

## BENTHAM TOWN COUNCIL

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

Present Cllrs Hurtley (Chairman) Adams, Barrington, Burton, Faichney, Heigh, Marshall, Rushton, Stannard & Wills, DCllr Camacho & CCllr Ireton. Also, the Clerk Mrs Burton and 1 parishioner.

1. Apologies - Cllr Barnes

2. Declarations of Interest

Cllr Heigh declared an interest in item 6.1.1, planning application 08/2007/7064. Cllrs Barrington & Rushton both declared an interest in item 6.1.5, planning application 08/2007/7157, and Cllr Rushton also declared an interest in item 6.1.6, planning application 08/2007/7163. Cllrs Hurtley & Stannard both declared an interest in item 6.1.7, planning application 08/2007/7180, and Cllr Wills declared an interest in item 6.1.8, planning application 08/2007/7196. Cllrs Barrington and Rushton also declared an interest in item 8, Town Hall matters. These were recorded in the book.

3. Confirmation of minutes

The minutes of the meetings on 5 February 2007 were proposed by Cllr Stannard, seconded by Cllr Wills and agreed.

4. Police Report

PC Hayes reported that it had been a quiet month. There had been an incident in the Spar and a neighbour dispute in Low Bentham and disorder penalty notices with an £80 fine had been issued. Copper had been stolen from the radio mast, which seems to be a problem across the county currently. The spate of plant pot thefts started in January had continued with thefts from Robin Lane. A drink driver with no license or insurance had been apprehended. It has been agreed to revert to a sergeant and 7 officers operating out of the Ingleton Station, although a date has not yet been set.

5. CCllr & DCllr Reports

DCllr Camacho explained a change in Committee structure at Craven, with Performance & Results combining with Community Services, which should speed up decision making.

CCllr Ireton informed the meeting that NYCC staff job evaluations have been completed and staff notified of the outcome. This is a national requirement by 1 April based on the Equal Opportunities ruling. In NY 36% of staff will receive some improvement and 19% will be downgraded. These staff will have their pay protected for 2 years, but it will have an adverse affect on moral.

He also mentioned that he had been contacted regarding street lighting on Robin Lane. Cllr Adams explained that several lights around Lakeber Drive and the substation have been out for sometime despite being reported. It is likely that the problem is that these are on pylons not lamp posts and therefore require specialist attention. CCllr Ireton promised to follow this up.

6. Planning

6.1. Applications

6.1.1. 08/2006/7064 Single storey rear & part side extension, new porch to front at Hazelwood, Slaidburn Road, High Bentham.

Cllr Heigh declared an interest.

**RESOLVED: That the Council have no objections to this application**

6.1.2. 08/2007/7147 Change of use of ground floor to Dental Practise at Ashfield House, 66 Main St, Bentham. A comment was made regarding the lack of parking in the area, but clients would be free to use the car parks around the town.

**RESOLVED: That the Council have no objections to this application**

6.1.3. 08/2007/7056 Carport, Porch & rear conservatory at 1 Low Croft, Bentham.

**RESOLVED: That the Council have no objections to this application**

6.1.4. 08/2007/7156 Block up existing garage door and insert windows at Moorside Cottage, Lane Head, Bentham

**RESOLVED: That the Council have no objections to this application**

6.1.5. 08/2007/7157 New dwelling on land adjacent to 4 Goodenber Road, Bentham

Cllrs Barrington & Rushton declared an interest. It was noted that there are no notices regarding the proposed development in the area and that some neighbours have not received notification from Craven.

**RESOLVED: That the Council have no objections to this application**

6.1.6. 08/2007/7163 Four stanchions & floodlighting at Bentham Playing Fields, Wenning Avenue, High Bentham.

Cllr Rushton declared an interest

**RESOLVED: That the Council have no objections to this application**

- 6.1.7. 08/2007/7180 Alteration & extension of existing storage building to provide office/warehouse at Greenhead, Low Bentham.  
Cllrs Hurtle & Stannard declared an interest. It was noted that these plans reverted to using the original access and as such were more acceptable.

**RESOLVED: That the Council have no objections to this application**

- 6.1.8. 08/2007/7196 General Purpose Agric Building, Steel Framed, Concrete Panels, replacing storage building destroyed by fire at Field 6864, Clifford Hall, Burton In Lonsdale  
Cllr Wills declared an interest. Comments were made that this building has actually been on site for around 12 months, and as such the application is actually retrospective.

**RESOLVED: That the Council have no objections to this application**

## 6.2. Decisions

- 6.2.1. 08/2006/6829 Erection of 15m high domestic microgeneration wind turbine at the Outbarn, Bracken Hill Farm, Burton Road, Low Bentham – GRANTED
- 6.2.2. 08/2006/6913 Retrospective siting of 2 feed silos at Unit 3, Bentham Business Park, High Bentham – GRANTED
- 6.2.3. 08/2006/6962 Variation of condition 2 of 08/2005/5537 to allow static caravan and erection of wooden building for domestic storage purposes at Clay Barn, Waterside Potteries, Burton In Lonsdale – GRANTED
- 6.2.4. 08/2006/6993 Conversion of redundant water pumping station to camping barn for non-vehicular access (resubmission of previously refused 08/2006/6672) at Badger Ford, Mewith Lane, High Bentham – GRANTED
- 6.2.5. 08/2006/6999 Change of use from office to dwelling at Bartle House, 12 Main St, Bentham – GRANTED
- 6.2.6. 08/2006/7000 Retention of sign attached to industrial unit at Unit B1, Low Mills, Mill Lane, Low Bentham - GRANTED
- 6.2.7. 08/2006/7016 Double storey extension at 6 Victoria Buildings, Low Bentham – GRANTED
- 6.2.8. 08/2006/7018 Conservatory to rear at 14 Greenfoot Lane, Low Bentham - REFUSED
- 6.2.9. 08/2006/7019 Amendment to access road to serve redevelopment of Todhill Farm - GRANTED
- 6.2.10. 08/2006/7021 Change of use to convert former ground floor antiques shop to beauty salon at Arundel House, Main St, Low Bentham – GRANTED
- 6.2.11. 08/2007/7065 Replacement roof over existing lairage pens at Bentham Auction Mart, Main St, Bentham - GRANTED

## 6.3. Correspondence

- 6.3.1. 08/2006/6829 Wind Turbine  
As Craven Planning Department had already approved this application it was unnecessary to discuss the further information provided.
- 6.3.2. Allocations Document: Compendium of Sites  
The LDF Compendium of Sites initial draft had been received and is available for consideration and comment.
- 6.3.3. Footpath Diversion Order – Wesley Close  
The order is available for comment, copies are in the Post Office and the Town Hall.

## 7. Highway Matters

- 7.1. Speed Matrix Sign  
No further information has been received and the Clerk agreed to contact the suppliers again  
**RESOLVED: That the clerk contact the sign suppliers again**
- 7.2. NYCC Response  
NYCC Highways have served notice on United Utilities regarding the ‘sunk’ utilities trench on Station Road. The kerbs on Main Street should be fixed shortly.
- 7.3. Russel Armer Reply  
A letter from the Construction Director regarding the bridge at Millers Ford was read. Russell Armer are in discussions with NYCC Highways about non-slip material.
- 7.4. NYCC Meeting  
The Clerk reminded Councillors of the meeting with Chris Craven on Friday 9 March at 9am, for those interested in Highways matters.

## 8. Town Hall Matters

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

- 8.1. Fire Risk Assessment  
The initial draft had been circulated. It was agreed that Councillors needed further time to study the document, which should be approved at the next meeting  
**RESOLVED: That the FRA should be approved at the April Council meeting**
- 8.2. Soundproofing Project  
The contract has been offered to Leonard Tyrer & Son. It is proposed that work will begin on 12 March for the period of one week. The Brewery, Landlord and other locals have all been contacted in writing and no adverse response received. Notices will be put up around the town and fliers on cars in the car park in the coming week to ensure that everyone is aware of the car park closure and disruption is kept to a minimum.
- 8.3. Tourist Information  
The minutes of the first meeting with Tourist Information / Bentham Development Trust were proposed by Cllr Marshall, seconded by Cllr Hurtle and agreed.

Cllr Marshall went on to say that the Town Hall Marketing committee and Cllr Hurtleley had met with the Tourist Information twice to look at the way forward for the Tourist Information Point in the Town Hall. It had been suggested that the management of the TIP should transfer from BDT to the Council as this would negate the need for rent to be charged. Craven had confirmed that its grant to the TIP would still be available, which would allow the greater use of funds for the promotion of Bentham as the TI saw fit – either in the appointment of a part-time coordinator or the production of local leaflets etc. In no way would this involve the TIP being 'swallowed up', it would remain a separate entity with its own accounts etc, but the umbrella organisation would change. BDT are also in favour of this move as they do not have a proper resource to manage the TIP. He asked the Council for a mandate for Council to attend the TI AGM on 14 March and propose that the Council take over the management of the TIP. This was proposed by Cllr Adams, seconded by Cllr Wills and agreed

**RESOLVED: That a Council representative should attend the Tourist Information AGM and propose that the Town Council takes over the management of the TIP.**

9. Low Bentham Playing Field

**RESOLVED: That a meeting of interested Councillors should be held on Monday 12 March at 7.30pm in the Lower Hall.**

10. Accounts for payment

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

Mopps	339.00	J Burton	631.30
British Telecom	179.41	R Green	449.52
Yorkshire Water	65.68	C Louth	76.44
Powergen	1226.70	Yorkshire & Humber Training	147.50
PWLB	24207.90	Andrews	165.96

10.1. Appointment of External Auditor

Mazars have been appointed for a further year whilst another tendering round is conducted.

11. Correspondence

11.1. Annual Parish Meeting Reminder

**RESOLVED: That the Annual Parish Meeting be held on Monday 24 April at 7pm in the Lower Town Hall.**

11.2. Low Bentham WwTW - received

11.3. Craven Planning reply

The Clerk reminded Councillors that the meeting with Colin Walker, Director of Planning and Helen Signal, Acting Head of Planning Control is on Wednesday 7 March at 7.30pm in the Lower Hall

11.4. Craven Garage Sites reply

Councillors are meeting with Bess Martin and John Dekker of Craven Property Management to look at the garage sites which Craven to propose to dispose of, and to discuss this decision. It is also intended to look at the Legion Hut land and Lairgill Carpark at this meeting.

11.5. Unitary Council Meeting

The meeting with John Marsden of NYCC Chief Executive's Group is on Tuesday 13 March at 7.00pm.

Invitations have been sent to the Councils in Ingleton, Burton, Austwick, Clapham and Thornton In Lonsdale.

11.6. LDF Consultation Meeting Notes

The report on the meeting of 26 January with the preferred options from the initial consultation showed that the Council had been successful in raising the status of Bentham. It is now considered as a settlement of strategic importance, and an area where employment opportunities should be developed. The Council expressed their pleasure at this favourable outcome.

11.7. CAB request for dates

**RESOLVED: That CAB should be invited to address the Council at either the April or June Council meetings.**

11.8. Craven District Council Spring Area Forum

The next Area Forum meeting is on Monday 26 March at 7pm in the Ingleton Community Centre.

11.9. Consultation on Draft Craven Sustainable Community Strategy -received

11.10. Goodenber Play Area Thank You - received

12. Reports from other bodies

Cllr Burton had attended Bentham Development Trust meeting. The lease at the Station is almost ready to sign but there are cracks in the building possibly due to tree roots which need further investigation. Lin Barrington now works full time for Community Transport. The Extended Schools Coordinator has £10,000 and may buy a minibus which will be run by Community Transport. The first 3 Can-Do grants have been awarded, and there is a possibility that Craven Housing will donate a further £1000 to this fund.

Cllr Adams had attended a Goodenber Play Areas meeting. There will be a maintenance working party at the end of March. Some items are now reaching the end of their life and will need to be replaced, which will cost upwards of £5000 over the next three years.

Cllr Marshall had attended a Collingwood Longstaff review. DDA regulations now mean that grab rails must be of a contrasting colour to the walls.

He had also been to the first meeting of the Forest of Bowland Gateway Steering Group, along with Cllrs Hurtley & Barrington. The aim of this group is to look at ways of promoting Bentham as a gateway to the FOB. Some very positive ideas had come out of the meeting which could be a major benefit to the Town. There will be another meeting on 2 April at which the group will start to formulate a business plan

Cllr Rushton reported on the Playing Fields Association meeting as Cllr Heigh had been unable to attend. The junior football section is continuing to do very well. A planning application has been put in for the floodlighting and some funding for the fencing has been raised. A Big Boost Grant has been won to provide some cricket workshops and cricket nets. An award of £22,000 has allowed the start of phase 3 – the tennis courts and if full funding can be achieved for this a sports development worker will also be appointed.

### 13. Items For Information

- 13.1. Review of Quality Town & Parish Council Scheme
- 13.2. Notes of North Craven Forum, Sept 06.
- 13.3. National Post Office Week 19-23 February
- 13.4. Asda – North Yorkshire Review
- 13.5. The Hub, Feb-Apr 07
- 13.6. Repairs Assistance & Home Appreciation Loan leaflets
- 13.7. Revised Model Code of Conduct for Local Authority Members
- 13.8. Community Waste Network Directory
- 13.9. Yorkshire & Humber Market Towns News, issue 4
- 13.10. Enjoy England – St Georges Day Celebrations
- 13.11. Craven Area Committee, 8 March
- 13.12. Calor Village of the Year
- 13.13. Info Regio News, Dec 2006
- 13.14. EU Cohesion Policy in support of growth & jobs, Oct 2006
- 13.15. Lancaster City Council LDF Consultation

### 14. AOB - minor items only

The clerk asked about the proposed date for the Council meal. This was agreed as 16 March at the Horse and Farrier, (with Councillors paying their own expenses). A menu will be circulated.

Cllr Burton asked if a Calendar meeting could be arranged to review the last one and make decisions regarding the coming year.

Cllr Marshall had received a request for the flagpole to be repaired in time for St Georges day. Cllr Wills explained that this may not be possible due to the associated problems with the height of the pole and its age. Cllrs Wills, Adams and Marshall agreed to try and sort something out and the clerk was asked to price new poles.

Cllr Marshall also asked if the May meeting could be moved to the Bank Holiday Monday as this will give a better space between the April, May and June meetings. There were no objections

**RESOLVED: That the May Council meeting be held on Monday 7 May.**

Cllr Heigh expressed concern at reports of garden fly tipping on Burnmoor and explained that certain evergreen leaves are poisonous to the sheep that graze there. It was suggested that this should be reported to Environmental Health.

Cllr Barrington informed the Council that flower tubs will be placed around the Main Street as a result of one of the Can Do grants. These will be prepared with the help of some of the youth of the Town.

Cllr Barrington also asked if a post box for the Council could be placed in the Town Hall for when the clerk was not present. It was agreed that post boxes should be priced.

Cllr Stannard asked for ideas about the content of the website to be sent to the Clerk, so that it could be further developed.

There being no further business the meeting was closed at 9.25pm