

## **BENTHAM TOWN COUNCIL**

### Minutes of the Council Meeting held on Monday 3 September 2007, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barrington, Burton, Faichney, Heigh, Marshall, Stannard, Taylor & Wills (Chairman), DCllr Camacho & CCllr Ireton. Also, the Clerk Mrs Burton and 6 parishioners.

Prior to the meeting the Council was addressed by Dr Sullivan regarding the NHS changes in the area following changes in the organisation of the PCTs in both North Yorkshire and Lancashire. He said that following 18 months of 'planning blight' where officials were changing and not prepared to make decisions the PCT, which now administers the NHS in N. Yorkshire, was starting to function properly again, although as yet GPs were not involved in the negotiations with Acute Trusts (Hospital service providers). Only 5% of patients go from Bentham to Airedale, mainly for those services requiring good community links, the other 95% go to Lancaster or Westmorland General.

Westmorland General is now unlikely to become an Independent Sector Treatment Centre (private hospital used by the NHS) as the political emphasis on these is evaporating in the light of the possible ramifications – particularly the loss of junior doctor training. Dr Sullivan agreed that the Out of Hours service was not perfect, but explained that the switch to BACOL had improved on the previous situation where a single Skipton based doctor covered the whole of Craven – being placed near the bulk of the population. He said that Whitehall had underestimated the cost of providing an out of hours service, particularly in rural areas where distance is a factor.

On the future of Castleberg, he admitted that it was uncertain, although all the GPs in the area were committed to keeping this form of expertise. He agreed to keep the Council informed so that it would be aware of when it would be useful to write in support. The Chairman thanked Dr Sullivan for giving up his time and providing such useful information to the Council.

1. Apologies Cllrs Barnes & Hurtle
2. Signing of Declaration of Acceptance of Office

The Chairman welcomed Cllr Taylor as the newly co-opted member of the Council, and Cllr Taylor signed the declaration of acceptance of office.

3. Declarations of Interest

Cllrs Heigh & Marshall declared an interest in item 8.1.2, planning application 08/2007/7768. These were noted in the book. DCllr Camacho asked for it to be noted that he would leave the room for item 8.1.1, planning application 08/2007/7754.

4. Public Participation

The Chairman explained that this was new, following the adoption of the new code of conduct and allowed for members of the public to comment on agenda items, or raise topics for possible future discussion. One resident indicated that they wished to comment on item 8.1.1, planning application 08/2007/7754 and it was agreed that the most appropriate time would be during that item.

5. Confirmation of minutes

The minutes of the meeting on 6 August 2007 were proposed by Cllr Adams, seconded by Cllr Burton and agreed.

6. Police Report – none present

7. CCllr & DCllrs Reports

Following a question at the last meeting CCllr Ireton had contacted the CEO of NYCC for information on the cost of the Unitary bid and had been informed that it had cost £29513.

NYCC have been awarded £65 million to improve waste disposal facilities and this will go to development of mechanical and biological recovery systems, which should reduce landfill by 75%, by increasing recycling and composting. Eventually this should lead to a wet/dry system of rubbish collection where all recyclables are put in a single bin.

A question was asked about the new school as, although sites have been identified, none of the landowners have been contacted which it was felt was disrespectful. CCllr Ireton said that the assessors were expected to report in early September and he would ask regarding contact made.

*(CCllr Ireton then departed to another meeting)*

DCllr Camacho announced that the new Gambling Act had come fully into force and is now the responsibility of Craven. It is much simplified and should be an advantage for charities and small clubs. Briefing notes should be available in due course.

He had also attended the NYCC Craven Area Forum where there had been a statement on the de-trunking of the A65, which will happen in October. Funding does transfer to NYCC Highways for its maintenance, but this is not ring fenced.

DCllr Barrington said there would be a surgery in Burton on 4 September, and reminded Cllrs about the Area Forum on 12 September

## 8. Planning

### 8.1. Applications

- 8.1.1. 08/2007/7754 Use of buildings & land for repair of vehicles from February 2001 and from date prior to this as builders yard / joiners workshop from 1989 to February 2001 at buildings and land adjacent to Gill Farm, Wennington..

DCllr Camacho left the room.

The Clerk read instruction from the Planning Department regarding this application which is a request for a Certificate of Lawfulness of Existing Use or Development which is an assessment on planning law and not policy or desirability of development. The application makes certain statements regarding the operation of a business being run from the site, and the Cllrs should respond according to their knowledge of the correctness or otherwise of those statements. Neighbours were allowed to speak regarding their objections to the application and changes made to the site recently, but accepted that there was little the Council could do under the instruction received. Various other lines of enquiry that the residents could follow were suggested. It was agreed that individual Cllrs with any knowledge of the site would contact the planning department.

**RESOLVED: That individual Cllrs contact Mr Ellis at Craven Planning with any relevant information before 10 September.**

- 8.1.2. 08/2007/7768 Conversion of single 2 storey warehouse building into 3 2-storey self contained office units at Armstrong's Garden Centre, Warehouse, King Street, Bentham.  
Cllrs Heigh & Marshall declared an interest.

**RESOLVED: That this application be recommended for approval**

### 8.2. Decisions

- 8.2.1. 08/2007/7374 Erection of steel portal framed building for hay, sheep & implements at land at Linger off the B6480, High Bentham - REFUSED
- 8.2.2. 08/2007/7441 New dwelling (resubmission of 08/2007/7157) on land adjacent to 4 Goodenber Road, High Bentham - REFUSED
- 8.2.3. 08/2007/7551 Single dwelling on land adjacent to Bank Head, Lakeber Drive, High Bentham – GRANTED
- 8.2.4. 08/2007/7566 Single storey extension to rear at 4 Butterbergh, High Bentham – GRANTED
- 8.2.5. 08/2007/7581 Two storey dwelling (resubmission approval 08/2003/3706) at land adjacent to 36 Goodenber Road, High Bentham - GRANTED
- 8.2.6. 08/2007/7593 Retention of garage at Bank Head West, 37 Robin Lane, Bentham - GRANTED

### 8.3. Correspondence

- 8.3.1. 08/2007/7539 Agricultural dwelling at Bracken Hill Farm, Burton Road, Low Bentham – WITHDRAWN
- 8.3.2. 08/2007/7547 Agricultural workers dwelling on land at Mewith Head, Mewith Lane, Bentham - WITHDRAWN
- 8.3.3. Local Development Framework – advance warning of public consultation - RECEIVED

**RESOLVED: That a meeting should be arranged to discuss this as soon as it is available**

## 9. Highway Matters

### 9.1. Reply from NYCC re August queries

The clerk explained that as the agenda had been prepared in advance, due to holidays, it had been assumed that a response would have been received before the meeting. Unfortunately this was not the case.

### 9.2. Information received regarding vehicle strikes at Barclays Bank

Two responses had been received from NYCC Highways, the first stating that Barclays agents did not appear to be interested in contributing towards changes that would stop the vehicle strikes and also give them disabled access to the bank. The second showing that negotiations had reopened. It was noted that whilst the Town Council had no powers in this case, it was a useful catalyst in getting things done and it was agreed that a letter should be sent to Barclays' agents expressing safety concerns whilst the bank continues to be struck.

**RESOLVED: That a letter should be sent to Barclays' agents expressing the Council's concerns about safety issues surrounding the vehicle strikes.**

### 9.3. Letter re damage at Doctors Hill, Low Bentham

A letter was received requesting Council support for double yellow lines to be installed on Doctors Hill as wide vehicles are damaging property when negotiating the parked cars. The Council noted that this was the narrowest part of the road without a footpath but also that removal of the parked cars could increase the speed of vehicles creating a different hazard. It was agreed that NYCC Highways should be asked for a site meeting to look at various options, e.g. double yellow lines, limited one way as at Lairgill, narrowing of the road with a footpath to prevent parking etc. to see what would be feasible.

**RESOLVED: That a site meeting should be arranged with NYCC Highways to look at the possible options for improving the situation at Doctors Hill.**

### 9.4. Other Issues

Cllr Heigh raised the on-going problem with parking across the end of King Street. It was agreed that NYCC Highways should be reminded about the KEEP CLEAR, and that this should be raised at the Area Forum.

**RESOLVED: That NYCC Highways should be asked again about a KEEP CLEAR at the end of King Street**

Cllr Wills reported that he & Cllr Hurlley had met with Grasscare and everything had since be cut to a good standard, but that the situation requires monitoring.

Cllr Adams reported a large hole on Lairgill near the narrow section at the end of the carpark. It was agreed that this should be raised with NYCC Highways and Craven Property Services

**RESOLVED: That NYCC Highways and Craven Property Services should be informed about the problem and asked to arrange repair.**

#### 10. Low Bentham Playing Field

The clerk apologised that further tenders for the tree work were not available. She had contacted 2 further tree surgeons who had both been on holiday before she had also gone on holiday. Cllr Faichney added that he had chased the quote he had requested, but this tree surgeon was also on holiday. It was agreed that these should be followed up as a matter of urgency if work was to be done whilst the trees are still in leaf.

**RESOLVED: That further quotes for the tree work be sought for decision as soon as possible**

Cllr Faichney added that he was also waiting for a quote to fence the area. It was agreed that available Cllrs would meet on site to set some targets at 7pm on Thursday 6 September.

**RESOLVED: That available Cllrs will meet on site on 6 September to set some targets**

#### 11. Allotments

The Council has now received 7 requests in writing. Craven Property Services have been in touch with further questions regarding the Council's request for suitable land. It was agreed that further information on the size requirements etc should be found before approaching local landowners. The Clerk mentioned that, although there is a statutory requirement, she had been advised that the Council cannot provide what it has not got, i.e. if suitable land cannot be found then allotments cannot be provided.

**RESOLVED: That more research into the requirements be made before contacting local landowners**

#### 12. Website

##### 12.1. Minutes of sub committee meeting

These were proposed by Cllr Marshall, seconded by Cllr Adams and agreed.

**RESOLVED: That a .gov name be applied for (benthamtowncouncil.gov or benthamtc.gov) from the cheaper local source to see what would be allowed, and a decision taken once this is known.**

**RESOLVED: That a public forum is not required although a private area for Councillors may be useful.**

**RESOLVED: That the website development be put out to tender and be completed more rapidly**

**RESOLVED: That a draft specification be circulated for discussion at the next Council meeting on 3 September.**

##### 12.2. Future developments

Cllr Stannard reported that further enquiries had shown that a .gov name would be even more expensive than originally believed. The Clerk added that both Settle and Skipton Town Councils were .orgs. It was agreed that the Council should not pursue a .gov name but remain with the current one.

**RESOLVED: That the website name remain [www.benthamtowncouncil.co.uk](http://www.benthamtowncouncil.co.uk)**

As all Cllrs had not seen the draft specification the clerk agreed to re-circulate it for comment (except to Cllr Stannard who had declared an interest at the website meeting). The approved document will be put out to tender.

**RESOLVED: That the specification be re-circulated for comment**

#### 13. Accounts for payment

The accounts for the current month were proposed by Cllr Stannard, seconded by Cllr Marshall and agreed.

Mopps	187.50	Yorkshire Water	38.84
PWLB	24207.90	British Telecom	231.79
B & CE Armstrong	11.44	British Telecom (TIP)	53.02
Horton Landscaping	82.26	M Green	63.00
Falon Nameplates	77.26	C Louth	84.84
Grasscare	475.05	R Green	471.93
Craven DC	294.26	J Burton	604.75
		C Newsam	78.00

It was noted that the corrected Gas bill had been received showing the Council account in credit.

#### 14. Correspondence

##### 14.1. Letter from Coach House re Town Hall Clock

The Coach House request was for the chimes on the clock to be stopped at night. Cllr Adams and Wills, who had rebuilt the clock following the replacement of the bell tower, explained that the mechanism was installed in 1903 and it is not possible to switch off the chimes for part of the day. The installation of some kind of limiter would be both difficult and costly.

**RESOLVED: That a letter be sent to the Coach House explaining the situation with the clock**

## 14.2. Letter from St Boniface re altar

Following the Council's enquiry a letter asking for the reasons behind the enquiry had been received. The Council agreed that it's response should outline it's duty to respond to enquiries from Bentham residents

**RESOLVED: That a letter be sent explaining the reason for the Council's enquiry**

## 14.3. Information from YLCA re crossing attendant

YLCA had responded that there were powers that the Council could use to contribute to the salary, but asking whether NYCC would allow such a contribution effectively paying one attendant more than the rest. After further discussion it was agreed that the Chairman should discuss the situation with the Governors and that Bentham news should be asked to highlight the vacancy.

**RESOLVED: That the Chairman discuss the situation with the school governors**

## 14.4. Closure of Post Offices – consultation by NYCC

The plan for the local area will be published in October.

## 14.5. Biodiversity Action Plan for Craven DC Outside the Yorkshire Dales Consultation Period

**RESOLVED: That the clerk should study the document and consult on any response.**

## 15. Reports from other bodies

Cllr Marshall reported that the Tourist Information Point was going well but needed more volunteers

Cllr Heigh had attended a Playing Fields meeting. They too need more volunteers to help with the junior football club. Following Lynda Rushton's departure a new chairman is to be appointed. She also asked that a letter of congratulations be sent to the local cricket team following their recent competition success.

**RESOLVED: That a letter of congratulations be sent to the Cricket Club**

Cllr Barrington asked if a date had been agreed with Bentham Traders. Cllr Adams agreed to chase this up. The Low Bentham Street Market raised £1200.

## 16. Items For Information

16.1. Site Allocation Questionnaire – re Legion Hut

16.2. Boiler Inspection, Bentham Town Hall

16.3. The Hub – newsletter for Voluntary Organisations, Aug-Oct 2007.

16.4. Growing Regions, growing Europe – EU Regional Policy 2007.

## 17. AOB - minor items only

The clerk apologised for the list most of which would have been in the Items For Information on a normal month, but having missed the agenda they could not wait for the next meeting.

Airedale Hospital Open Evening – Tuesday 11 September

BEST Energy Day – Saturday 29 September at the Community Centre

Code of Conduct Training reminder – Tuesday 25 September, 6pm at the Town Hall.

Pioneer Projects letter of thanks for use of the Town Hall for the Day in the Life exhibition.

Involvement in the NW Regional Spatial Strategy – Cllr Marshall agreed to take the forms and respond.

A planning application for the retention of the prefab classroom at High Bentham also required comment

**RESOLVED: That there are no objections to the application**

Cllr Marshall informed the meeting that the static caravan placed at Waterside Potteries is in fact a residential unit and in breach of the planning agreement. The clerk agreed to contact the enforcement department of Craven.

Cllr Wills asked the clerk to enquire when Mr Walker of the Planning Department wanted to revisit the Council as he had promised earlier in the year

Cllr Adams asked for the clerk to supply him with the contact details for Northern Rail as the trees on Station road are beginning to impede the power cables

He also confirmed that, having checked the seat at Nutgill Road end, it was in need of some attention.

There being no further business, the meeting was closed at 10.10pm