

## **BENTHAM TOWN COUNCIL**

### Minutes of the Council Meeting held on Monday 2 July 2007, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Barrington, Burton, Faichney, Heigh, Marshall, & Wills, DCllr Camacho & CCllr Ireton.  
Also, the Clerk Mrs Burton and 3 parishioners.

1. Apologies Cllrs Hurlley & Stannard

2. Declarations of Interest

Cllrs Wills & Heigh declared an interest in planning item 6.1.1, planning permission 08/2007/7547, Cllr Adams also declared an interest in planning item 6.1.2, planning request 08/2007/7551. Cllr Barrington declared an interest in item 9, Cleveland Square lease. These were noted in the book.

3. Confirmation of minutes

The minutes of the meeting on 4 June 2007 were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

4. Police Report – none present

5. CCllr & DCllrs Reports

CCllr Ireton had nothing to report. There will be a meeting of the governors of schools later in the week to discuss the new school.

DCllr Camacho had attended the planning committee meeting that afternoon and succeeded in getting the decision on the new dwelling adjacent to 4 Goodenber Road deferred until a site meeting can be held.

DCllr Barrington informed the meeting that she and DCllr Camacho would be holding monthly surgeries, the first being in the Community Centre on 14 July.

6. Planning

6.1. Applications

6.1.1. 08/2007/7547 Agricultural Workers Dwelling at land at Mewith Head, Mewith Lane, Bentham.

Cllrs Wills & Heigh declared interests and did not take part. Cllr Adams took the chair.

The Council agreed that it was necessary for farm staff to live near their place of work and as such had no objections to the application. Two comments were raised in the discussion regarding suitability of access and also local concerns regarding the water supply.

**RESOLVED: That this application be recommended for approval as long as the access and water supply are deemed sufficient.**

6.1.2. 08/2007/7551 Single Dwelling at land adjacent to Bank Head, Lakeber Drive, High Bentham.

Cllr Adams declared an interest and took no part in the discussion.

Two letters of objection were read regarding the proposed building being an overbearing presence on neighbouring properties and also questioning the suitability of the access onto Lakeber Drive. The Council felt that the designation of gardens as brown field sites makes developments like this too easy to get permission for. They agreed that, if approved, the building needs to be built in keeping and in character with the surrounding houses.

**RESOLVED: That there are no objections to this application assuming that the proposed access onto Lakeber Drive is approved by NYCC Highways**

6.1.3. 08/2007/7566 Single storey extension to rear at 4 Butterberg, High Bentham

**RESOLVED: That this application be recommended for approval**

6.1.4. 08/2007/7581 Two storey dwelling (resubmission of 08/2003/3706) at land adjacent to 36 Goodenber Road, Bentham.

A letter of objection was read regarding this application. The original approved application provided parking under the house. The new application is for a considerably larger property with no on-site parking. The Council objected to this new application on two counts, firstly the close proximity of the proposed building to the neighbouring property and secondly the removal of the proposed parking. This site is on the corner of Goodenber Road and Banks Way, in close proximity to the sub-station and the fire station. Parking on both these roads is at a premium, and the removal of parking from the site will mean more vehicles looking for parking spaces – particularly as parking outside the property will cause an obstruction of the junction, and may delay exit of the fire engine in an emergency.

The Council also commented that this site was currently being used as a general dumps for stone and other building materials, which was a misuse of the site and also a health and safety risk as the site is not fenced. They agreed to contact Craven Health & Safety to get the site fenced before the school holidays.

**RESOLVED:** That this application be recommended for rejection on the grounds of lack of parking causing possible obstruction of the junction and the overbearing presence on the neighbouring property.

## 6.2. Decisions

- 6.2.1. 08/2007/7198 Two storey extension & garage / loose boxes outbuilding at Homeleigh, Fourlands, Bentham – GRANTED
- 6.2.2. 08/2007/7426 Single storey extension at Great Clifford, Clifford Hall, Burton in Lonsdale – GRANTED
- 6.2.3. 08/2007/7427 Single storey extension at Great Clifford, Clifford Hall, Burton in Lonsdale (listed building consent) - GRANTED

## 6.3. Correspondence

- 6.3.1. 08/2007/7441 New dwelling adjacent to 4 Goodenber Road – notice of consideration at planning meeting at Granville Street on 2 July – DEFERRED.
- 6.3.2. 08/2007/7551 Letters of objection
- 6.3.3. 08/2007/7581 Letter of objection

## 7. Highway Matters

### 7.1. Meeting with NYCC re Barclays Corner

A group of Councillors met with Ken Martin of NYCC and representatives of both Barclays and Kidde Products on 8 June to consider possible solutions to vehicle strikes removing stones from the building. Improved signage both in the town and at Egerton crossroads has been agreed and should be in place shortly. This should reduce the number of HGVs approaching the junction from Low Bentham. NYCC are also in discussions with Barclays regarding raising the pavement and road level at this point, in order to reduce the camber and therefore the tilt of the vehicles to reduce the number of strikes. In the longer term consideration should be given to moving the parking to the opposite side of the road.

It was agreed that the change in parking outside the Co-Op was working well in general, both in getting traffic away from the centre and in getting HGVs round the Station Road corner. Council agreed that they should consider pursuing the changes on the lower half of Main Street.

**RESOLVED:** That NYCC be asked to consider moving the parking on the lower half of Main Street

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

The A65 will revert to local authority control, along with funding to maintain it. Cllr Wills asked about the problem with sheep on Newby Moor and the lack of fencing. CCllr Ireton agreed to look into signage for the area. The Council agreed that, although out of the parish, comments should be made about the number of accidents at the Country Harvest junction, and a roundabout requested.

**RESOLVED:** That the Highways Agency be asked to provide a roundabout at Country Harvest

### 7.3. Letter re state of Ravensclose Road.

The Council agreed that this road was in a poor state and asked that copies of the letter be sent to both NYCC and Lancashire Highways for a response.

**RESOLVED:** That copies of the letter be sent to NYCC & Lancashire Highways for a response.

### 7.4. Response from NYCC to June queries

Dumb Toms Lane will be repaired when the pipeline work is complete. Road markings will be refurbished in the Bentham area in the next few weeks.

### 7.5. Other Highway matters

A single vehicle is using the disabled parking space on Station Road all day in disregard of the parking restrictions. It was agreed to pass details to the police

**RESOLVED:** That the car misusing the disabled space on Station Road be reported to the police.

The recent water leak on Lakeber Drive has been fixed by United Utilities, but the road surface has not been repaired even though a 25m stretch was damaged by the water.

**RESOLVED:** That details of damage on Lakeber Drive be passed to NYCC Highways

Once again various drains have been cleaned, but those sealed shut have been left even though some are blocked.

**RESOLVED:** That NYCC Highways be asked to look at the problem, particularly on Summerhill and Mill Lane.

Potholes in the road were reported at Toll Bar Nurseries and Low Bentham School.

**RESOLVED:** That NYCC Highways be asked to schedule repairs

## 8. Code Of Conduct

Craven Standards Committee will provide information regarding the adoption of the code later in July, after which training will be provided. The clerk circulated copies of guidance for the new code for Councillors to read before the August meeting.

**RESOLVED:** That the updated Code of Conduct will be adopted at the August meeting

## 9. Cleveland Square Lease

Cllr Barrington declared an interest and left the meeting. Both DCllr Camacho and CCllr Ireton also left the meeting.

A letter from Jonathan Kerr, Director of Community Services, sent in reply to the Council's letter to Gill Dixon, Craven CEO, was read.

Further correspondence had also been received from the District Valuer, along with dates for a possible meeting to conclude the matter. It was agreed that, being unable to meet on 10 July, either 9.30am on Monday 9 July or 13 / 16 July would be possible

**RESOLVED:** That the meeting with the District Valuer be rescheduled for either Monday 9 July at 9.30am, or on 13 / 16 July.

## 10. Low Bentham Playing Field

Cllr Barrington had received confirmation of a grant of £500 from the Craven Small Projects fund. Cllr Marshall confirmed that a letter had been sent to the Pipeline Management requesting a donation to the fund.

Cllrs Wills and Faichney had toured the Playing Field, and comments had also been received from a resident regarding the size and age of the large trees at the entrance. It was agreed that a tree surgeons report should be requested into their condition. Work can begin on the Play Area, weather permitting, once the trees have been sorted.

**RESOLVED:** That a tree surgeon's report be commissioned for the large trees on the Play Area.

## 11. Erosion at Ellergill Beck

The solicitor had confirmed which parts of the bank the Council owns. Cllrs Wills and Faichney had been to look at the problem and confirmed that some work does need doing on the Council's side of the Beck as the bank is abrupt which means that as the beck gets deeper the water speeds up. Smoothing of the bank would go some way to reducing this effect. However, the opposite side of the beck is in a worse condition and will deteriorate more rapidly if the Council side is improved. Ownership of this side is unclear at present. Cllr Wills agreed to contact Graham Tarn regarding the provision of a trash gate. Remedial works will be considered along with the Play Area refurbishment.

**RESOLVED:** That remedial works will be considered alongside the Play Area refurbishment

**RESOLVED:** That Cllr Wills will contact Graham Tarn regarding provision of a trash gate

## 12. Change of Date of October Meeting

BBC Gardeners Question time is being held in the Town Hall on 1 October, and the Lower Hall will be needed for this production. Cllrs discussed changing the date of the meeting, or moving to Low Bentham. Cllr Wills indicated that some Cllrs may be required to assist the BBC, so it was agreed to move the meeting to Tuesday 2 October 2007.

**RESOLVED:** That the October meeting be held on Tuesday 2 October

## 13. Accounts for payment

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

Mopps	339.00	HM Revenue & Customs	137.38
E On Energy	56.02	C Louth	84.84
WPS Insurance Brokers	5.00	R Green	442.35
Viking Direct	75.50	J Burton	830.25
Plantscape	46.94	C Newsam	78.00
Andrews	20.74	Phone Coop	2.46
Cannon	14.21	Multimedia Shop	562.14
Horton Landscaping	82.26	Post Office	48.40
HCS Ltd	6.56	Vision Signs & Graphics	451.20
Craven DC	90.00	Bentham Development Trust	69.00

The Clerk had received correspondence which needed to be discussed.

BT are to charge £1.50/month for accounts that are not paid by Direct Debit

**RESOLVED:** That the legality of paying by direct debit be checked

**RESOLVED:** That BT bills be paid by quarterly direct debit if deemed acceptable.

The contract cleaners of the Town Hall are to be VAT registered. Prices will increase from 1 July. The Council agreed that the cleaners were doing a good job and agreed to the increase.

**RESOLVED:** That the pay increase for the cleaners be approved

Stannah had written regarding provision of a safety barrier during servicing. It was the Council's opinion that all H&S matters should be provided by the contractor.

**RESOLVED:** That Stannah be informed that they are responsible for H&S matters during service.

## 14. Correspondence

## 14.1. Election of Parish Council Representatives for NYCC Craven Area Committee

**RESOLVED:** That Carl Lis be the Councils first choice for the committee.

## 14.2. Airedale NHS Foundation Trust Consultation, surgery reply

An in depth reply was received from Dr Sullivan

**RESOLVED:** That a letter of thanks for a comprehensive response be sent to Dr Sullivan

**RESOLVED:** That Dr Sullivan be asked to meet Council prior to a meeting to discuss the NHS reforms.

## 14.3. Day in the Life Project, request for display in Town Hall

The Council agreed that the foyer of the Town Hall would be a good venue for the display as it is open 6 days a week. The logistics of this display need further consideration.

**RESOLVED:** That the Council are in agreement in principle to the photographic display.

## 14.4. Request for Parking at Ashfield Cottages

This request falls outside the remit of the Town Council as they do not own any suitable land for parking. It was noted that there are no parking restrictions on Low Bentham Road towards Naylor Meyers which could be used short term until the road works are complete. It was also noted that no resident has a legal right to park outside their house.

**RESOLVED:** That the resident be informed that this is outside the Council's remit.

## 14.5. Request for pedestrian crossing at Auction

The request was interpreted in two ways by the Cllrs present. It would not be possible to put a crossing on the pavement at the entrance to the Auction Mart as pedestrians automatically have the right of way on pavements. The school have already looked at the possibility of a pedestrian crossing on Mount Pleasant, but it is too close to the junction with Robin Lane, and the gradient is unacceptable.

**RESOLVED:** That the resident be informed of the reasons why a crossing cannot be implemented at the Auction Mart.

## 14.6. Overhanging hedges, response to request for cutting

The hedge owned by Northern Rail has been cut back. Craven have requested a quote from the Council's contractor to cut their hedge and this is in hand.

## 14.7. Craven response for allotments

The Property Services department have indicated that they will consider the Council's request for suitable land. In the meantime it was noted that land may come available at the Friends Meeting House. It was agreed that interested residents should be informed of this fact

**RESOLVED:** That those interested in allotments should be informed of the Friends project at Calf Cop.

## 14.8. Yorkshire Rural Community Council Membership

**RESOLVED:** That further information be gathered about the benefits before a decision is made.

## 15. Reports from other bodies - none

## 16. Items For Information

## 16.1. Bentham Traders Response to Unitary Council bid

## 16.2. NW Planned Roadworks, June-August 2007.

## 16.3. The Hub Newsletter, June 07

## 16.4. Notice of YLCA Joint Annual Meeting, 21/7/07

## 16.5. White Rose Update June 07

## 16.6. YLCA Training Course, 28-30 September

## 17. AOB - minor items only

Cllr Heigh had been asked about a disabled parking space in Cleveland Square. The Council noted that the Square was not marked out as a car park and therefore did not consider this to be possible.

Cllr Marshall noted that the new No Smoking signs should be mounted external to the Town Hall, not internally. The clerk agreed to rectify the situation

Cllr Marshall extended the Council's congratulations to the Chairman on his recent marriage.

There being no further business, the meeting was closed at 9.28pm