

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 6 November 2006, at 7.30 pm in the Town Hall

Present Cllrs Hurtley (Chairman) Adams, Barrington, Burton, Faichney, Heigh, Marshall, Rushton & Wills, DCllr Camacho. Also, the Clerk Mrs Burton and 2 parishioners.

Prior to the meeting the Council was addressed by Jonathan Crewdson, North Craven Extended Schools Coordinator. Mr Crewdson introduced himself and his job. The Government wants a core offer of services to be available by 2010, to include 'wraparound' childcare (breakfast / after school clubs and holiday cover), parenting support and wider community access. Currently school governors are consulting to discover the needs in their areas, and any possible partnerships with existing providers. Obviously in rural areas geography and transport are a problem which may affect schools clustering together to offer services jointly. The major problem will be funding, as little will be available from Government.

Cllr Hurtley thanked Mr Crewdson for his interesting presentation, which had been most informative.

1. Apologies Cllrs Barnes & Stannard & CCllr Ireton
2. Declarations of Interest

Cllr Adams declared an interest in items 6.1.5, planning application 08/2006/6829. Cllrs Barrington and Rushton both declared an interest in item 6.1.1, planning application 08/2006/6760 and item 9, Town Hall matters. Cllrs Hurtley and Faichney declared an interest in item 6.1.2, planning application 08/2006/6768. These were recorded in the book.

3. Confirmation of minutes

The minutes of the meetings on 2 October and 19 October 2006 were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

4. Police Report

PC Hayes reported that October had been quieter than expected and there had not been the expected upsurge in antisocial behaviour expected with Mischief Night. There had only been 4 reported crimes in the month, 2 burglaries and 2 broken windows. PC Hayes has continued to confiscate alcohol from youngsters and asked the Council to look into the Byelaws that would allow him to confiscate the same from older associates where the consumption of such may cause a problem, as currently he can only do so where they are behaving in a disorderly manner, i.e. as per certain areas of Skipton.

RESOLVED: That the Clerk should contact Craven District Council for more information on this subject

5. CCllr & DCllr Reports

DCllr Camacho confirmed that a letter had gone from Craven to Westmorland General Hospital, the NHS Trust, David Curry MP, The Health Minister and NYCC regarding the reduction of services at Westmorland, following a censure motion at the last Craven District Council meeting. He also said that both Cumbria and Lancashire County Councils had produced a report condemning the Trust's activities.

At Craven, a new site for the Council offices has been found on the Gargrave Road, a new switchboard with several operators is now in operation and gambling licenses have been taken over by the Council. The new Cleaner Neighbourhoods Act will allow duties to be devolved to Parish level, but the uptake of such powers will probably be cost prohibitive.

Finally, following a meeting with an engineer from NYCC Highways, something will be done with the road markings on Springfield / Mount Pleasant.

6. Planning

6.1. Applications

- 6.1.1. 08/2006/6760 Change of use of existing station 08 building to form Community Transport Office & Community Facility at Bentham North Platform. Station Building, Station Road, High Bentham
Cllrs Barrington and Rushton declared an interest and left the room. Council agreed that moving the Community Transport Office to the Station was beneficial, putting it closer to transport issues etc, and with parking for the buses, but had severe reservations about the Community Facility, which will be used primarily as a Youth Café. It was felt that taking youngsters next to a railway line at night was unsuitable. The question of jurisdiction in the event of problems arose, as incidents on railway property are dealt with by the Transport Police. Cllr Wills said that, as he understood it, the Station phone would put a caller through to Settle Junction, who would then transfer the call through to the nearest 24hr manned office, in Preston. Since the station is public, it is not possible to prevent access to it and there would therefore be no way of stopping the youths accessing the platform.

RESOLVED: That the Council's reservations with the Community Facility part of this application be raised with the planning department.

- 6.1.2. 08/2006/6768 Alteration & extension of existing storage building to provide office/warehouse and formation of new vehicular access at Greenhead Barn, Cross Lane, Low Bentham

Cllrs Hurlley and Faichney declared an interest, and Cllr Wills took the chair. Cllr Wills read a letter of objection from local residents, sent by Mr Johnson, outlining concerns about increased traffic (particularly larger vehicles) in a predominantly residential area on unsuitable roads and extension from the residential plot into an adjacent greenfield site. The objector suggested that there were other purpose built units in the area that would be more suitable for the purpose. Council agreed that position of the site does make access by large vehicles difficult, with narrow lanes and on street parking by surrounding residents. Cllr Marshall proposed that a site meeting should be requested prior to a decision being taken. This was seconded by Cllr Burton and agreed.

RESOLVED: That a site meeting be requested before a decision is made

6.1.3. 08/2006/6788 New shop front, roof & windows at 19 Main Street, High Bentham

RESOLVED: That this application be recommended for approval

6.1.4. 08/2006/6814 Storm porch to SW Gable elevation at Laneside Barn, Mewith Head, Mewith, Bentham

RESOLVED: That this application be recommended for approval

6.1.5. 08/2006/6829 Erection of 15m high domestic Microgeneration Wind Turbine at The Outbarn, Bracken Hill Farm, Burton Road, Low Bentham.

Cllr Adams declared an interest. The main discussion centred on the environmental impact of a 50ft high pole in such a picturesque area. Would the matt black / dull grey colour blend in with the surroundings? Also what level of noise would be generated? The main question needing answer is whether the structure needs to be 15m high or whether a lower tower could be used, and also the noise from the blades. A note from Cllr Barnes as to problems with depression in humans being caused by the low frequency of operation and with the decimation of local wildlife in other areas with such structures was read. It was also noted that the barn is not too far from conventional mains electricity.

RESOLVED: That greater detail be requested regarding the height of the turbine.

6.1.6. 08/2006/6842 Amendment to permission 08/2006/6671 to raise roofline, alter front elevation to create access and amend side access to dwellings 2 & 3 at 28 Station Road, High Bentham.

Council were unhappy to be presented with yet another application for this property – which now has little resemblance to the original, which was passed without objection, and having lost all the features which recommended its approval in the first case. The previous application used ‘elimination of disproportionate circulation required in vertical subdivision’ as a reason to increase the number of dwellings to 3, with the new application seeking to increase the roofline above that of the attached property. Council felt that this was a development too far, with the raised roofline being out of keeping with the attached building and changing the whole configuration of the development, and recommended refusal.

RESOLVED: That this application be recommended for refusal as the raised roofline is out of keeping with the attached original building.

Cllr Heigh asked that a meeting between Council and the Planning Department be arranged so that Cllrs can better understand some of the decisions made, particularly those where good design is amended out of original applications and where decisions are taken in opposition to local Council recommendations. Several Cllrs also mentioned the lack of planning notifications going to neighbouring properties that should be informed of applications, and of notices being placed away from potential developments. Cllr Heigh proposed that Ian Swain be invited to a Council meeting. This was seconded by Cllr Burton and agreed.

RESOLVED: That Mr Swain be invited to attend a Council meeting.

6.2. Decisions

6.2.1. 08/2006/6568 Reorganisation of part of existing caravan park and extension of area used by static caravans to enable improvement to landscaping, access and parking arrangements at Riverside Caravan Park, Bentham – REFUSED

6.2.2. 08/2006/6599 Erection of a detached bungalow within the site of current garden of Ashfield House, 66 Main Street, High Bentham - REFUSED

6.2.3. 08/2006/6621 Block of 4 timber stables for private use to be located in paddock to side of Moorside Cottage, Lane Head, Mewith, Bentham - GRANTED

6.2.4. 08/2006/6622 Replace shed with garage at 2 Crow Trees, Burton Road, Low Bentham – GRANTED

6.2.5. 08/2006/6625 Extension of garage with patio over & relocate access steps at 6 The Terrace, Low Bentham - GRANTED

6.2.6. 08/2006/6630 Stables & exercise arena for use of owner (amended proposal of refusal 08/2006/6372) at Lane Side Barn, Mewith Head, Mewith, Bentham – GRANTED

6.2.7. 08/2006/6643 Construction of 2 semi-detached dwellings with parking spaces & associated external works at land adjacent to 16 & 18 Hillside Road, Low Bentham - GRANTED

6.2.8. 08/2006/6655 Variation of condition2 of planning permission 08/2005/5552 to bring opening hours forward from 8.30am to 7.00am at Midds Butty Box, 26 Main Street, Bentham – GRANTED

6.2.9. 08/2006/6670 Detached dwelling to supersede planning application 08/2005/5615 at Harley Bank, Main Street, Low Bentham - GRANTED

6.2.10. 08/2006/6671 Creation of 2 2-bed and 1 1-bed apartments (amended application 08/2006/6554) at 28 Station Road, High Bentham. -GRANTED

6.2.11. 08/2006/6672 Conversion of Redundant Water Pumping Station to All-Access holiday let unit at Badger Ford, Mewith Lane, High Bentham - REFUSED

6.2.12. 08/2006/6715 Crown & lift trees at 1 Highfield Terrace, Low Bentham – GRANTED

6.2.13. 08/2006/6719 Replacement of rear entrance/garden room & outbuilding and completion of boundary to No 4 Lake House at 1 Lake House, Burton Road, Low Bentham - GRANTED

6.3. Correspondence – none

7. Open & Green Spaces

This agenda item had been put on for Cllr Ireton to explain some of the new planning regulations regarding the development of gardens etc. In his absence, it was not discussed.

8. Highway Matters

8.1. Network Rail response

Correspondence received from Network Rail was read indicating that they would look at the hedges under their responsibility on Station Road. The Clerk explained that she had contacted Northern Rail regarding those now under their responsibility, i.e. the town side of the railway lines and station side of the road, but as yet had received no reply. Cllr Marshall commented that this hedge really needs lowering and relaying. Cllr Wills agreed to supply the number of the Stations Manager

RESOLVED: That Cllr Wills supply a contact number for Northern Rail.

8.2. Official Notice of TRO - received

8.3. Proposed Footpath Diversion, Wesley Close – received

8.4. Cllr Barrington raised a query from a member of the public regarding a bull in the field near Joan's Seat on the Heritage Trail. Cllr Hurlley said that, whilst this was not a Council matter and should be passed to Cllr Stannard as the Footpaths Group representative, warning signs should be in place.

9. Town Hall Matters

9.1. Minutes of meeting of 9 October

These were proposed by Cllr Burton, seconded by Cllr Wills and agreed.

RESOLVED: That all proposals be accepted

9.2. Update

The clerk informed the meeting that Bristan had now completed the replacement of the taps, the final ceiling tile with the light inset in the Lower Hall had been replaced, the damaged floorboard in the Lower Hall had been fixed and the fan in the disabled toilet was now working correctly. The notice boards would be delivered in the coming week and should be erected shortly.

10. Accounts for payment

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

Mopps	339.00	J Burton	616.60
Viking Direct	17.32	R Green	430.46
Modern Neon Sign Services	54.00	C Louth	76.44
Technijet	11.75	Craven DC	184.00
Andrews	14.86	Howsons	473.53
Pica Design & Print	3247.70	Clearglass Cleaning	90.00
Mr Flag.com	104.59	Sundeala	344.16
Horton Landscaping	30.00	Post Office	82.28

10.1. Approval of financial regulations & asset register

These had been circulated to Cllrs prior to the meeting for comment. Their adoption was proposed by Cllr Wills, seconded by Cllr Adams & agreed

RESOLVED: That the financial regulations and an updated assets register be adopted

11. Correspondence

11.1. MP response to NHS letter / NHS response

A letter from Westmorland General Hospital Acting CEO was read confirming that the acute wards would be closed but that the minor injuries and rehabilitation services would remain. No comments were made on the positioning of ambulances close to urban areas and Council decided to seek clarification on this matter.

RESOLVED: That a letter be sent asking for clarification on ambulance placement

11.2. NYCC Budget Consultation - received

11.3. Mrs Louth, Grasmere Drive

Twelve months ago NYCC had agreed to take over the outside light that illuminates the footpath to the rear of Mrs Louth's property. The light has still not been repaired and following a further request from the resident, NYCC now say they will not take on the light. The Clerk had spoken to the Inspector who explained that they cannot isolate the light from Mrs Louth's supply and therefore cannot work on the light, hence their refusal. Cllrs Wills and Adams agreed to have a look and report back to Council with possible solutions.

RESOLVED: That Cllrs Wills and Adams will look at the light and report back to Council

11.4. Land at Legion Hut

The Clerk had contacted Bess Martin again and has been told that Mark Wilson is dealing with the matter, but he has not been in touch.

11.5. Bentham Gateway Initiative

A letter from Craven DC was read introducing the Bentham Gateway Initiative, which is to look at ways of improving the area for tourism. The Council was asked to provide a representative. Cllr Burton proposed Cllr Marshall. This was seconded by Cllr Heigh and agreed.

RESOLVED: That Cllr Marshall be the Council representative

11.6. Ian Godfrey Developments

The Council was asked to confirm that they do not wish to take over responsibility for the planted area and hawthorn hedge at Dales View off Butts Lane, as the developer has a local landscaper willing to take on ownership and keep it neat and tidy. Cllr Adams said that the footpath edged by the hedge, whilst part of the planning, was not ideal as visibility into Robin Lane is impaired and there is no warning to traffic of its emergence. He also questioned why Highways were not adopting the footpath (and therefore the hedge). Cllr Marshall asked whether the person willing to take over ownership would have suitable public liability insurance and wondered if 'ownership' meant he would have the title. Cllr Wills suggested that a site meeting with Ian Godfrey and the Landscaper to discuss these matters and possible improvements to the footpath exit would be useful

RESOLVED: That a site meeting be requested with the parties concerned

11.7. Lune Habitat Group - received

11.8. North Yorkshire Police Response

Following the Council's letter last July a response from Inspector Gold of the Control Rooms was received blaming peak call numbers and computer system problems on the poor response for the area and asking that people persist with the 0845 number rather than resorting to 999. Cllr Wills suggested that a reply commenting on the insistence of a post code, which is often unknown if you are not in your own home, was unhelpful – particularly as LA did not seem to register with them. This was agreed.

RESOLVED: That a reply regarding use of postcode be sent

11.9. South Craven Community Action Tension Monitoring Scheme - received

11.10. LDF – Advance warning of public consultation - received

11.11. Countryside Alliance – Threat to Rural Post Offices

Cllr Hurlley said that a letter of support should be sent as both post offices offered a vital service to their communities. Cllr Marshall suggested that a copy of the letter should be sent to Bentham Traders to elicit their support as a body and as individuals. Cllr Barrington as for a supply of the available posters to be acquired.

RESOLVED: That a letter of support be sent as requested

RESOLVED: That a copy be sent to Bentham Traders

RESOLVED: That a supply of posters be requested.

12. Reports from other bodies

Cllrs Adams had attended an Aid In Sickness meeting. This charity provides small grants for transport, fuel or minor alterations in the event of sickness. He will be putting some information in Bentham News, but asked that anyone interested should contact him direct.

Cllr Wills reported that there has been no progress on the new school. The Bonfire had been a success with more people attending, although there had been a few problems with water in the fuses for the fireworks.

Cllr Marshall had attended the Community Luncheon on behalf of the Council and found it most useful, both in putting faces to names, and in having the opportunity to tackle Craven officials in a relaxed atmosphere.

Cllr Heigh had attended the Playing Field Association AGM. She commented on the hard work of the voluntary committee in keeping the area and running the activities and said that they should be congratulated. The Council agreed.

Cllr Rushton added to this saying that the funding for Phase 3 (tennis court etc) had not been received and that the association would need to look elsewhere.

Cllr Barrington had attended the BEST meeting and a group were to view a good practise environmental school. Members of Tourist Information had met with Craven DC and Settle TI to look at ways of working together.

13. Items For Information

13.1. Planning your route for NW England (Oct-Jan)

13.2. Settle Tourist Information Centre

13.3. Fire & Rescue Service Update

13.4. Lancashire Minerals & Waste Framework Update

13.5. NYCC Minerals & Waste Development Framework

13.6. Craven Area Committee 2 November

13.7. Inforegio News, September 2006

13.8. Inforegio Panorama, September 2006.

13.9. Growth & Jobs strategy & reform of European cohesion policy

13.10. Yorkshire & Humber Action for Market Towns

13.11. Visitor Letter to Bentham News

13.12. Tan Hua Networking Event

13.13. Settle Victoria Theatre, Whats On

14. AOB - minor items only

Cllr Burton asked how the Calendar sales were progressing. The Clerk reported that 50% had gone out in the first 5 weeks, with nearly £2000 being paid into the bank.

Cllr Heigh asked for information regarding the work on land at Linghaw as she had been asked by several parishioners. The Clerk said she had been in touch with the planning department who had been on the site last week. They have been told that an agricultural track and building are to be put in, neither of which requires planning permission due to the size of the holding. An application is pending for the new access onto the B6480. The planners had said that they would be keeping an eye on the situation and the future use of the building.

Cllr Adams told the meeting that part of the orchard wall down Station Road has fallen into the beck, and suggested that something should be done by Craven to repair it as it is the boundary to their land. The Clerk agreed to contact Craven regarding this.

The Clerk informed the Council that the poor state of the public conveniences during the previous week had been due to Craven DC failing to provide decent holiday cover for Mrs Louth. She announced that Mrs Louth was now back at work, so normal service should be resumed.

There being no further business, the meeting was closed at 9.35pm