

Minutes of the Council Meeting held on Monday 1 September 2008, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Barrington, Burton, Faichney, Heigh (arrived late), Marshall, Stannard, Taylor & Wills. Also the Clerk, Mrs Burton, DCllr Camacho & 12 parishioners.

78. To Receive Apologies from members unable to attend

Apologies were received from Cllr Hurtley

The Chairman explained that Cllr Hurtley was in hospital and wished him a speedy recovery.

79. To Receive Declarations of Interest from members present

Cllr Marshall declared a prejudicial interest in item 85.1.2, planning application 08/2008/8869. Cllr Wills declared a prejudicial interest in item 85.1.4, planning application 08/2008/8905.

80. To Receive Comment & Concerns

It was agreed to take comments from the public on planning matters during that item. The Chairman informed the meeting that the planning item would be delayed until Cllr Heigh, who was representing Council at the induction of Rvd Clive Burgess, arrived or until the end of the meeting – which ever was soonest.

81. To Confirm the minutes of the previous meeting

The minutes of the meeting on 4 August were proposed by Cllr Wills, seconded by Cllr Adams and agreed.

82. To Receive the Clerks Report (for information only) – see the end of these minutes

A couple of further items for information and three more planning approvals had been added since publication. Cllr Wills apologised for the delay in providing the flood risk assessment, due to a family bereavement.

83. To Receive the Police Report & allow members to ask questions for information

- none present

84. To Receive Reports from CCllr & DCllrs (for information only)

DCllr Camacho reported that the Station Road car park project will be discussed at the Policy Committee meeting on 24 September. Both he and Cllr Marshall intend to speak for it, although with the positive feedback so far suggests that the project will go ahead. Interest has been expressed by Yorkshire Forward at subsidising the project to make it 'greener'.

DCllr Barrington said that she & DCllr Camacho had sat on the committee looking at grants given by Craven and the process used, the aim being to quantify the monies involved and standardise the procedures. Cllr Marshall asked about the TIP grant and was informed that this would be reviewed in October, and probably be set for a period of 3 years.

86. Highways Matters

86.1. To receive and discuss draft proposals for altering Parking on Main Street and consider a course of action

Council had met with David Cairns of NYCC Highways on 30 July to look at the possibilities of moving the parking on Main Street and Station Road to assist the exit of vehicles from the town – as the current priorities take all vehicles to the Station Road crossroads. Mr Cairns had agreed to provide draft drawings showing the effect on parking for the Council to consider and discuss with residents. If the proposals are considered sensible than a formal request can be put to NYCC Highways, although the actual process to get a new road traffic order and implement any changes will take around 2 years.

Only the drawing for Main Street had been received, showing parking starting at the Post Office and continuing down to the Chinese, with exits kept for Tweed Street and the Legion Hut ginnel. This would result in the loss of approximately 5 parking spaces.

The Council agreed that something needs to be done to try and get better traffic flow through the town, and agreed that once the Station Road drawing is received, copies of both diagrams and an explanatory letter should be sent to all businesses and properties in the area, plus the notice boards, website, Traders Association etc asking pertinent questions regarding the draft proposals

and asking for general comments. The response to this survey would then be considered before taking any further action.

RESOLVED: That the drawings of the draft proposals be sent to properties on Main Street & Station Road (when both are available) with a letter of explanation and the responses be considered at a future Council Meeting.

86.2. To note the discussion with Yorkshire Housing & NYCC Highways re Hillside Road and consider a course of action, if any.

86.2.1. To consider a letter re Hillside Road from a resident

The notes of the discussion were presented to the meeting along with the resident's letter. A letter from the National Transport Casework Team announcing a public local enquiry in to the stopping up had also been received. Council considered the compromise offered by Yorkshire Housing (to provide 4 parking spaces outside the houses instead of 2 plus garden) but felt that this did not solve the problem of the loss of turning space – which has been the issue all along. It was agreed that the process should be followed through to the end to emphasise the problems experienced by Hillside residents.

RESOLVED: That the compromise offered by Yorkshire Housing, to provide 2 parking spaces per dwelling, does not solve the problem of the loss of turning space and should be rejected

RESOLVED: That the process should be followed through to the Public Local Enquiry.

86.3. To Consider and Note Highway Matters

The clerk informed the meeting that the scheduled sewer work on Mount Pleasant had not occurred, although initially NYCC Highways had been sure that it had. An explanation and possibly a new schedule is awaited. It was noted that the sewer used to be flushed regularly although this had not been done recently which may be part of the problem.

Holes have appeared in Banks Way and Robin Lane that need attending to

RESOLVED: That these problems be reported to NYCC Highways for their attention.

The damage to the Heritage Trail sign at the Big Stone was also discussed. The Heritage Trail was funded by Market Towns Initiative money, which has now run out. Cllr Barrington agreed to find out who produced the signs originally to see about replacement and repair, as other signs are also in need of attention. Once this is known then NYCC Footpaths could be approached to take over the Trail.

RESOLVED: That Cllr Barrington ascertain where the Heritage Trail signs came from.

87. To Agree the Accounts for Payment

The accounts were proposed by Cllr Barnes and seconded by Cllr Stannard.

Mazars 646.25 J Burton 562.90
Stannards 30.00 R Green 480.82
British Telecom 292.17 C Louth 89.60
Yorkshire Water 67.06 Norwich Union 259.48
Craven District Council 104.00 Pica Design & Print 3050.30
Falon Nameplates 67.97 W Dowbiggin 105.00
Mopps 440.62 P Howard 122.50
Horton Landscaping 43.48 Phone Coop 4.58
M Green 63.35 AOL 14.99
L Green 52.79 Andrews 7.77
B Rothwell 1370.00 NCBPT 7.98
Drakkar Press 10.00

The Clerk informed the meeting that the 2007/8 accounts had been passed by the External Auditor

88. To Receive a précis of the Library Strategy document for comment (paper 2008/14)

The précis of the document listed the aims of the service over the next 15 years – to make Libraries the first port of call, not only for books, but for information of any kind and IT access,

and to ensure that the staff are suitably trained to help and that access is altered to suit the community.

Council agreed that the local library was a valuable resource that should be supported.

89. To consider items of Correspondence

89.1. To note new date of meeting with Bernadette Jones to discuss proposed New School for Bentham on 13 October 2008.

- received

89.2. To consider nominations and elect a representative for NYCC Craven Area Committee. The election notes of the 3 candidates were considered and the Council voted by a show of hands, 7 for William Kirkpatrick, 0 for Hazel Bulcock and 1 for Philip Currer Baker

RESOLVED: That Bentham Council vote for William Kirkpatrick as representative on the Craven Area Committee

90. To Receive Reports from Councillors who represent the Council on other bodies (for information only)

- none

85. Planning

85.1. To Consider and Comment upon New Applications

85.1.1. 08/2008/8756 Single storey side extension at 1 Moons Acres, Low Bentham Road, High Bentham.

RESOLVED: That the Council had no objections to this application

85.1.2. 08/2008/8869 Extension of Caravan Park, Riverside Caravan Park, High Bentham.

Cllr Marshall declared a prejudicial interest and left the room

RESOLVED: That the Council had no objections to this application

85.1.3. 08/2008/8872 Engineering works to form driveway at front of 33 Robin Lane, High Bentham.

RESOLVED: That the Council had no objections to this application

Cllr Heigh arrived during the public participation on item 85.1.4

85.1.4. 08/2008/8905 Demolition of existing glass houses & poly tunnels & formation of stone processing building, separate office & staff accommodation, & change of use of site to stone storage. Resubmission of 08/2008/8513 at Ingleborough Nurseries, Bentham.

Cllr Wills declared a prejudicial interest and left the meeting after the public participation which he took part in.

The Chairman explained that the public participation would be limited to 20 minutes and that no person would be allowed to speak for more than 3 minutes. He added that, although the new application would be treated in isolation from the previous one, it was worth re-iterating why the last application was refused – a) the isolated location, b) the impact of the size and bulk of the proposed building, c) the noise, d) the late arrival of the flood risk assessment.

The comments from the public were as follows

- Despite changes in the proposed building it is still the height of a 2 storey building and $\frac{3}{4}$ size of a football pitch.

- The original noise report was flawed but the new measurements offer no absolute ambient and admit that strict management of the site is required and that no measures of the outside noise have been attempted

- The traffic movements are still too many for the roads to cope with.

- The lighting scheme is mentioned as low level but not specified and will still cause major light pollution problems in winter months

- The proposed tree planting is in the wrong place and not deep enough to screen the noise even when it has fully grown

- No control of increased amounts of dust has been incorporated

- There is still a risk of contamination of the water course.

- The net gain in jobs is initially zero as it is a relocation and with current economic conditions there is no guarantee that the further proposed jobs will materialise.
- The noise report is based on current activities and takes no account of expansion.
- Offers to muffle reversing beepers and lower light intensities may cause health and safety issues that will not be allowed
- The applicant's current site is less than 2 acres in size whilst this is 9 acres. The accompanying documents make no mention of the use of the rest of the site – which if all used as B2 will increase noise, traffic and industrial development of an agricultural area
- The flood risk assessment states that water will flow away from the site down the lane – as the site is lower than the lane this is patently untrue.

Moving into debate it was commented that in this case employment was a double edged sword – more people meant more machines, more deliveries and more noise. It was also noted that once approved applications are easy to amend, so working hours and the size of the site could be changed. On the other hand this is currently a derelict site (although Enforcement have been informed that the Nursery Business is still operating) and local people may benefit from new jobs. Several Cllrs stated that they were not in opposition to the business per se, just the size and position of the site in question and the narrow road upon which it is situated.

It was proposed that the Council reiterate its previous objections to the application, i.e. size of building, position of site, noise and traffic and vigorously reject it. There were no amendments or counter proposals and the proposal was passed with 6 votes for, 1 against and 2 abstentions. RESOLVED: That the Council vigorously rejects this application on the grounds of development of an industrial site in an agricultural area, the size of the building, the noise and increased traffic.

85.2. To Receive Planning Decisions

- If any (see Clerks Report)

85.3. To Receive Correspondence on Planning Issues

- If any (see Clerks Report)

91. Items for next meeting and minor items only

Cllr Heigh reported that the Bentham Show may be moved to the Auction Mart, a decision is expected on 2 September

Cllr Barnes reported problems with anti social behaviour outside Asian Spice and in Cleveland Square last Saturday, which he had reported to the police. Following no response in 50 minutes he had driven to Ingleton and phoned from the Station there to re-report the situation, only for the person on the other end to hang up on him. Council agreed that this was a very poor response and felt that a letter of complaint should be sent to Inspector Franks.

Cllr Barrington informed the meeting that a review of the Bentham Walks books is planned for 17 September and interested individuals are invited. She also reported vandalism down at the Station building.

Cllr Wills asked whether calendars would be available at Bentham Show and the clerk confirmed that they would.

Cllr Marshall asked if any progress had been made with the Playing Field. Cllr Faichney admitted that the weather had been against all attempts since the last meeting. Cllr Faichney added that he had been contacted by Vicky Hindle about fund raising and was going to meet her, and would report back to the meeting.

Cllr Marshall confirmed that there would be a Tourist Information meeting in the week beginning 22 September

Cllr Adams asked for the Council to lend its support to the Bonfire Committee who needed to obtain a road closure order for the procession. He also asked if the procession could start from Cleveland Square. This was agreed.

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

AGENDA ITEM 82)

CLERK' S REPORT TO BENTHAM TOWN COUNCIL, 1 September 2008.

1. Planning Decisions Received Since Last Meeting

1.1. GRANTED

1.1.1. 08/2007/7847 Conversion of redundant agricultural farm building into a residential property (& change of use of agricultural land to extend curtilage of existing house) at Town Head Farm, Burton Road, Low Bentham.

1.1.2. 08/2007/7848 Erection of 4 properties to north of Town Head Farm, Burton Road, Low Bentham.

1.1.3. 08/2008/8612 Removal of condition 3 of planning ref: 08/2003/3399 (change of use of garage to builders merchants & petrol sales) to allow external storage of materials at Bentham Garage, Low Bentham Road, Bentham.

1.1.4. 08/2008/8666 Retrospective planning permission for summerhouse & garden shed at 4 Collingwood Drive, Low Bentham.

1.1.5. 08/2008/8707 New agricultural cattle housing with underground slurry & midden at Ridding Lane Farm, Bentham.

1.1.6. 08/2008/8729 Single storey extension at 28 Millholme Drive, High Bentham.

1.1.7. 08/2008/8763 Two storey extension to side of 12 Hillcroft, Bentham.

1.2. REFUSED

1.2.1. 08/2008/8562 Conversion of 2 barns to form 2 live / work units at Egerton Lodge Farm, Burton Road, Low Bentham.

2. Planning Correspondence

2.1. Update on enforcement process at Fourlands Nursery received - see information folder

2.2. 9 Letters regarding planning application 08/2008/8905, stone processing at Fourlands

3. Information Received Regarding Items Discussed at last Council Meeting

3.1. Main Street Parking – draft drawing received, see agenda item 86.1

3.2. Hillside Road – meeting held 5 August, see agenda 86.2

3.3. Tatterthorn Road 'hole', NYCC Highways to contact landowner (see email 12/8/08)

3.4. Remedial work on trees on Butts Lane arranged by NYCC Highways (see email 12/8/08)

3.5. Cleveland Square – permission to clamp vehicles has been sought from Craven Property Services – reply to be discussed at next Market Meeting. Condition Schedule also received for comment.

4. Items for Information – see information folder

4.1. Consent forms signed for signage to be erected at Burton river re overhead powerlines

4.2. Craven Development Update, Aug 2008.

4.3. Invitation to Airedale NHS Trust Open Evening, 9 September.

4.4. Country Air, Summer 2008.

4.5. The Playing Field, Summer 2008.

4.6. InfoRegio News, August 2008

4.7. YLCA Website Update notice, 28 August.

4.8. LDF Consultation Notification.

5. Progress on Outstanding Matters

5.1. Goodenber Road drain – passed to inspector for action 28/7/08

5.2. Missing road signs Dumb Tom / Tatterthorn / Nutgill – passed to inspector for action 28/7/08

5.3. Church Beck – response from Graham Tarn received showing work in hand

5.4. The uneven kerb at the Victoria Institute has been investigated and repairs instructed (email 24/6/08)

5.5. A permanent solution for Dumb Tom triangle is still under consideration (email 9/7/08)

5.6. The Egerton Road sign is at Ingleton Depot awaiting repair (email 10/6/08)

5.7. Dales View amenity area – letter sent 19 May.

5.8. Railings outside HSBC to be considered, but 2008 budget for signs/lines 'already spent'.

5.9. Request for consideration of land to rent for allotments – holding letter received from Kiddes 22/4/08

5.10. Flood risk assessment on Station Road – information still awaited from Cllr Wills.

5.11. Legion Hut Land – holding email received 10/7/08

5.12. Garage Sites – holding email received 10/7/08