

## **BENTHAM TOWN COUNCIL**

### Minutes of the Council Meeting held on Monday 7 May 2007, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Barrington, Burton, Faichney, Heigh, Hurlley, Marshall, Rushton, Stannard & Wills DCllr Camacho. Also, the Clerk Mrs Burton and 1 parishioner.

1. Apologies none

2. Declarations of Interest

Cllrs Heigh, Marshall, Stannard & Wills declared an interest in planning item 9.1.1, planning permission for the new school. Cllrs Barrington & Rushton declared an interest in item 11, Town Hall matters, and Cllr Adams noted an interest in item 15.5, correspondence about Goodenber Play Area. These were noted in the book.

3. Confirmation of minutes

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

4. Appointment of Mayor and Deputy Mayor

The Chairman asked the meeting for proposals for the position of Chairman / Mayor as, having served for two years it was time for him to step down. Cllr Marshall proposed that the Vice Chairman, Cllr Wills should take on the position. This was seconded by Cllr Hurlley and unanimously agreed. Cllr Wills agreed to takeover as Chairman, and signed the declaration of acceptance of office provided by the clerk.

**RESOLVED: That Cllr Wills take the position of Mayor / Chairman**

Cllr Hurlley then stepped down as Chairman and handed over to Cllr Wills

The chairman then asked for proposals for the position of vice chairman. Cllr Stannard proposed Cllr Adams. This suggestion was seconded by Cllr Barrington. Cllr Barnes proposed Cllr Marshall, and this was seconded by Cllr Faichney. The chairman asked both candidates if they were prepared to stand. Cllr Adams indicated that this was the case, and Cllr Marshall added that he would rather stand down. In the absence of any further proposals, Cllr Adams was elected to the position of Vice Chairman.

**RESOLVED: That Cllr Adams take the position of Deputy Mayor / Vice Chairman**

5. Appointment of Committees & Council Representatives

5.1. Committees - Planning, Street Lighting, Market, Cemetery, TH Maintenance & Improvements, Town Hall Marketing, Tourist Information Committees:

5.2. Sub-Committees - Website

**RESOLVED: That the committees should stand as agreed in 2006/7, with the exception of Town Hall Marketing where Cllr Marshall stepped down**

5.3. Council Representatives shown below

Joint Footpaths	Cllr Stannard
Playing Field Association	Cllr Heigh
Community Association	Cllr Barrington
Goodenber Road Play Area	Cllr Adams
Railways	Cllr Wills
Police	Cllr Marshall
Aid In Sickness	Cllr Adams
Bentham Dev Trust & Community Transport	Cllr Burton
Looking Well	Cllr Barnes
Youth Café	Cllr Burton

**RESOLVED: That the above listed Cllrs be representatives on each organisation**

5.4. Responsible Financial Officer - also bank, bank mandate and auditors

Cllr Hurlley proposed that the Clerk continues as RFO and that Yorkshire Audit be reappointed as the internal auditors. Also that HSBC remain as the Council's bank. This was seconded by Cllr Marshall and agreed.

**RESOLVED: That the clerk continue as RFO and Yorkshire Audit be reappointed as internal auditors**

**RESOLVED: That HSBC remain as the Council's bank, with account signatories to be Cllrs Hurtley, Adams, Heigh, Marshall, Wills & the Clerk.**

6. Quality Status

Cllr Heigh proposed that the Council start to work towards Quality Status. The Clerk had circulated information on what was involved, much of which the Council is already doing. Cllr Hurtley seconded this proposal and it was agreed that the Chairman, Vice Chairman and Clerk should consider the further action required by the Council.

**RESOLVED: That the Council should work towards Quality Status**

**RESOLVED: That the Chairman, Vice Chairman & Clerk consider the action required to achieve Quality Status.**

7. Police Report – none present

8. CCllr & DCllrs Reports

The Chairman congratulated Cllr Barrington on her election to District and thanked DCllr Hurtley for his work over his period as District Councillor.

DCllr Camacho informed the meeting that Craven had been given the green light by DCLG to build the new Council Offices on land opposite the Skipton Auction Mart. This will replace the Granville Street site, which will be sold for housing.

9. Planning

9.1.1. Erection of new school – outline planning application

Cllrs Heigh, Marshall, Stannard & Wills declared an interest and took no part in the discussion. As Cllr Wills was unable to comment Cllr Adams took the chair for this discussion. Seven letters of objection had been received, and the clerk read a précis of their content which included comments about use of a green field site, the potential problems with the speed of the B6480 at this point and the fact that most children would have to be driven to the site due its distance from both High & Low Bentham. Cllr Hurtley asked the question why the current High Bentham site could not be upgraded to cater for more pupils instead of a green field site – which no one else would be allowed to build on - being used. He added that if the school had to move then the brown field site at Felsteads (next door) would be a more suitable site as it was already developed and would therefore have less of an impact on the locality. Cllr Wills was allowed to make a point of information, and told the meeting that further development of the High Bentham School site had already been rejected by the LEA as the gradient meant that it could not meet the regulations for disabled access.

Cllr Burton, quoting from the Craven Development Plan, pointed out that the site in question was not only in the Special Landscape Area (SLA), as defined by the Craven Development Plan and the NYCC Conservation Strategy, but also part of the Green Wedge between High & Low Bentham – which meant that by its own development guidelines, NYCC should not give planning permission to any development that adversely affected the visual character of the SLA or caused the coalescence of the two settlements. He added that whilst he was in full agreement that Bentham needed a new school he did not feel that this site was suitable. The loss of the Bentham Show after 140 years would also be a great shame. Cllr Rushton added that the site suggested was in the middle of the proposed field, which meant that it caused maximum obstruction possible instead of being closer to Felsteads where it may blend in better. She also asked about the other sites considered by the LEA as these had not been publicised and so no comparisons could be made.

Cllr Faichney said that moving the school to the Felsteads side of the proposed site would make it more dangerous as this would be into the 40mph zone and also on the bend.

Cllr Adams summed up by saying that it appeared that the Council was in favour of the new school but had reservations about the proposed site.

Cllr Hurtley proposed that the site of application be recommended for rejection on the above reasons. This was seconded by Cllr Barnes and agreed by 4 votes to 1, with 2 abstentions.

**RESOLVED: That whilst agreeing that Bentham needs a new school, the application for the proposed site be recommended for rejection due to its location within the green wedge**

9.1.2. 08/2007/7335 Two storey extension and garage/loose boxes outbuilding at Homeleigh, Fourlands, Bentham.

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

9.1.3. 08/2007/7374 Erection of steel portal framed building for hay, sheep & implements at land at Linger off B6480, High Bentham.

Cllr Hurtley asked whether this was a registered holding, and Cllr Marshall asked what had happened about the question of land ownership which had been raised by the Council when the change of access had been applied for. The Clerk replied that since the access had been granted (see 9.2.1 below) it was assumed that the ownership had been resolved, but she would ask Craven Planning.

Cllr Burton said that, having checked the Welfare of Livestock Regulations 1994, the proposed building was sufficiently large to hold 167 adult sheep including trough space, or 71 adult cattle, which seemed excessive for a field of less than 4 hectares in size. The general feeling was that the building was far too large for the proposed purpose and was more likely to be used as an implement store than a livestock building. It was suggested that a building a quarter of the size would be more in keeping – particularly as it would be in plain view of the National Park from Ingleborough.

**RESOLVED: That this application be recommended for refusal on the size of the building**

## 9.2. Decisions

- 9.2.1. 08/2006/6855 New agricultural entrance to field 3550 & termination of 2 existing vehicular entrances at Field No. 3550, opposite Tennant House, B6480 Clapham Rd, Bentham – GRANTED
- 9.2.2. 08/2007/7056 Carport, porch & rear conservatory at 1 Low Croft, High Bentham – GRANTED
- 9.2.3. 08/2007/7064 Single storey rear and part side extension, new porch to front at Hazelwood, Slaidburn Road, Bentham – GRANTED
- 9.2.4. 08/2007/7156 Block up existing garage door and insert windows at Moorside Cottage, Lane Head, Bentham – GRANTED
- 9.2.5. 08/2007/7163 Four stanchions and floodlighting at Bentham Playing Fields, Wenning Avenue, High Bentham - GRANTED
- 9.2.6. 08/2007/7180 Alteration & extension of existing storage building to provide office/warehouse at Greenhead, Low Bentham – GRANTED
- 9.2.7. 08/2007/7196 General purpose agricultural building, steel framed, concrete panels replacing storage building destroyed by fire at field 6864, Clifford Hall, Burton In Lonsdale - GRANTED
- 9.2.8. 08/2007/7214 Extension to existing garage at Aragorn, Burton Road, Low Bentham – GRANTED

## 9.3. Correspondence

- 9.3.1. Letters of objection regarding school - received
- 9.3.2. TPOs at Legion Hut  
Confirmation of Craven District Council's tree protection orders to protect the trees on the land at the Legion Hut and also down Station Road on the field owned by Craven District Council next to Bentham Lodge was received. The Council noted that one of the trees on the Legion Hut land had already been felled.

## 10. Highway Matters

### 10.1. Temporary Road Closures – Spout Lane & Back Lane Wennington - received

### 10.2. Other Highway matters

A response from NYCC Highways confirming that some of the gullies on Linghaw and the drain on Burton Road will be re-laid this summer in an attempt to improve water removal had been received.

The increased traffic on Dumb Toms Lane, due to pipeline work has caused the collapse of some of the road edges and the appearance of a large pot hole some 200m east of Overaigill, which needs attention. Mewith Lane also requires some patching close to Green Smithy.

**RESOLVED: That NYCC be asked to repair these as soon as possible**

In the previous week the traffic in Main Street had come to a standstill for more than 30 minutes on at least two occasions, due to obstructions caused by vehicles parking on double yellow lines both in the Main Street and on Station Road

**RESOLVED: That NYCC be asked to implement the new yellow lining as soon as possible**

**RESOLVED: That North Yorkshire police be asked police the area more thoroughly to prevent these obstructions.**

Barclays Bank had been hit twice in the last month with the coin stone being removed on both occasions.

Council agreed that it is only a matter of time before someone is hit by falling masonry. Whilst the new road markings may improve things it was agreed that NYCC Highways should be made aware of the problem again with the suggestion that a No Right turn for HGVs at this junction from the Barclays end may solve the problem. Cllr Marshall proposed that a copy of the letter should be sent to North Yorkshire Police as cars causing obstructions whilst parking illegally make the junction even more difficult to negotiate meaning that both Barclays and HSBC are regularly hit.

**RESOLVED: That NYCC Highways be asked to consider improvements at the junction, such as No Right Turn for HGVs coming from Low Bentham**

**RESOLVED: That NY Police also be informed as obstructions make the junction more difficult to negotiate.**

Requests for double yellow lines had been received from parishioners for Burton Road, by Crow Trees, where parking forces traffic into the middle of the road on a blind bend, and also on Grasmere Drive at the corner of the car park where traffic flow is seriously impeded.

**RESOLVED: That NYCC Highways be asked to look at both of these sites and respond to the Council**

## 11. Town Hall Matters

### 11.1. Minutes of Town Hall Marketing meeting, 4 April 2007

Cllr Adams proposed the minutes and they were seconded by Cllr Burton and agreed..

**RESOLVED: That guidance be sought from Craven re signage and protocols for the smoking ban**

**RESOLVED: That a 'butt bin' be purchased for the main entrance**

**RESOLVED: That the Young Farmers be allowed to hire the building for an event**

**RESOLVED: That consideration be given to quarterly events run by Council**

**RESOLVED: That the clerk produce some possible advertising for the venue**

**RESOLVED: That a boiler cage be sourced for the Wenningdale Room**

## 12. Tourist Information Point

Cllr Marshall confirmed that Mr Chris Newsam had been appointed as the Coordinator for the TIP. The specification for the computer was being finalised and possible links etc were to be agreed. New signage had been ordered but was awaiting finalisation with NYCC Highways department. The accounts had been reworked to the end of March (to fit in with the Council's year end) and showed extra expenditure on rent and electricity to Bentham Development Trust plus payments for the AGM and the monthly expenditure on Broadband. A meeting to look at 'The Way Forward' will be held shortly. The coffee morning on Easter Saturday had raised £150.

## 13. Greystonegill

The chairman told the meeting that the track by the road bridge has been blocked by a double row of gabians. This track is shown on maps as far back as 1849 and allows vehicular access to the river. There are certain farms in Bentham with grandfather rights to extract gravel from the river at this point (and at the Greta) for their own use. This removal of gravel at these points, where the rivers drop it naturally, has historically ensured that the rivers keeps to their course and that erosion of the opposite bank is kept to a minimum.

Unfortunately to date no written permission has been found to prove these ancient rights, although there is plenty of evidence that the practise has continued for over 100 years.

Cllr Marshall commented that the Common Lands Charity which looks after the Council land by the Greta may be able to help and suggested that the Clerk contact them. Once the facts about the Greta are known, it may help with Greystonegill.

It was agreed that a letter should be sent to the Environment Agency asking them to remove the barrier which is blocking the right of way.

**RESOLVED: That the Common Land Charity be asked about gravel rights on the Greta**

**RESOLVED: That a letter be sent to the Environment Agency asking for the gabians blocking the right of way to be removed**

## 14. Accounts for payment

Cllr Hurtley informed the meeting that the grass at the Cross at Low Bentham, and on the Playing Field had not been cut satisfactorily yet this season. Cllr Wills added that Tatterthorn Road end was also in need of cutting. Cllr Hurtley proposed that Grasscare be asked to cut the grass properly before further payment was made. This was seconded by Cllr Adams and agreed. The rest of the accounts were proposed by Cllr Hurtley and seconded by Cllr Adams

**RESOLVED: That payments to Grasscare be withheld until the parish grass cutting is of a satisfactory standard.**

Mopps	339.00	Andrews	25.14
E On Energy	42.83	Eon Energy	448.14
M&M Joinery	85.78	Craven DC	187.60
Post Office	82.00	YLCA	490.00
HM Customs & Revenue	0.22	Carl Taylor	1205.10
VAT	59.64	L Tyrer & Son	7872.50
SWFabrications	505.25	Clearglass Cleaning	90.00
Horton Landscaping	35.00	C Louth	85.06
Anchor Fire	104.00	R Green	442.35
B & CE Armstrong	3.68	J Burton	612.86
Yorkshire Audit	250.00		

## 14.1. Internal Audit

The internal audit had been performed by Yorkshire Audit on 2 May, and the auditors report approving the annual accounts was read to meeting. Approval of the accounts was proposed by Cllr Burton, seconded by Cllr Barnes and agreed.

**RESOLVED: That the 2006/7 annual accounts be approved.**

## 14.2. Insurance Quotes

New quotes had been received from both Norwich Union and Aon. Unfortunately information had not been received from the current insurer, Zurich, so a final decision was deferred until the June meeting. Cllr Marshall stated that the new quotes would need to be carefully compared to ensure that the cover was similar or better than that currently provided.

**RESOLVED: That a decision on Council insurance be deferred until the June meeting.**

## 15. Correspondence

## 15.1. Register of members Interests Update

The clerk reminded Councillors that changes in circumstances needed to be declared to Craven District

## 15.2. New Model Code of Conduct

The new code came into effect on 3 May and must be adopted by the Council before 1 October. On the advice of Craven District Council the Council agreed to wait until the modified version specifically for Parish Councils is available and formally recommended for adoption by Craven District Council's Standards Committee.

**RESOLVED: That adoption of the new code be deferred until formally recommended by Craven District Council's Standards Committee**

## 15.3. Bentham Traders Request

The Traders would like to hold an art and craft fair in Cleveland Square on 16 June as part of the Bowland Festival. The Council were keen to offer their support to the event as long as proof of suitable insurance is provided.

**RESOLVED: That Bentham Traders be allowed to use Cleveland Square on 16 June as long as adequate insurance is in place.**

## 15.4. Letter re Wenning river bank

A letter requesting action over the erosion of the Wenning riverbank between High and Low Bentham was read. Council pointed out that, as this land is in private ownership, it is unable to do anything about this and suggested that Mr Parr contact the Environment Agency or NYCC Footpaths

**RESOLVED: That Mr Parr be asked to contact the Environment Agency or NYCC Footpaths**

## 15.5. Letter re footpath to Goodenber Play Area

A letter about the dangerous state of the fencing to Goodenber Play Area behind Ashfield Cottages was received. Again Council pointed out that it was unable to do anything as this was in private ownership, although it agreed to contact NYCC Footpaths to inform them of the problem

**RESOLVED: That the problem be reported to NYCC Footpaths**

## 15.6. Letter re Wesley Close drainage ditch.

Miss Towler had written to inform the Council that she had not heard from Mrs Quinn. Cllr Wills agreed to contact Graham Tarn about Miss Towler's concerns.

**RESOLVED: That Cllr Wills will raise Miss Towler's concerns with Mr Tarn**

## 15.7. A New Council For North Yorkshire, Parish Update - received

## 15.8. Potential Local Government Reorganisation in Craven District - received

## 15.9. Airedale NHS Foundation Trust Consultation

Cllr Barnes emphasised the need to respond to this before many of the NHS services in this area are closed. He pointed out that being on the edge of both the Lancaster & Airedale NHS areas, as services become more centralised they move further away from Bentham. Council agreed to write to Bentham Health Centre to clarify the position of Castleberg, and then to contact Craven District Council's Overview and Scrutiny Committee about the erosion of services to the area.

**RESOLVED: That clarification about Castleberg be sought from Bentham Health Centre**

**RESOLVED: That the erosion of services be highlighted to CDC Overview & Scrutiny Committee.**

## 15.10. NY Rights of Way Improvement Plan Draft Consultation - received

## 15.11. Letter of thanks from Tatham Fells WI -received

## 16. Reports from other bodies

Cllr Burton had attended a Youth Café meeting at the beginning of April. A temporary youth worker is to be appointed. At that time the Station lease was still not signed. Cllr Barrington confirmed that this was still not the case as Network Rail are insisting that the station canopy be maintained by Community Transport which will be cost prohibitive.

Cllr Adams said that Aid In Sickness had awarded 2 grants recently and that an article in the next Bentham News would publicise the charity.

Cllr Barrington had attended the AGMs of both the Victoria Institute and the Community Association. The Forest of Bowland Bentham leaflet was progressing well.

## 17. Items For Information

## 17.1. Summary Statement of Accounts 2005/6 – Craven DC

## 17.2. Decision on British Energy Limited's nuclear power station authorisations

## 17.3. Craven Cycling Festival, 18-20 May.

## 17.4. Towns 4 Towns seminar

## 17.5. Rural Community Buildings Conference, May 19.

## 17.6. Community Land Trusts Seminar, 15 May

## 17.7. The Playing Field, Spring 2007.

## 17.8. Lune Habitat Herald 2007

## 17.9. Assembly Digest March 2007.

## 17.10. EU Cohesion policy 2007-2013

## 17.11. The Hub, Apr-Jun 07

- 17.12. Looking Well Parish Meeting Report
- 17.13. High Bentham WI Thank You Note
- 17.14. Youth Café Thank You Note

18. AOB - minor items only

The clerk had received the ballot papers for election of a parish representative to the Craven Standards Board that morning, requiring a response by 18 May. Having considered the 4 candidates the Council unanimously agreed to vote for Margaret Nicholson.

**RESOLVED: That this parish vote in favour of Margaret Nicholson for Parish Representative on Craven's Standards Committee.**

Cllr Barrington had received a £100 donation for Low Bentham Playing Field from the Methodist Church coffee mornings. Cllr Faichney had received a donation of £732 for the same cause from Mr Chris Hall and associates following their Three Peaks expedition. The clerk was asked to send letters expressing the Council's thanks.

Cllr Heigh asked if any contact had been made with Craven College following their decision to leave Millers Court. It was agreed to write to the Principal offering the Town Hall as an alternative venue.

Cllr Marshall said that a car boot sale in aid of First Responders would be held on Riverside Caravan Park over the Spring Bank Holiday.

Cllr Faichney commented on the problem of loose horses on Burnmoor and asked if something could be done. Cllr Heigh said that she understood that the Burnmoor Commoners had been in contact with the owner.

There being no further business, the meeting was closed at 10.00pm