

# BENTHAM TOWN COUNCIL



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**1<sup>st</sup> September 2021**

## **There will be a Meeting of the Bentham Town Council on Monday 6<sup>th</sup> September 2021 at 7.30 pm – to be conducted in the Ballroom at Bentham Town Hall.**

**All Town Council Meetings are open to the Public and Press.**

The press and public may not speak when the Council is in session, but they may make points during the 'comments & concerns' item on the agenda.

01/09/2021  
Christine Downey  
(Clerk/RFO)

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### **PRE-APPLICATION CONSULTATION – Allocated Housing Site in Craven Local Plan (Site HB026) – LAND OFF SPRINGFIELD CRESCENT, HIGH BENTHAM.**

**Presentation 7.00 to 7.25pm.**

By Stuart Booth, associate at JWPC Chartered Town Planners,  
and Laurie Lane, MD of Concert Living.

Concert Living are preparing a planning application for new housing in High Bentham, on the land allocated for development in the Craven Local Plan, off Springfield Crescent. The scheme is for 46 new dwellings. In accordance with planning policy 30% will be affordable homes (14 homes).

A "modest community consultation exercise" with local residents living close to the site, through a leaflet mail drop, is being undertaken.

The land off Springfield Crescent is allocated for 84 new houses in the Craven Local Plan, but the developer considers this to be too high, given its shape and steep topography. They have "encountered some initial resistance from the Council's planning officers on the basis of pursuing the site for fewer than 84 houses".

They are therefore seeking more local input from the Town Council and those residents immediately impacted by the development of this allocated site. Through this they hope to "gain a better more local understanding of the development of this site and whether the illustrative scheme would be supported". They are "seeking some input that may guide and assist us with bringing forward a suitable and acceptable housing scheme that delivers a good-quality mix of houses, but which also complements the immediate and local area".

## 7.25: Presentation of 2021 Calendar sale profits.

### AGENDA

115. **Apologies** from members unable to attend: -
  - 115.1 To Note Apologies for absence given in advance of the meeting.
  - 115.2 To consider acceptance of reasons for absence – if consideration of reason requested.
116. **Declaration of Interest:** -
  - 116.1 To Note Declarations of Interest not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests.
  - 116.2 To Approve Dispensation Requests – if dispensation request received.
117. 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 consultation.  
(**NB:** for non-agenda items Members of the Council are not permitted to respond, except to ask questions for the purposes of clarification)
118. To receive Correspondence on Planning Issues and agree a way forward and/or response: **Pre-Application Consultation, Land off Springfield Crescent, High Bentham.**  
(Paper 2021/142A, 142B and 142C))
119. To **Confirm the Minutes** of the previous meeting of 26<sup>th</sup> July 2021. (Paper 2021/139)
120. To receive the **Police Report** and allow members to ask questions for information – if any. (Paper 2021/140)
121. To receive a **report from the Public Safety Officer** and allow members to ask questions for information – if any.
122. To receive the **Clerks Report** (for information only). (Paper 2021/141)
123. To receive **reports from CClr and DClrs** (for information only) – if any.
124. Planning: -
  - 124.1 To consider and comment upon **New Planning Applications:** -
    - 124.1.1 2021/22740/FUL. Conversion of barn and associated outbuildings into a one-bedroom dwelling and the erection of a shed, in replacement of former tractor shed. At Barn, High West End, Cross Lane, Low Bentham, Lancaster, LA2 7ES.
    - 124.1.2 2021/22952/HH. Alterations to existing garage, creation of new vehicle access and gravel parking area and install new sewage treatment plant. At East View, Mewith Lane, Low Bentham, Lancaster, LA2 7DH.
    - 124.1.3 2021/23010/VAR. Application to remove conditions no 3 (operation and management), 4 (class C purpose), and no 5 (sole residence) of planning permission referenced 08/2011/11495 to allow use as private residence. At Sunny Bank Farm, Mewith Lane, Mewith, Bentham, Lancaster, LA2 7AY.
    - 124.1.4 2021/23082/FUL. Change of use of ground floor property from residential to business (self-contained letting apartment). New shop front to replace existing. At Croft House, 56 Main Street, High Bentham, Lancaster, LA2 7HY.
    - 124.1.5 2021/23092/FUL. Part demolition of porch, demolition of chimney and installation of new metal chimney flue. At Gruskham, Mewith, Bentham, Lancaster, LA2 7AX.
    - 124.1.6 2021/23105/HH. Conversion and extension of detached garage to “Granny” Annexe for use ancillary to the main house. At Meadow Bank, Banks Rise, High Bentham, Lancaster, LA2 7JW.
    - 124.1.7 2021/23189/TPO. T1 Horse Chestnut – Fell. T2 Sycamore – Fell. T3&4 Horse Chestnut – Reduce in size. At 35 Robin Lane, High Bentham, Lancaster, LA2 7AB.
  - 124.2 To receive **Planning Decisions** – See Clerks Report.

- 124.3 To receive an update regarding the **Haweswater Aqueduct Resilience Programme (HARP)** planning application.
125. **Highway and related matters:** -
- 125.1 To consider and agree a way forward regrading: -
- 125.1.1 Dangerous double-blind bend on hill from Burton to Low Bentham. (Paper 2021/143)
- 125.1.2 Dangerous wall on Heritage Trail. (Paper 2021/144)
- 125.1.3 Traffic calming measures. (Paper 2021/145)
- 125.2 To consider and note Highway Matters for information – if any. (Councillors can comment on any minor highway issues currently causing concern).
126. To agree the **Accounts for Payment**.
127. To discuss **The Bentham Masterplan** and agree a way forward.
128. To discuss the position regarding the **Community Youth Building** and to agree a way forward. (Papers 2021/146, 147A and 147B)
129. To consider whether the council wish to obtain a valuation on the **Bentham Playing Field**, and if so, to consider a quote for a valuation from Fisher Hopper. (Paper 2021/148)
130. Bentham and Beyond **Calendar 2022**
- 130.1 To decide who will be the beneficiary of the profit from the 2022 Bentham & Beyond Calendar sales. (Papers 2021/149A and 149B)
- 130.2 To select photographs for the 2022 Calendar.
131. To consider arrangements for the celebration of the **Queen's Platinum Jubilee** in July 2022, and agree a way forward. (Papers 2021/150 and 2021/151)
132. To consider the following **correspondence** and to agree a way forward and/or a response: -
- 132.1 **National Resilience Strategy consultation**. Response requested from the Cabinet Office. To be submitted by 10/09/2021. Circulated 02/08/2021. (Paper 2021/152)
- 132.2 **Consultation on the Police and Crime Plan and Fire and Rescue Plan**. Response requested from Philip Allott, the Police, Fire and Crime Commissioner. To be submitted by 07/11/2021. Circulated 23/08/21. (Paper 2021/153)
- 132.3 To discuss the **Changing Places Toilets Programme** and agree a way forward. (Paper 2021/154)
- 132.4 **Bus Service Improvement Plan**. Request for completed questionnaire from NYCC. To be submitted by 07/09/2021. (Paper 2021/155)
133. To receive items of **correspondence** for information only:
134. To receive **reports from councillors** who represent the Council on other bodies for information only – if any.
135. Items for next meeting **and minor items for information** only.
136. Date of next meeting.



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**Christine Downey**  
**(Clerk/RFO).**