	19.50
HCS Ltd	39.15	Bentham Community Assoc	8.40
Craven DC	90.00	Bentham News	25.00
Norwich Union	461.86		

When asked the clerk confirmed that the bill from British Gas was accurate despite listing the Town Hall as 1 Station Road, Hornby. She added that a corrected bill had been requested but not received.

The grass cutting had improved in some areas during July, but it was agreed that there were still some problem areas. The contractor should be asked to meet with some Councillors to look at these areas.

RESOLVED: That Grasscare be asked to meet with Councillors to consider problem areas

15. Correspondence

15.1. NYCC Unitary Bid Rejected - received

15.2. Housing Waiting List Update – received

There are currently 74 names on the waiting list for housing in Bentham

15.3. Response from Ins. Pickles re illegal parking in Bentham – received

The clerk has been contacted by PCSO Grace who will monitor the situation carefully. The Disabled Parking Space on Station Road was discussed again and it was agreed that clarification should be sought regarding the exact regulations covering this space, which is the only disabled space in Bentham covered by an RTO.

RESOLVED: That clarification be obtained regarding the regulations governing the disabled parking space on Station Road.

15.4. Letter re footpath changes at Far Sunnybank Laithe - received

15.5. Access to Lairgill Car Park – letters to residents from Craven DC – received

The letters reiterate the fact that Craven own the car park and that access from the rear of properties is only by license, and only on foot.

15.6. Amenity Land at Grasmere Drive – letter from Craven DC

Cllr Barrington declared an interest and left the room.

Craven had written offering the Council the freehold for the land around the Legion Hut plus several other parcels of land on Grasmere Drive. It was agreed that the original aim had been to save the land around the Legion Hut as an amenity for Bentham and to prevent development of the site. These other pieces of land, due to their situation cannot be developed and would only be a maintenance cost to the town if taken on. It was felt that these would be better offered to the residents whose properties were attached to these parcels. It was proposed that a letter be sent to Craven explaining that the Council only wishes to take on the land around the Legion Hut.

RESOLVED: That a letter be sent to Craven explaining that the Council only wishes to take on the land around the Legion Hut

15.7. Response from Network Rail re Greystonegill track.

A letter explaining the work done at Greystonegill was received. The Council were still unhappy at the lack of consultation prior to the installation of the gabions and the fact that they do not blend into the area. It was agreed that a meeting should be arranged with Network Rail to discuss the closure of the access.

RESOLVED: That a meeting be arranged with Network Rail to discuss the access closure.

15.8. Craven Area Forum, 12 September – received

The meeting will be in the Town Hall

15.9. NY Minerals & Waste Dev. Framework – Site Allocations Issues & Options – received

It was noted that no new landfill sites have been identified in Craven.

15.10. Reply re crossing at Auction Mart – received

A further comment had been received regarding the dangers of crossing between the vets and Turners. The lack of a crossing attendant at school times was seen as a problem which, if solved, could alleviate some of the dangers. It was not known if the Council have any powers allowing them to contribute towards the wages of a crossing attendant if the low pay for the job is an issue. It was proposed that this should be pursued, although implementation would need to wait until the new financial year even if it is possible.

RESOLVED: That the clerk find out if the Council has powers to contribute towards payment for a crossing attendant at High Bentham Primary School.

16. Reports from other bodies

Cllr Marshall reported that a Tourist Information Point meeting would be held on Thursday 9 August. He had also attended a Tourism Audit meeting for Craven at Settle.

Cllr Barrington had attended the Age Concern AGM. Lynda Rushton had left the Community Association and her replacement, Sharon Haslam is now in place.

17. Items For Information

17.1. NY Fire & Rescue Authority Corporate Plan 2007-8.

17.2. Craven CAB Update

17.3. Parish Planning Seminar, October 30

17.4. The Playing Field, Summer 2007.

17.5. Craven Events, July-October 2007.

17.6. Local Government Review Newsletter, June 2007

17.7. EU Regions for Economic Change – Fostering Competitiveness.....

17.8. Assembly Digest, June 07

17.9. Yorkshire & Humber Market Towns News, Summer 07.

17.10. Lancashire Minerals & Waste Development Framework Update

17.11. Country Air, Summer 2007.

17.12. InfoRegio News, April & May 2007.

17.13. InfoRegio Panorama, December 2006

17.14.

18. AOB - minor items only

Cllr Barrington asked about a post box for the Town Hall and it was agreed to look at the possibility of installing one in the foyer.

The bench at Nutgill needs some attention and Cllr Adams agreed to have a look.

Cllr Heigh announced that a decision regarding Bentham Show, in the light of the FMD outbreak, would be taken on Monday 13 August.

Cllr Stannard asked for a website meeting on Monday 13 August at 7.30pm in the Lower Hall.

He had also been asked to raise the changes to the altar at St Boniface. The respondent needs to know that this is outside Council control, but a letter should be sent to the incumbent asking for information for the next meeting.

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