

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 4 September 2006, at 7.30 pm in the Town Hall

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

1. Apologies none

2. Declarations of Interest

Cllrs Hurtley, Marshall, Wills & Heigh declared interests in planning applications 08/2006/6643, 08/2006/6658, 08/2006/6655 & 08/2006/6621 respectively. Cllr Adams declared an interest in item 8.3, letter from the NSPCC. These were recorded in the book.

3. Confirmation of minutes

Cllr Burton asked to correct a comment made at the previous meeting. He said that, with new starters, the number employed by Craven now stood in excess of 270, which represented an increase in staffing of nearly 25% in 3 years. He apologised for any confusion the previous comment may have caused.

The minutes of the meeting on 7 August 2006 were then proposed by Cllr Adams, seconded by Cllr Marshall and agreed. Cllr Heigh asked about circulation of the unadopted minutes and proposed that they should only be sent to Council members until they had been signed. This was seconded by Cllr Marshall and agreed.

RESOLVED: That unsigned minutes should only be circulated to members of the Council

4. Police Report

PCs Hayes & Nagy attended. PC Hayes reported that anti social behaviour continues to be a problem at the bottom of Robin Lane, around the Auction Mart and in Eskew Woods. During the last month there had been 3 reported thefts and one of damage. He also warned about Polish beggars which had been knocking on doors. These people need a license and are in breach of trading standards. He asked that anyone approached report the incident.

CCllr Ireton asked about the monitoring of drug dealing in Bentham and was informed that, due to the problems at Drax, no feedback had been received as yet.

5. CCllr & DCllr Reports

CCllr Ireton highlighted the new legislation coming into force on 18 September regarding the obligatory use of car seats for all children under the age of 12 and below 4ft 6inch in height, adding that this had not been well publicised by Government. The railings at Tatterthorn Road end are now in place, but he agreed that some work needs to be done on the other side to cut back the hedge and improve visibility of vehicles coming down the hill. Cllr Heigh asked about the Craven Herald report on the new school, and was informed that no announcement had been made and the site is still not settled.

Cllr Marshall congratulated CCllr Ireton on being elected as Chairman of Craven District Council.

DCllr Camacho announced that Craven Revenue and Benefits Dept had come in the top 4 for customer service nationally.

DCllr Hurtley reported back on Cllr Wills enquiry last month - Bess Martin has not been tasked to raise money but is 'tidying up' small packets of land. Cllr Wills said that he still could not understand why this did not mean offering them for sale on the open market, nor why the Council had not been notified prior to the process. CCllr Ireton added that it was possible for land to be sold below valuation if being passed to a local Council or a community group. DCllr Camacho said the Ms Martin's job was to seek out interested parties but that the final decision was made by a panel headed by Jonathan Kerr. The Clerk said no response had been received from the Council's letter expressing interest in either leasing or buying the land at the Legion Hut.

Cllr Barnes had attended the march to save Westmorland General Hospital on 2 September, and had been informed that the NHS trust now had different standards for those living more than 10 miles from a hospital. He asked that both the district and county councils look into this and, if true, challenge the thinking for all those living in rural areas such as Bentham.

6. Planning

6.1. Applications

6.1.1. 08/2006/6621 Block of 4 timber stables for private use to be located in paddock to side of property at Moorside Cottage, Lane Head, Mewith, High Bentham.

Cllr Heigh declared an interest. Cllr Adams asked if the new access created to the rear should have been included in the application. It was agreed that this question should be asked of Craven, otherwise there were no objections.

RESOLVED: That this application be recommended for approval

- 6.1.2. 08/2006/6622 Replace shed with garage at 2 Crow Trees, No 2 Burton Road, Low Bentham.
RESOLVED: **That this application be recommended for approval**
- 6.1.3. 08/2006/6625 Extension of garage with patio over, relocate access steps at 6 The Terrace, Low Bentham.
RESOLVED: **That this application be recommended for approval**
- 6.1.4. 08/2006/6630 Stables and exercise arena for use of owner (amended proposal of refusal 08/2006/6372) at Laneside Barn, Mewith Head, Mewith, High Bentham.
 Council agreed that, as long as the development was screened sufficiently they had no objections
RESOLVED: **That this application be recommended for approval, as long as sufficiently screened**
- 6.1.5. 08/2006/6643 Construction of 2 Semi detached dwellings with parking spaces and associated external works on vacant land adjacent to 16 & 18 Hillside Road, Low Bentham.
 Cllr Hurtley declared an interest and left the room. There was quite a lot of discussion about parking and turning on Hillside Road, but it was agreed that this was not the responsibility of the land owner and that, as long as the building was in keeping with others in the road, there were no objections.
RESOLVED: **That this application be recommended for approval as long as in keeping with other properties in the road**
- 6.1.6. 08/2006/6655 Variation of condition 2, planning permission 08/2005/5552 – to bring opening hours forward from 08.30 to 07.00am at Midds Butty Box, 26 Main Street, Bentham.
 Cllr Wills declared an interest. Cllr Marshall commented that the initial permission was less than 12 months old and there had been a lot of opposition to the initial request. The Council agreed that parking on the pavement in front and out onto the road by customers collecting food was more of a problem than extended hours would be.
RESOLVED: **That this application be recommended for approval**
- 6.1.7. 08/2006/6658 Change of use of land for siting 19 caravan / chalets and associated works at Gate House, Wennington Road, Low Bentham.
 Cllr Marshall declared a commercial interest and took no part in the discussion. Cllr Stannard said that something needed to be done to the site at the entrance to Bentham as the current buildings were in a state of neglect. Cllr Barnes said that he felt the access was very poor and increased traffic to the area would be more dangerous as the line of sight was not good. Cllr Faichney felt that the visual impact at the entrance to Low Bentham would not be good as the current screening would definitely be inadequate. Cllr Hurtley agreed with this pointing out that it would impact visually not only from the road, but the railway and also local footpaths. Cllr Faichney added that the development would bring more traffic in the vicinity of Sedbergh Junior School, and could also potentially put more pedestrians onto a busy road without a footpath.
 Cllr Hurtley proposed that the application be recommended for refusal. This was seconded by Cllr Faichney and agreed with one abstention.
RESOLVED: **That this application be recommended for refusal on the grounds of visual impact, access and the potential for increase in accidents.**

6.2. Decisions

- 6.2.1. 08/2006/6466 Change of use from field to garden & driveway, and small extension to garage at 16 Springfield Crescent, High Bentham – GRANTED
- 6.2.2. 08/2006/6497 Stone porch to front / south elevation at The Farmhouse, Mewith Head Farm, Mewith Lane, High Bentham – GRANTED
- 6.2.3. 08/2006/6504 Two storey rear extension at 8 Hillside Road, Low Bentham - GRANTED
- 6.2.4. 08/2006/6518 Single storey sun lounge to NE side of West End Barn, Greenhead, Cross Lane, Low Bentham. - GRANTED

6.3. Correspondence

- 6.3.1. Street Naming – off Goodenber Road
 Names for the new development offered were Wesley Way, Wesley Bank or Wenning Close. Council agreed that Wenning Close was unacceptable due to the distance from Wenning Avenue, but either of the others would suffice.
RESOLVED: **That Wesley Way or Wesley Bank are acceptable**

Cllr Wills had been asked about screening of the sewage works in Low Bentham, and whether this had been a requirement of the planning consent. Cllr Hurtley said that this had been discussed before, but could not remember the outcome. It was agreed that the question should be asked of Craven.

RESOLVED: **That the planning department be asked about screening of the Sewage Works in Low Bentham.**

7. Highway Matters

7.1. Response to Springfield Resurfacing & Grass Cutting

Andrew Mellor had responded. The gullies by the Bowling Green have been cut back, but no response has been received about those in the narrows at Lairgill. The surface joints with the 'old road' are considered adequate, as are the pavements on Springfield and Springfield Crescent.

RESOLVED: **That answers regarding the blocked and raised gullies near Lairgill should be chased.**

The response regarding grass cutting was that the second rural cut had been completed along with the fifth urban cut. Cllr Marshall asked again about cutting on Newby Moor as all the sheep graze the new grass on the road edges. It was agreed that the Council should contact the group with grazing rights to discuss NYCC current policy of cutting the road edges.

RESOLVED: That the NYCC policy be discussed with the group with grazing rights

Cllr Marshall also asked whether the Council's grass cutters should be asked to extend the cutting at Tatterthorn Road end to the end of the fencing, and whether any other areas should be cut. He pointed out that some hedges are protruding over pavements and roads in several areas. It was agreed that the owners should be contacted with a request for the hedges to be cut back, and a list of possible contractors included (but not recommended).

RESOLVED: That the owners of protruding hedges be contacted and requested to get them cut back.

7.2. Barclays Bank, vehicle strikes

Bill Isherwood had agreed that a site meeting would be useful, but as he is retiring had suggested that Stuart Marshall take over. The Clerk had agreed with Mr Marshall that a date in early September should be arranged.

RESOLVED: That a meeting be arranged to look at possible solutions

7.3. Proposed Amendments to existing TRO, B6480/C384

Cllr Marshall described the changes as listed, which will involve moving the parking at the top of Main Street to the other side of the road and extending parking on Station Road. Although the TRO could go further, Cllr Adams proposed that, as it had taken 18 months to get this far and any amendment would delay things again, that the TRO be accepted as it stands. This was seconded by Cllr Marshall and agreed.

RESOLVED: That the proposed amendments be accepted

7.4. Invitation - 'Making Roads Work' seminar – received

7.5. Wennington Road Diversions

Comments were made on the poor signing of the diversions whilst work is done on the B6480 near St Johns Church. This has ended up with 40ft artics attempting to come up the Burton Road from Burton, and also turning into Low Bentham from Egerton cross roads – mainly due to drivers unfamiliar with the area using sat-nav. It was suggested that these comments should be forwarded to Highways

RESOLVED: That comments on the B6480 diversion be forwarded to NYCC Highways

8. Town Hall Matters

8.1. Private Parties & Licensed Events

The problems with the event on 2 September had been resolved and it had gone ahead without problem.

Environmental Health had been out to monitor the event. Cllr Stannard circulated his report and it was agreed that this should be considered at the next Town Hall meeting, which will be held on 11 September.

RESOLVED: That a Town Hall meeting be held on Monday 11 September at 7.30pm

8.2. Fire Safety Inspection

The building had passed without fault.

8.3. Letter from NSPCC

A letter regarding the locked fire door in the Galley had been received. A reply has been sent explaining that the door is a fire restraint, not an fire exit, and as such should be kept shut at all times. The fire exits for the building are all lit and have escape mechanisms fitted so that they cannot be locked from the inside.

9. Low Bentham Playing Field

The Clerk announced that, thanks to Cllr Faichney, full sponsorship for the calendar had been achieved which means that all the proceeds from sales will go to the Play Area. The calendar should be available in the first week of October. The Chairman asked that the Council's thanks to all the sponsors be minuted.

Thanks go to: Armstrongs Builders Merchants, Bentham Agricultural Society, Bentham Fisheries, Bentham Imaging, Churches Together, Craven Concrete, Grove Hill Garage, Kidde Products, MJ & Y Faichney, R & M Whielden, The Sun Dial Inn and Three Counties Builders.

10. Accounts for payment

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

Mopps	169.50	J Burton	616.10
PWLB	24207.90	R Green	487.34
Michael Taylor Fabrications	1023.81	C Louth	76.44
Craven DC	84.00	M Green	60.00
Vision Signs & Graphics	173.90	Grasscare	443.56
British Telecom	212.27	E On Energy	66.87

10.1. Renewal of Gas Contract

To be discussed at the Town Hall meeting

11. Correspondence

11.1. Response from Ofgem / Energywatch & MP

Pricing is no longer covered by any controls, and being an un-metered supply the option to change is very limited.

11.2. Police letter – reply from MP - received

11.3. Community Grants – Applications - received

11.4. Craven Area Committee 7 September 06 - received

12. Reports from other bodies

Cllr Barrington said the Low Bentham Street Market had raised £750.

13. Items For Information

13.1. Design & Access Statements – CDC Planning Dept

13.2. A Guide to improving the local environment - EnCams

13.3. Invitation to Airedale NHS Trust Open Evening

13.4. NY Minerals & Waste Development Framework Adopted Statement of Community Involvement

13.5. Carlisle Play Seminar

13.6. Children Centre Strategy in NYorkshire

13.7. Register of Electors – Annual Audit

14. AOB - minor items only

Cllr Hurlley reminded Councillors of the Civic Service which will be at St Johns Church at 6pm on 1 October

Cllr Barrington mentioned the Traders' Murder Mystery Evening on 7 October and Cllr Adams reminded Councillors about the joint Traders / Council meeting on 12 September.

Cllr Barrington asked if the Council should seek clarification regarding the NHS policy for rural areas and it was agreed that a letter should be sent

RESOLVED: That a letter be sent to the NHS.

Cllr Adams had received a complaint about the bench on School Hill, which is awaiting repair. He had also noticed that a signpost by Mill Lane had been replaced – but without the signs attached.

Cllr Stannard commented that as the TI Centre now has broadband this facility could be shared. It was agreed to look at this again when budgets for next year are considered.

There being no further business, the meeting was closed at 9.17pm