

MINUTES of the Council Meeting held on Monday 24th February 2020, at 7.30 pm in the Lower Town Hall.

Present: Cllrs Taylor (Chair), Adams, Bridgeman, Burton, Handford, Hill, Stannard and Swales. The Clerk Christine Downey. Three members of the public.

- 235 To Receive Apologies from members unable to attend
Cllrs Faraday, Marshall and Wills.
- 236 To Receive and Record any member's Disclosable Pecuniary Interest in relation to any items on the agenda and to receive and decide members requests for DPI dispensations
None.
- 237 To Receive Comment & Concerns
A local resident spoke in opposition to the planning application at item 238.1.4 on the agenda, outline application for 18 dwellings at land north of Wenning View, Low Bentham Rd. Her main objections were: It's a green field site not a derelict area. Very prominent position so development would stand out. Older local resident report that planning applications for this site have been rejected by the planning department twice in the past on the grounds that it would join the two villages. A search reveals that there are currently 67 properties for sale within 1 mile of Bentham. There are 16 new houses at the Felstead development plus those on the old school site. It would cause drainage problems, i.e. where will all the water go? Can the school cope with the extra demand? Can the highways cope with potentially 36 more vehicles?
- 238 Planning
- 238.1 To consider and comment upon New Planning Applications
- 238.1.1 2019/21320/FUL. Change of use of land for the siting of high-quality lodge style caravans. At Bentham Golf Club, Robin Lane, High Bentham, Lancaster, LA2 7AG.
RESOLVED: That the council has no objections.
- 238.1.2 2019/21321/FUL. Change of use of land for the siting of high-quality camping pods. At Bentham Golf Club, Robins Lane, High Bentham, Lancaster, LA2 7AG.
RESOLVED: That the council has no objections.
- 238.1.3 2020/21336/FUL Erection of portal frame agricultural building. At Agricultural Building, High Bottom, Birkwith Lane, Low Bentham.
RESOLVED: That the council has no objections.
- 238.1.4 2020/21363/OUT Outline application with all matters reserved (except for access), for 18 dwellings. At Land to North of Wenning View, Low Bentham Road, High Bentham.
RESOLVED: That the council has the following concerns in respect of this application:
A) 18 is too many dwellings
B) This is a green field site
C) Development of this size would cause flooding problems. Planning department must ensure that flooding not made worse and site can cope
D) Could narrow the separation between the two villages
E) Bins are required to be left at road end for collection; 38 bins at one road end likely to cause a major nuisance
F) The additional vehicles will cause problems particularly in relation to parking.
- 238.1.5 To consider and comment upon BT Consultation on Intended Public Payphone Removal
RESOLVED: That the council will object to the removal of the payphone on the grounds that it's the only one remaining in the village.
- 238.2 To receive Planning Decisions
- 238.2.1 **GRANTED:**

- i 2019/21256/ADV. 1 no. illuminated logo sign, 1 no. illuminated hanging sign and 2 no. non-illuminated signs. At United Co Operatives Late Shop, Main Street, High Bentham, Lancaster, LA2 7HE.
 - ii 2019/21279/COU Partial change of use from retail area to additional residential area (resubmission of 2019/21003/FUL, withdrawn 18 November 2019). At Black Bicycle, 8 Station Road, High Bentham, LA2 7LF.
 - iii 2019/21262/HH Part garage conversion and first storey extension. At Withens, Low Bentham Road, High Bentham, Lancaster, LA2 7BN.
- 238.2.2 **REFUSED:** 2019/21300/OFFRES Change of use from offices to one-bedroom ground floor flat (Prior Notification). At 58 Main Street, High Bentham, Lancaster,
- 238.2.3 **WITHDRAWN:** None
- 238.3 To receive **Correspondence on Planning Issues** – none
- 239 Items for next meeting and minor items only
None.
- 240 Date of next meeting: - **2nd March 2020**

There being no further business the meeting closed at 20.49.