

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 5 February 2007, at 7.30 pm in the Town Hall

Present Cllrs Hurtley (Chairman) Adams, Burton, Faichney, Heigh, Stannard & Wills. Also, the Clerk Mrs Burton and 1 parishioner.

1. Apologies

Cllrs Barnes, Barrington, Marshall, Rushton, DCllr Camacho & CCllr Ireton

2. Declarations of Interest

Cllr Heigh declared an interest in item 6.1.3, planning application 08/2006/7019, as she owns land adjoining and also in 6.1.7, planning application 08/2007/7065, as she is a share holder. Cllr Wills also declared an interest in item 6.1.7 as he is the site electrician. These were recorded in the book.

3. Confirmation of minutes

The minutes of the meetings on 8 January 2007 and 10 January 2007 (Precept) were proposed by Cllr Adams, seconded by Cllr Wills and agreed.

4. Police Report – none present

5. CCllr & DCllr Reports

DCllr Hurtley told the meeting that Craven Finance Director, Vince Green, is leaving. Craven Housing has agreed the letting of the new houses on the Wesley Close site, with the majority of tenants already being Bentham residents.

6. Planning

6.1. Applications

- | | | |
|--------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.1.1. | 08/2006/7016 | Double storey extension at 6 Victoria Buildings, Low Bentham. |
| | <u>RESOLVED:</u> | That this application be recommended for approval as long as access issues are considered |
| 6.1.2. | 08/2006/7018 | Conservatory to rear at 14 Greenfoot Lane, Low Bentham. |
| | <u>RESOLVED:</u> | That this application be recommended for approval |
| 6.1.3. | 08/2006/7019 | Amendment to access road to serve redevelopment of Todhill Farm, Bentham. |
| | | Cllr Heigh declared an interest and did not take part in the discussion. |
| | <u>RESOLVED:</u> | That this application be recommended for approval |
| 6.1.4. | 08/2006/7021 | Change of use to convert former ground floor antiques shop into a beauty salon at Arundel House, Main Street, Low Bentham. |
| | <u>RESOLVED:</u> | That this application be recommended for approval |
| 6.1.5. | 08/2007/7038 | Conversion of barn to form a live / work unit at New Butts Farm, High Bentham |
| | <u>RESOLVED:</u> | That this application be recommended for approval |
| 6.1.6. | 08/2007/7045 | Deletion of condition 1 (08/2004/4934) and variation of part condition 3 (08/2002/2750) to permit vehicles to enter or leave the site outside the specified hours on a permanent basis at the Roller Shed, Butts Lane, High Bentham |
| | <u>RESOLVED:</u> | That this application be recommended for approval |
| 6.1.7. | 08/2007/7065 | Replacement roof over existing lairage pens at Bentham Auction Mart, High Bentham |
| | | Cllrs Heigh and Wills declared an interest and did not take part in the discussion. |
| | <u>RESOLVED:</u> | That this application be recommended for approval |

6.2. Decisions

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|--------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.2.1. | 08/2006/6913 | Retrospective siting of 2 feed silos at Unit 3, Bentham Business Park, High Bentham – GRANTED |
| 6.2.2. | 08/2006/6916 | Greenhouse & shed (retrospective) at 15 Holme Park, High Bentham - GRANTED |
| 6.2.3. | 08/2006/6924 | Change of use of agricultural building from feed and machinery store to area for livestock & horses at Fold Bank, Mewith, Bentham – GRANTED |
| 6.2.4. | 08/2006/6928 | Erection of 3 bedroom 2 storey residential property adjacent to Burton Road, North of Town Head Cottage, Low Bentham - GRANTED |
| 6.2.5. | 08/2006/6929 | Remove gates and install Cranbourne gates modified with a straight top & no higher than existing gate posts at High Barn, Greystonegill Lane, High Bentham – GRANTED |
| 6.2.6. | 08/2006/6991 | Removal of 70m of hedgerow at Burnside Nursery, Low Bentham Road, High Bentham - GRANTED |
| 6.2.7. | 08/2006/7015 | Remove 1 beech, remove overhanging & dead wood through 4 poplars & crown lift 2 sycamores at 15 Hill Croft, High Bentham – GRANTED |

6.3. Correspondence

6.3.1. 08/2006/6946 Alterations to barn to create changing rooms, function space & storage area at Sedbergh Junior School, Low Bentham – WITHDRAWN

6.3.2. Planning Committee Meeting, 12 February to discuss Gypsy Site, Waterside Potteries. Despite strong objections from local residents and the Council, the planning department have recommended approval of this application. It was agreed that the Clerk should request a copy of the planning report and also find out where in the meeting this application would be discussed. Cllrs Wills and Adams will attend if possible.

RESOLVED: That a copy of the planning report be requested

RESOLVED: That either Cllr Adams or Cllr Wills will attend the meeting

6.3.3. 08/2006/6768 Alteration & extension of existing storage building to provide office/warehouse & formation of new vehicular access at Greenhead, Cross Lane, Low Bentham - WITHDRAWN

7. Highway Matters

7.1. Confirmation of High Bentham RTO

The proposed RTO has been agreed by the Highways Committee and came into operation on 22 January. In practise, because of financial restraints with NYCC Highways, it is unlikely that the new lining will be done before the new financial year.

7.2. Speed Matrix Sign

The clerk had chased the mobile speed matrix sign requests made in October. The received reply apologised for the delay due to resource problems which have now been overcome. The sign should be available shortly. Cllr Stannard suggested that a permanent sign would be of use but Cllr Hurtley thought the Council would have to purchase and run it even if permission was granted for its erection. Cllr Faichney questioned the use of such signs and their ability to reduce speeds. He noted that certain persistent offenders would not take notice.

7.3. Chris Craven

The Clerk announced that Chris Craven had taken over from Bill Isherwood. The Council agreed that it would be useful to meet him at some point.

RESOLVED: That a meeting be arranged with Chris Craven of NYCC Highways

8. Town Hall Matters

8.1. Fire Risk Assessment

The clerk apologised that, due to a technical hitch, the new Fire Risk Assessment was not quite ready for approval. It was agreed that the document should be circulated to Councillors prior to the next meeting

RESOLVED: That the FRA should be approved at the March Council meeting

8.2. Soundproofing Project

Three quotes, based on the specification supplied by the Council had been received. The Clerk circulated documents with the estimates listed, without the company name to ensure no bias in the decision making process. It was agreed that the quote from 'company 3' looked the most realistic, but concern was expressed as to whether this included the alteration to services required. The clerk agreed to ask for clarification on this matter.

The Council were unanimous in their agreement that the project should proceed, but agreed that it will be necessary to keep disruption to a minimum and to keep the local residents informed.

RESOLVED: That clarification should be sought regarding the alteration to services in 'company 3's quote.

9. Cemetery Review Committee

It was agreed at the precept meeting that Cemetery pricing should be reviewed, as it was last considered in 1999. With recent changes in H&S legislation the requirements for fixing of memorials should also be reviewed. The Council agreed that a committee should be formed for the purpose of reviewing current pricing and practises. The clerk agreed to source comparative information from other parishes.

RESOLVED: That the clerk should source comparative information from other parishes

RESOLVED: That the Committee be made up of Cllrs Hurtley, Marshall, Burton, Wills and Faichney.

10. Car Parking Charges

DCllr Hurtley told the meeting that, despite a recommendation from the relevant officers of Craven District Council, the Council members of the committee had decided that car parking charges on Grasmere Drive and Low Bentham car parks should not be introduced.

11. Accounts for payment

The accounts were proposed by Cllr Adams and seconded by Cllr Stannard

Mopps	339.00	J Burton	650.00
TA Harvey	45.00	R Green	430.46
Performing Right Society	160.94	C Louth	95.44
Clearglass Cleaning	90.00	Craven DC	855.18
Viking Direct	29.69	Armstrong Builders Merchants	15.00
M Burrow	237.55	HM Customs & Excise	49.23
Bentham News	125.00	Post Office	2.72

12. Correspondence

12.1. Garage Sites at Hillcroft & Banks Way

Notification was received that Craven District Council intends to dispose of both these sites. Cllr Adams had spoken to a tenant of the Banks Way site who felt that only 3 of the 12 garages there are unusable, the rest being in reasonable repair. The tenant had written to Craven expressing this view, and offering to pay a higher rent to retain use of the garage. The garage site is not only used by the tenants, but also as off road parking for other local residents, and some residents have right of access over the land, which will limit its future use. Closure of the site will put another 10 to 15 cars out onto an already busy road. Cllr Wills noted that Craven uses a garage on the Hillcroft site for sandbag storage as flood defences.

RESOLVED: That a site meeting should be requested to discuss the Craven decision

12.2. Craven District Council Budget 2007/8

Comments about the Budget document are required by Craven District Council by 20 February.

12.3. Bentham Medical Practice's Extra Care fund

A letter from Dr Sullivan regarding the Extra Care Fund was read. Cllrs reiterated that they did not have a problem with the fund being used to transport patients in to the surgery, only that the fund had become depleted in paying £4800 for this service whilst Community Transport / Bentham Development Trust had added £9K surplus to their contingency fund in the same period.

12.4. Bentham News Precept Request

A letter from Bill Kennedy was read which expressed Bentham News and the Development Trust's disappointment at not receiving a precept grant for Community Gardening. The Chairman pointed out that the Council already spent £3000 of Bentham rate payers money on grass cutting and maintenance of grass verges and garden areas around Bentham. The money available for precept grants had been limited and the Council had chosen to spend these funds on the youth of the area and on organisations which had little chance of raising funds from other sources. To have given a grant to Bentham News for them to pay for maintenance of unspecified areas of Bentham would have meant the rate payers paying twice. Furthermore, this project should be able to attract grant funding from other areas which the Council is unable to source.

RESOLVED: That a reply be sent outlining the reasons why the request was turned down.

12.5. Lairgill Car Park

Shane Reffin of Craven District Council had replied that no maintenance is scheduled for the Lairgill car park in 2007, but that the request would be considered. The question regarding the access to 1 Lairgill had been passed to Bess Martin.

RESOLVED: That a letter be sent to Property & Assets requesting an answer to the Lairgill query, and also the outstanding Legion Hut land saga, and copied to the Chief Executive.

12.6. Low Bentham WWTW

United Utilities have agreed to look at the screening of the Low Bentham Sewerage works, although the work is unlikely to start before the autumn.

12.7. NYCC Unitary Council Proposal

The proposal is now available from a link on www.northyorks.gov.uk. The Council agreed that a meeting with John Marsden from the Chief Executives Group at NYCC would be useful. The clerk should contact Burton & Ingleton to see if they would also be interested.

RESOLVED: That NYCC should be contacted regarding a meeting about the Unitary Council.

RESOLVED: That Ingleton & Burton be contacted to see if they would be interested in same.

12.8. Empty Homes Consultation

It was agreed that this was not really relevant to Bentham as there are very few 'empty' houses as per the document definition

RESOLVED: That the questionnaire be returned stating this fact

13. Reports from other bodies

Cllrs Heigh had attended a Playing Fields meeting, quotes for the floodlights are being sourced.

Cllr Wills had attended a Traders/Council meeting with Cllr Adams where possible changes to the Christmas lights had been discussed. Cllr Adams added that the Christmas Fair will be repeated and the new Traders Directory had been published.

Cllr Wills also attended a High Bentham School Governors meeting, which had not shed any further light on progress with the new school.

He had also been to a LASRUG meeting – LASRUG have been asked for local photographs to help with publicity for the line.

Cllr Burton had attended an extra Youth Café Committee and others meeting to discuss the relative merits of the Station Building and the Wenningdale Room, following the challenge to find an alternative to the Station. The vote had been in favour of the Station building. Cllr Heigh asked who had voted and Cllr Burton admitted he did not know who all the attendees were, but understood that they were not all from Bentham.

14. Items For Information

- 14.1. Inforegio News, October 2006
- 14.2. Inforegio News, November 2006
- 14.3. Cohesion policy & cities, EU Regional policy July 2006
- 14.4. Introducing Local Produce
- 14.5. National Grid – Pannal / Nether Kellet Pipeline
- 14.6. The Playing Field, Winter 2006/7
- 14.7. NYCC Scrutiny News, January 07
- 14.8. Craven Area Committee, 5/2/07
- 14.9. Spring into Summer, Lancaster Grand
- 14.10. Working Together for Justice
- 14.11. Whats On, Settle Victoria Theatre, Spring 07
- 14.12. White Rose Update, Jan 2007.
- 14.13. Assembly Digest, Issue 4
- 14.14. NW Planned Roadworks, Feb-May 07.

15. AOB - minor items only

Cllr Heigh commented that Station Road, by Cowgill's workshop is sinking again and asked that NYCC Highways be notified.

Cllr Wills said that in a quick tour of part of the parish he had counted 28 road signs, of which only 2 were in good order. He agreed to supply a list to the clerk.

Both Cllrs Wills and Adams asked about the rumour that a further 35 houses are to be built behind Goodenber Road, it was agreed that Craven Housing should be contacted to see if this is true

RESOLVED: That Craven Housing be asked if more housing is to be built behind Goodenber Road.

Cllr Faichney asked if something could be done about the bridge to Miller's Ford which is extremely slippery when frost is on the ground. The Clerk agreed to contact Russell Armer.

Cllr Stannard asked for input for the further development of the Council website. He also asked that the Low Bentham Playing Field meeting be organised shortly. The clerk commented that she had tried, but finding a suitable date for everyone had been difficult.

The clerk said that the Blood Donor Service was undergoing reorganisation and could not commit to attending Bentham until this was complete.

Cllr Adams agreed to sort out suitable dates for the Council Dinner.

There being no further business the meeting was closed at 9.18pm