

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 5 June 2006, at 7.30 pm in the Town Hall

Present Cllrs Hurlley (Chairman) Adams, Barrington, Burton, Faichney, Heigh, Marshall, Rushton, Stannard & Wills & DCllr Camacho. Also, the Clerk Mrs Burton and 3 parishioners.

1. Apologies Cllr Barnes & CCllr Ireton

2. Declarations of Interest

Cllrs Marshall & Heigh declared an interest in item 6.1.1, planning application 08/2006/6358, and Cllr Wills in item 6.1.2, planning application 08/2006/6367. These were noted in the book.

3. Confirmation of minutes

The minutes of the meeting on 8 May 2006 were proposed by Cllr Adams, seconded by Cllr Wills and agreed.

4. Address by John Armstrong

Cllr Hurlley invited Mr Armstrong from Churches Together to address the meeting. Mr Armstrong then told the meeting about the Christian Outreach Meeting being held in the Town Hall on 18 June, and invited all present to attend. Tony Anthony, a Kungfu expert and Bodyguard would be speaking at the event.

Rvd Nigel Thomas then added that the GFI Youth Club had attracted funding for a Youth Worker in Bentham, and also commented on the recent Sustainable Bentham meeting and suggested that 'sustainability' should be an agenda item at future Council meetings.

The Chairman thanked both speakers for their presentation.

5. Police Report

PC McClurg reported that there had been 13 reported crimes in the Bentham area since 1 May. These were predominantly damage to property and 4 break-ins. The added presence over the half-term break had resulted in a marked decrease in reported anti-social behaviour, but noise after midnight is still a problem. A new CCTV van is now at Ingleton.

Cllr Wills asked about the new shift system which, PC McClurg admitted, does leave the area without police cover at times, particularly if an officer takes annual leave. Cllr Marshall asked about the use of the Speed Matrix in the area to get drivers to slow down. This is apparently under the control of the Fire Service, but enquiries have been made.

6. Planning

6.1. Applications

6.1.1. 08/2006/6358 Two storey side extension at 35 Goodenber Road, High Bentham.

Cllrs Heigh and Marshall declared an interest.

RESOLVED: That this application be recommended for approval

6.1.2. 08/2006/6367 Change of use from agricultural to garden area at Holly Bank, 46 Robin Lane, Bentham.

Cllr Wills declared an interest

RESOLVED: That this application be recommended for approval

6.1.3. 08/2006/6372 Stables and exercise area at Lane Side Barn, Mewith Head, Mewith, Bentham.

RESOLVED: That this application be recommended for approval

6.1.4. 08/2006/6373 Double stables in enclosed area at land adjacent to Tennant House, Clapham Road, Bentham.

RESOLVED: That this application be recommended for approval

6.1.5. 08/2006/6381 Extension & alterations to Calf Cop Cottage. Replacement windows to Calf Cop Barn at Calf Cop Cottage & Barn, Burton Road, Low Bentham.

RESOLVED: That this application be recommended for approval

6.1.6. 08/2006/6382 Extension & alterations to Calf Cop Cottage. Replacement windows to Calf Cop Barn at Calf Cop Cottage & Barn, Burton Road, Low Bentham.

RESOLVED: That this application be recommended for approval

6.1.7. 08/2006/6386 New Dwelling & Garage, and revisions to turning head (amendments to plot2 of outline application 08/2005/5265) adjacent to Fern Hill Cottages, Off Doctors Hill, Low Bentham.

RESOLVED: That this application be recommended for approval

6.2. Decisions

6.2.1. 08/2005/5681 Extension of existing car park (retrospective) at Bentham Auction Mart, Bentham – GRANTED

6.2.2. 08/2006/6194 Redevelopment to form single dwelling at land adjacent to 4 Goodenber Road, High Bentham – GRANTED

6.2.3. 08/2006/6255 Erection of single storey timber framed conservatory at Greenhead Barn, Cross Lane, Low Bentham – REFUSED

- 6.2.4. 08/2006/6292 Extension of existing dwelling at ground floor level. Raising roof and creation of living space in resulting attic at 23 Pye Busk, High Bentham -GRANTED

6.3. Correspondence

- 6.3.1. Drainage report for new housing on Wesley Close

Following the Council's request, the report outlining the improvement of drainage at the Wesley Close 'affordable housing' development had been received. The basic idea is to increase the flood plain of the adjoining field. Cllr Wills felt that this was just moving the problem away from the site, not solving it. Cllr Faichney agreed and added that further development of the site was likely and would cause the problem to increase. He felt that a different solution was needed, with either floodwater being rerouted, or increase in capacity of the existing pipe (at the developers expense). Cllr Burton suggested that a site meeting be requested with Craven District Council, this was seconded by Cllr Adams and agreed.

RESOLVED: That a letter be sent to Lindsey Quinn outlining the Council's concern and requesting an urgent site meeting.

- 6.3.2. 08/2005/5715 Change of use of Ground Floor to Arundel House from Shop to A5 use (Hot Food Takeaway) a Arundel House, Main Street, Low Bentham – APPEAL

This was noted, but Council felt that they had nothing new to add to the concerns expressed when the application was originally considered.

- 6.3.3. 08/2005/5537 Change of use of land to private gypsy site at Clay Barn, Pottery Field, Waterside Potteries, Burton in Lonsdale – planning committee meeting 5 June

Cllrs Hurlley, Wills and Adams had attended both the site meeting in the morning and the planning meeting in the afternoon. Despite the Council's opposition the site has been passed, but only for a period of 2 years. DCllr Camacho said that this was probably the best decision that could have been expected as a refusal would probably not have withstood appeal.

- 6.3.4. 08/2005/5652 Erection of 9 Dwellings at land off Goodenber Road, Bentham – APPEAL – against condition 4 of approval requiring roofing material to be natural slate.

As these houses will be seen clearly from Goodenber Road it was felt that it was important for them to be in keeping with other houses in the vicinity – which are predominantly slate roofed.

RESOLVED: That a letter be sent objecting to the appeal

- 6.3.5. 15/2006/6247 Siting of 4 holiday chalets at land west of Greta House, Burton – WITHDRAWN
6.3.6. 08/2006/6263 Two Dwellings at Dellview, Low Bentham Road, High Bentham - WITHDRAWN
6.3.7. 08/2006/6294 Two storey rear extension at 8 Hillside Road, Low Bentham - WITHDRAWN

7. Adoption of Revised Standing Orders

These were proposed by Cllr Marshall, seconded by Cllr Wills and agreed

RESOLVED: That the revised standing orders be adopted

8. Highway Matters

Notification has been received from NYCC that the yellow lining of Main Street and Station Road is finally under review.

The Clerk announced that she was in the process of compiling a list of outstanding Highways matters to be circulated to Council before the July meeting.

Cllr Heigh said she had had further representation from residents of Green Land and Mewith Lane regarding the dangerous state of the road edges.

RESOLVED: That NYCC Highways be informed of the problems again, emphasising the dangers to drivers.

Cllr Faichney brought up the problem of the road at Eskew Beck again. This has still not been resolved despite several requests.

RESOLVED: That NYCC Highways be asked to look at the drain and road surface again, as a matter of some urgency

Cllr Faichney also told the meeting that the light attached to the Everglades has now been replaced – but not rewired.

RESOLVED: That NYCC Lighting be informed and asked for the supply to be reinstated

Cllr Wills said that one of the pot holes on Dumb Toms Lane has been filled, but the more dangerous part is still a problem. There is also an uncovered gas pipe at the junction with Tatterthorn Lane which has been reported but not fixed.

RESOLVED: That NYCC Highways be asked to attend to this as soon as possible

Cllr Adams reported that the road near Ridding Lodge, where the F&M Bath was set into the surface, has started to break up and requires attention

RESOLVED: That this be brought to NYCC Highways' attention

Cllr Marshall asked the Council what they thought of the new surfacing of Mount Pleasant and Springfield. No one was very impressed. The new surface has not been cut in to the old, leaving ramps at both ends where it joins the old road, which will wear quickly. The drains in the narrows at Lairgill have been filled with the surface and need digging out. There was general concern that it, and the new pavement laid at the same time are not fit for purpose.

RESOLVED: That NYCC Highways be asked to look at the surface and comment, and to fix the drains as soon as possible.

Cllr Wills asked if NYCC could be contacted regarding the grass cutting. Having travelled the breadth of the County in the previous week this area appeared to be the only one where the road sides were not properly cut - except for the moor edges, which the Council had repeatedly asked to be left as it encourages the sheep onto the road edges. He added that someone has carefully strimmed around all the posts of the road signs (even some where the sign is missing) despite the fact that the signs are all well above the ground, with the exception of the low arrows on Tatterthorn Road, which are now obscured with grass. He felt that this was a waste of resources which NYCC should be challenged about. Cllr Marshall seconded this proposal and all agreed

RESOLVED: That NYCC Highways be asked to explain their grass cutting policy and the reasoning behind the cutting seen.

9. Town Hall Matters

9.1. Minutes of Maintenance & Improvements Committee meeting

The minutes and the proposals therein were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

RESOLVED: That Cllr Wills liaise with Mr Burrow regarding the fire detectors in the ballroom

RESOLVED: That Cllr Marshall will chase for a price on the RESOLVED noticeboards

RESOLVED: That Cllr Adams order the door nameplates

RESOLVED: That Cllr Wills will chase installation of the Wenningdale water heater

RESOLVED: That Cllr Adams will contact Mr Taylor regarding the outside lights.

RESOLVED: That M&M Joinery be asked to quote for netting the eaves.

RESOLVED: That Cllr Adams and the Clerk liaise to compile a checklist of dos and donts and companion of instructions for large events

Following further discussions after the meeting it had been suggested that a banister on the step may draw more attention to it than a sign and it was agreed that this possibility should be pursued. Cllr Marshall emphasised that the current set up had passed every health and safety test and DDA regulation even before the Council had added other identifiers to try and stop people tripping. He had an initial quote of £100 each for stainless banisters. Cllr Wills suggested that this line be vigorously pursued with the architect and building regulations to ensure that it will not contravene any regulations. Cllr Burton proposed that the banister should be fitted as soon as possible as long as it did not contravene any regulations. This was seconded by Cllr Rushton and agreed.

RESOLVED: That the necessary regulations be checked, and a banister be fitted to the step as soon as possible.

Cllr Heigh told the Council that an organisation had blocked the step at a recent coffee morning. This is the main fire exit from the building, and all users sign the terms and conditions which require all fire exits to be kept clear at all times. Cllr Adams proposed that the organisation should be written to pointing this out and requesting that the step was not blocked in future. The Council has a duty of care to all Town Hall users and those organisations not following the terms and conditions would not be allowed to hire the building.

RESOLVED: That a letter be sent asking for the fire exits not to be blocked in future.

9.2. Annual Checks

The Clerk said, as it was a year since the Town Hall had reopened, certain tests would be required and asked who needed to be contacted. Cllr Adams told the Council that a full fire alarm test would be required, plus PATs testing of all the electrical appliances in the building. Cllr Wills said the Mr Burrow would be in the building shortly to make the changes to the fire alarm sensors, and assuming that he has the correct certification, he could do the tests. Otherwise Howsons or Westmorland Fire & Security could be asked. Council wish to use Bentham contractors where possible, but not everyone has the necessary certificates.

RESOLVED: That Mr Burrows be asked to do the tests if he has the right certification. Otherwise other companies will need to be asked to quote.

The boilers will also need servicing. As the first service was part of the installation the clerk should contact Rogersons regarding this

RESOLVED: That Rogersons be asked to service the boilers.

9.3. Further Large Events

The event on 3 June had passed off without incident and finished shortly after 1.30am, and with the exception of 6 ceiling tiles in the Lower Hall there had been no damage. The organisers had requested 2 further dates in August and November. The Clerk said that there was only one other large event booked (but not confirmed) by another organiser for the end of September, but also 2 private parties (only one confirmed) in September.

Following some discussion the Council agreed that these large events should not occur too frequently, but felt that 3 more in the later half of the year was not excessive. Cllr Adams proposed that the organisers be allowed events at the beginning of August and the end of November. This was seconded by Cllr Burton and agreed

RESOLVED: That two further large events be permitted, at the beginning of August and the end of November.

9.4. Marketing of Building

The Clerk requested assistance with ideas to market the Town Hall and increase usage. Cllr Hurlley suggested that a marketing committee utilising experience from those Cllrs who were used to marketing other ideas would be useful. Cllrs Barnes, Burton and Marshall were suggested, along with Cllr Heigh. Cllr Burton proposed that these 4 Cllrs make up the Marketing Committee. This was seconded by Cllr Stannard and agreed.

RESOLVED: That Cllrs Barnes, Burton, Marshall and Heigh be appointed to a Town Hall Marketing Committee to look at ways of increasing usage of the building.

10. Website

10.1. Approval of minutes

The minutes and the proposals therein were proposed by Cllr Stannard, seconded by Cllr Barrington and agreed.

RESOLVED: That each page within the main site should consist of 3 frames, and that the header and menu frames should remain constant.

RESOLVED: That each page should be provided as a .pdf file for printing

RESOLVED: That a splash page should be created to aid search engines

RESOLVED: That pages should be written in bullet point format

Cllr Stannard and the sub-committee agreed to continue putting the content of the site together.

11. Low Bentham Playing Field

11.1. The Way Forward

Cllr Hurlley proposed that a sub-committee of the Low Bentham Cllrs should be formed to look at improving the facilities at the Low Bentham Playing Field. This was seconded by Cllr Faichney and agreed

RESOLVED: That a sub committee of Low Bentham Cllrs be formed for the project

Cllr Hurlley asked Cllr Faichney to canvas Low Bentham residents over the next couple of weeks with a view to having a meeting when he returned from holiday (i.e. after 26 June 2006). The Clerk agreed to look into opening a specific bank account for fund-raising.

RESOLVED: That Cllr Faichney should canvas Low B residents for a meeting at the end of June

RESOLVED: That the Clerk should open a bank account for fund raising monies

11.2. Fund Raising Car Boot Sale

The last Market Committee meeting had suggested that if a car boot sale was to be held this summer on Cleveland Square it should be for a specific project in either July or August. Cllr Barrington confirmed that Low Bentham will be having the usual event over August Bank Holiday, so Cllr Marshall proposed that the car boot be held at the end of July so as not to detract from it. This was seconded by Cllr Stannard and agreed.

RESOLVED: That a fund raising car boot sale be held on Sunday 30 July in Cleveland Square, or in the Town Hall if wet.

12. School Hill

Various items had been raised since the last Council meeting. Vandalism has loosened one of the seats and the surrounding block paving and needs attention.

The barrier by the Sub-station and school is half missing and the area is being used to park a car again. Cllr Wills proposed that Slingers be asked to reinstate this as a matter of some urgency. This was seconded by Cllr Stannard and agreed. Cllr Marshall said he would contact the contractor

RESOLVED: That Cllr Marshall contact Slingers to get the barrier reinstated

The Clerk had ascertained that the bin belongs to the Council, and is obviously in need of replacement. She agreed to look for a suitable version that cannot be put onto the nearby school sign.

RESOLVED: That the Clerk should look for a suitable bin replacement.

Ms Wendy Dowbiggin who sweeps School Hill had asked that something be done about weeding the borders. It was agreed that the Clerk should contact local contractors asking for their hourly rate with a view to one being appointed to maintain the area.

RESOLVED: That the Clerk should contact local contractors for quotes to maintain the garden area

13. Accounts for payment

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

Post Office	55.00	British Telecom	124.86
Yorkshire Audit	250.00	Hygiene Cleaning Supplies	41.23
Mopps	169.50	Zurich Municipal	199.29
E-On Energy	42.83	Bentham Dev Trust	15.40
E Maxwell	55.43	Andrews	197.45
Hash Browns	55.00	Viking Direct	131.89
Pica Print	28.20	J Burton	615.00
Yorkshire Water	107.90	R Green	458.67
Craven DC	84.00	C Louth	78.00

13.1. Approval of Annual Return

The Clerk had met with the Internal Auditor who had agreed the 2004/5 accounts. The relevant forms had been completed for the External Auditors, which the Council were asked to agree. Cllr Adams asked that the Council's thanks to the Clerk for the work involved in the preparation be minuted.

RESOLVED: That the Annual Return and Statement of Assurance be confirmed and the forms returned to the External Auditors

13.2. Insurance Quote

The Clerk had requested a quote from Aon for the Council's business. Whilst a detailed figure had not yet been provided the ball park figure would be £3500, which is very similar to the renewal premium quoted by Zurich. She asked whether she should pursue the Aon quote, as the policy is due for renewal at the end of June. Cllr Marshall asked who Craven insure with and was told Zurich. Cllr Burton asked about other companies and was informed that very few will cover Councils as it is very specialised, as the Council had found last year when trying to get alternative quotes. Cllr Stannard proposed that the Council's business is once again placed with Zurich. This was seconded by Cllr Burton and agreed.

RESOLVED: That the Council's insurance policy with Zurich be renewed.

14. Correspondence

14.1. Footpath Application notification – reply

NYCC have confirmed that it will take 12-18 months to action this request. Cllr Heigh told the Council that the Railway had replaced the fencing but this had been damaged almost immediately and had now been removed unlawfully. The police had been informed and, it was believed, provided with a name.

14.2. Millers Court maintenance – reply

RSR had replied to the Council's request for further information regarding their maintenance and the market. It was agreed that a reply should be sent confirming that the Council were happy with the arrangements made, but requesting sight of the contractors public liability insurance.

RESOLVED: That RSR be given permission to use Cleveland Square as requested, but that the contractor be asked to provide proof of public liability insurance.

14.3. Community Celebration Service – 1 October 2006, St Johns, Low Bentham - received

14.4. Cllr Bennett, candidature for Yorkshire Dales Nat. Park Authority - received

14.5. Invite to 'Future of Food' Conference, 14 October 2006, Grassington - received

14.6. Craven DC – car parking and Pay & Display schemes

Shane Reffin, Car Parks Manager for Craven District Council had written explaining that Craven was intending to introduce Pay & Display schemes onto free car parks in Craven. He is investigating the feasibility of introducing charges on Grasmere Drive and the Low Bentham Car Park and asked for any views, comments or concerns.

Cllr Hurlley said he thought that charging for Low Bentham car park was ridiculous as this is merely used to keep residents cars off the road and aid the flow of traffic in Low Bentham. Cllr Stannard felt that the Council should object strongly to any attempt to charge for parking in Bentham, otherwise customers will travel to larger stores where free parking is provided instead of shopping locally. Cllr Wills questioned the economics of such a venture, asking whether the revenue generated would cover costs, and added that if charging was implemented then Craven would also need to police parking on the Main Street and other areas. He proposed that a strongly worded letter be sent in reply. This was seconded by Cllr Stannard and agreed.

RESOLVED: That a strongly worded reply outlining the objections and concerns be sent to Craven
Cllr Wills raised the related subject of 'Access Charges' on Lairgill. In 1985 the residents were granted a right of access onto Lairgill car park for £1 per year (although not all took it up at the time). Craven have written to some residents giving them 14 days to pay an increased charge of £25, plus a £50 legal fee for this right to continue. This could have implications for other houses with pedestrian access on to Craven car parks and Cllr Wills agreed to see what he could find out.

14.7. Funding & Support Fair – 4 July 2006 - received

14.8. J&P letter re Sustainable Bentham - received

15. CCllr & DCllrs Reports

DCllr Camacho announced that the reception area at Skipton Town Hall had been improved.

16. Reports from other bodies

Cllr Wills had attended a LASRUG meeting and announced that the Wennington signal box has finally been demolished. The Community Rail Day had been a success.

The Bonfire is confirmed for 28 October 2006.

The recent Ofsted report for High Bentham school was very good.

Cllr Marshall said that there was a vacancy in Collingwood Terrace and interested individuals should contact Woods Accountants.

Cllr Barrington had been to a Community Association meeting at which Pauline Hill's bench had been unveiled. The association was looking for ways of paying their rent.

17. Items For Information

- 17.1. Local Policing in Rural Craven
- 17.2. Inforegio Panorama, April 2006
- 17.3. Inforegio News March 2006.
- 17.4. Pannal to Nether Kellet Pipeline
- 17.5. Craven District Plastic Recycling Press Release
- 17.6. Settle Victoria Theatre, Summer 2006

18. AOB - minor items only

Cllr Faichney said that the light on the Everglades has now been replaced, but it is still not wired up. The Clerk agreed to inform NYCC lighting.

Cllr Burton raised the problem of parking on the pavement outside Midds again, particularly cars coming from up the hill who cannot see the pavement behind the chemists and may hit a pedestrian. Cllr Hurtley said that regular offenders should have their registration numbers reported to the police, and agreed to talk to the proprietor. Cllr Burton also asked about Community Transport buses parking on the double yellow lines at School Hill, causing an obstruction and making it difficult for other vehicles to see children etc on the junction. Cllr Wills said this had been discussed at a Governors meeting as some parents had also complained but that NYCC Education had said the buses should park on the same side of the road as the children. Cllr Adams suggested that it would be safer if they parked further up the hill at the other gate. Cllr Barrington said the police were aware of the situation.

Cllr Adams announced that the cemetery tap was now repaired

Cllr Barrington asked about noise from the Auction Mart after sales early Thursday mornings.

She also said the First Responders, who have an active group in Burton, were considering trying to set up a Bentham group again.

There is some funding available for young people in the age range 11 – 25 years, more details are available from the Community Centre.

19. Staff Contracts and Conditions

The new caretaker's contract is now signed.

The proposed changes to the Toilet Attendant's terms and conditions were proposed by Cllr Wills, seconded by Cllr Marshall and agreed.

RESOLVED: That the proposed change to the terms and conditions of the Toilet Attendant be adopted.

There being no further business, the meeting was closed at 9.55pm