

MINUTES of the Council Meeting held on Monday
24th February 2022, at 7.30 pm – in the Victoria Institute, Low
Bentham.

Present: Cllrs Taylor (Chair), Burton, Faraday, Marshall and Wills. The Clerk Christine Downey. Six members of the public.

The meeting began with Cllr Taylor conveying that the thoughts of the Council and the people of Bentham are with Ukraine at this time.

- 326 Apologies from members unable to attend: -
- 326.1 To Note Apologies for absence given in advance of the meeting.
Cllrs Adams, Bridgeman, Hill, Stannard and Swales.
- 326.2 To consider acceptance of reasons for absence.
None.
- 327 Declaration of interests: -
- 327.1 To Note Declarations of Interest not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests.
See item 332.2 – when Councillor Wills left the room.
- 327.2 To approve dispensation requests.
None.
- 328 To Receive Comment & Concerns: Public Participation – to hear matters raised by members of the public or Cllrs with an interest (that are allowed to speak) either on agenda items or for future consideration.
 (NB: for non-agenda items Members of the Council are not permitted to respond, except to ask questions for the purposes of clarification).

A member of the public spoke regarding housing developments around Bentham and the impact on sewerage, and particularly on maintaining the cleanliness of the river Wenning.

In view of the developments that are going on in Bentham, there is a question regarding whether the sewerage system, the sewerage field, is up to it, having passed the caravan site once or twice and noticed that it was discharging. If we get another 50 or 60 properties, how much more is it going to discharge? Do we have any records around how many times it does discharge? I've been a lifelong fisherman so have observed it (the river) over 50 years and don't want to see it deteriorating any more than it is. It would be a fair point to say that no new developments should go ahead unless we know that all the sewerage created by those properties can be handled without discharging into the water.

It was reported to the meeting that when the new plant was built in 1998/99, it was allegedly designed with the expansion of Bentham in mind. But although the plant may be up to taking the additional capacity, the pipework is not and is regularly flushed out, certainly along the Wenning Avenue stretch, and other areas in Bentham. It was suggested that the council should write to United Utilities at Bamber Bridge or Warrington to seek clarification on it. It should be noted that there is nothing to stop a future developer from putting their own plant in to service the requirements of that development, in the same way that United Utilities or any other water authority do.

The member of the public responded that his main concern is the cleanliness of the river water, which has already deteriorated enough and should not be allowed to deteriorate any more.

It was reported back that there are two storm outlets; when there is a lot of excessive rain they do run into the river and there is some guidance on the license to discharge that United Utilities or others have. A lot of the sewers in Bentham are “combined sewers” meaning that they take a lot of top water as well as sewerage effluent. Over the last 12 months there has been 1.2 metres of rain in Bentham, so there will always be a lot of water coming down the sewer and ending up in the river Wenning unfortunately, whether its treated or not. The concerns of the member of the public were noted, and the problem is more noticeable at certain times of the year.

- 329 To Confirm the Minutes of the full council meeting of 7th February 2022. (Paper 2022/23)
RESOLVED: That the minutes of the meeting of 7th February 2022 are agreed and be signed.
- 334 To Co-Opt a new member to fill the Council vacancy. (Papers 2022/33 to 2022/35)
 Philip John Gerrie and William Andrew Jones expressed interest and filed in the forms.
 The Chairman placed the names of the applicants in alphabetical order by surname and a vote was taken.
 The votes were five for Philip John Gerrie, none for William Andrew Jones, and the votes were counted by Christopher Wilcox, as the independent person.
RESOLVED: Philip John Gerrie co-opted onto council.
RESOLVED: Clerk to arrange for the completion of the appropriate documentation before the next council meeting.
- 330 Planning: -
- 330.1 To consider and comment upon New Planning Applications: -
- 330.1.1 2021/23565/FUL. Proposed new garage on existing plot. 3 Green Head Cottages, Cross lane, Low Bentham, Lancaster, LA2 7ES.
RESOLVED: That the council has no comments on this application.
- 330.2 To receive Correspondence on Planning issues and agree a way forward and/response: -
- 330.2.1 Letter received 07/02/22 regarding the development of Land Off Springfield. (Paper 2022/24)
 It was reported that the case officer is on long-term sick leave and that CDC has advised that the case will be reallocated asap, and that the request for a site meeting will then be dealt with.
RESOLVED: Clerk to keep pressing for the site meeting.
- 330.2.2 Correspondence regarding the Banks Way development. (Papers 2022/25and 2022/36)
 It was reported that the site meeting with the project manager from CDC was very disappointing indeed, with no effort being made by CDC to resolve the problems satisfactorily for the Banks Way residents.
 It was also reported that DCllr Brockbank has visited the site herself this week, and intends to have a meeting with all the CDC officers involved.
RESOLVED: Clerk to pursue all potential avenues of resolution as vigorously as possible, including asking DCllr Handley to get involved.
- 331 **Buildings: -**
- 331.1 **Town Hall: -**
- 331.1.1 To receive the notes from the Annual Walk of Town Hall on 09/09/2021. (Paper 2022/26)
Received.
RESOLVED: Clerk to double check when electric test was last done at Town Hall, and when the next is due.
- 331.1.2 To make arrangements for the 2022 Annual Walk of Town Hall.
RESOLVED: Clerk to request caretakers’ attendance for the annual walk of town hall.
RESOLVED: Annual walk of town hall to be conducted on Thursday 3rd March at 5.30 pm.

RESOLVED: Cllrs Burton and Wills to attend.

RESOLVED: Clerk to let Cllr Adams know about the arrangements.

331.1.3 To receive an update regarding the hot water boiler repair.

It was reported the broken hot water boiler has been taken away by Tim Wheildon for repair, the boiler from the galley kitchen has been plumbed in temporarily in the main kitchen, and that the galley kitchen has kettles and the plug-in boiler borrowed from the Victoria institute.

Received.

331.1.4 To review the lift inspection report dated 07/01/2022 and consider whether any further action is required. (Paper 2022/27)

RESOLVED: To get the inaudible passenger emergency communication system repaired or replaced.

331.1.5 To review the boiler inspection report dated 01/02/2022 and consider whether any further action is required. (Paper 2022/28)

Received and reviewed.

RESOLVED: No further action.

331.1.6 To consider the quote for work on the fire alarm system and emergency lights, from Howsons, dated 10/02/2022. (Paper 2022/29)

RESOLVED: Quote accepted and work to proceed.

331.1.7 To agree a way forward re annual service of gas appliances. (Paper 2022/30)

RESOLVED: To accept the quotes from Pro Laundry & Catering Services Ltd and to proceed with the annual services of the gas appliances.

RESOLVED: To request quotes for an annual cleaning of the kitchen canopy/extractor and the main kitchen fridge.

331.1.8 To review the list of unresolved repairs at the town Hall and agree a way forward. (Paper 2022/31)

	Item	Notes	Resolved 24/02/22
1	Plaster fell down at back of stage.	Resolved 15/02/2021: Cllr Adams to speak to Ross Chesters.	RESOLVED: Wait for report from Cllr Adams and/or Ross Chesters.
2	Hot taps leaking water up the stems in all gents and ladies' toilets.	Quote accepted 26/07/21. HB Plumbers asked to proceed 28/07/21. Clerk spoke to them 16/02/22 and they promised to do it in the next month.	RESOLVED: Clerk to chase up if not completed by HB Plumbers in the next month.
3	Inaudible passenger emergency communication in lift.	Dealt with at item 331.1.4.	RESOLVED: To get the inaudible passenger emergency communication system repaired or replaced.
4	Six radiators not working.	Clerk requested full list of radiators that are not working from caretaker 16/02/22.	RESOLVED: To see if the radiators can be bled on the annual walk of Town Hall on 03/03/2022.
5	Clock not running or chiming.	Specialist visited 01/02/22. Full report and quotes awaited.	RESOLVED: report and quote on next agenda.
6	Electric panel lock damaged in plant room.	Resolved 15/02/21: Cllr Adams will provide a means of locking the control panel door.	RESOLVED: leave to Cllr Adams to resolve in due course.

7	Hot water boiler in main kitchen faulty.	Dealt with at item 331.1.3.	RESOLVED: Await return of repaired hot water boiler from Tim Wheildon.
8	List of lights that are out.	Clerk requested full list if all lights that are not working from caretaker 16/02/22.	RESOLVED: Dealt with by Cllr Adams.
9	Door opener problems – main kitchen door not shutting itself. And door to main hall is leaking oil.	N/A	RESOLVED: Opener on main kitchen door replaced by Cllr Adams. Look at the door leaking oil on walk of Town Hall on 03/03/22.
10	Door locks – many not working properly.	Does this need to be costed as a future special project?	RESOLVED: To review and consider on walk of Town Hall on 03/03/22.
11	Faulty fridge in main kitchen.	Does it need to be a commercial fridge or not / stainless steel or not?	RESOLVED: add to 07/03/2022 agenda.

331.2 **Community Youth Building: -**

331.2.1 To receive notes from the Annual Walk of the Community Youth Building on 09/09/2021. (Paper 2022/32).

Received.

331.2.2 To consider action to be taken regarding the electrical fault and agree a way forward.

RESOLVED: Cllrs Adams and Wills to examine and report back.

332 **Special Projects, being undertaken with funding from the Welcome Back Fund: -**

332.1 To review progress to date.

It was reported that: -

A) Cllr Marshall and Lynn Whitaker of CDC have the reprinting of the Bygone Bentham pictures in hand.

B) Replacing the three benches at School Hill is also in hand and should be completed and paid for before 31/03/2022.

C) A pot grown Christmas tree has been purchased for School Hill.

D) Three quotes for the installation of the electric supply close to the bus shelter have been received and will be considered at the next item.

Progress report received.

332.2 To consider quotes – if any received.

Cllr Wills left the room at this point in the meeting.

RESOLVED: To accept the quote for £360 (300 + vat) from Beaver Tree Surgeons for clearing School Hill, work to proceed immediately, and to be completed and paid for by 31/03/2022.

RESOLVED: To accept the quote for £5,610.00 (4,675 + vat) from Mark Burrow Electrical Ltd for electric installation at School Hill, work to proceed immediately, and to be completed and paid for by 31/03/2022.

RESOLVED: Cllr Marshall to clarify what the connection will be.

Cllr Wills re-joined the meeting at this point.

332.3 To agree away forward.

RESOLVED: to add “to discuss the flagpole at School Hill and to agree a way forward” to the agenda for 07/03/2022.

- 333 To consider arrangements for the celebration of the **Queens Platinum Jubilee** on 2nd June 2022, and agree a way forward. (Papers 2021/150 and 2021/151)
RESOLVED: That the beacon will be lit to celebrate the Queens platinum Jubilee in accordance with the national timetable.
RESOLVED: To ask Bentham Bonfire Committee for volunteers and fire extinguishers.
RESOLVED: Clerk to register involvement with Bruno Peek, the Pageantmaster.
RESOLVED: Clerk to let Tatham Fells Parish Council know.
- 335 Items for next meeting and minor items for information only.
Apologies received from Cllrs Farady, Marshall and Taylor for next meeting.
The clerk reported that correspondence with NYCC regarding the unlit streetlights on Millholme Drive has become circular (they are only responding that responsibility lies with the developer or the home owners, which is already known), and that David Ireton's recommendation is to write directly to the Chief Executive of NYCC because the problem has gone on long enough. As the alternative resolution would be for Bentham Town Council to accept responsibility for the street lights (provide NYCC agree to that without the road being adopted), this matter to be an agenda item for next meeting, for further consideration.
- 336 Date of next meeting. 7th March 2022.
- There being no further business the meeting closed at 8.37.