



## BENTHAM TOWN COUNCIL

### MINUTES of the Council Meeting held on Monday 17 Jun 2019, at 7.30 pm in the Lower Town Hall.

Present: Cllrs Bridgeman, Burton, Faraday, Handford, Hill & Taylor. District Councillors Handley. County Councillor Ireton. The Clerk Christine Downey and 7 parishioners.

- 42 To Receive Apologies from members unable to attend  
Cllrs Adams, Marshall, Stannard, Swales and Wills. DCllr Brockbank.
- 43 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  
DCllr Handley declared an interest in item 45.2.1.2, planning application, 2019/20328/FUL Installation of a muck separator, ground level gantry and concrete midden at Bentham Auction Mart
- 44 To Receive Comment & Concerns  
The project manager at the Extra Care Housing development at former High Bentham CP School, Main Street, High Bentham explained that the application to remove a number of trees has been made on safety grounds. He cited Scots pines, an oak and a beech as potentially being (or becoming) unstable because of either their proximity to building, or because an approved retaining wall will encroach on their root zone.  
He commented that they would be replanted with other species and that the developer is open to offers on replacement species. He reported that 11 trees are to be removed, of which 1 should have gone originally (T24), and that they will be replanted by 16 trees.  
He further reported that the size of the trees to be replanted will be "reasonably substantial". When asked for a definition of "reasonably substantial" he stated that the replanting will be with trees of a girth of approximately 160mm.  
A member of the public reported that somebody had advised Michael Gane (Assistant Trees and Enforcement Officer at Craven DC) that a Beech tree on the site and behind her house, was "in decline". Mr Gane subsequently visited the site, examined the tree, and confirmed that it is not in decline. His recommendation was that it should be topped, however, this has not been done. The project manager from the development agreed to check what had happened regarding this matter, and the member of the public stressed that as the tree and enforcement officer has already confirmed that the Beech tree in question is healthy that it should not be removed. She pointed out that one extremely old beech tree has already been removed and that it is imperative that no more are lost.  
Cllr Burton agreed that beeches and oaks should not be removed; that they give the site its character, and that ways to keep them need to be explored. They are very well-established trees.  
Cllr Bridgeman pointed out that not only the was position of the trees known before plans were drawn up and building commenced, so was the size and situation of their root zones. It therefore demonstrates a remarkable lack of foresight for the developers to contend that they are experiencing problems because of root zones at this late stage.  
The project manager responded that these issues are beyond his knowledge, pointing out that he is not an expert on trees, but responsible for keeping the site safe and he is most



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concerned about the Scots pines. He was unable to advise the meeting how many trees on the site are protected by tree protection orders.

- 45 Planning
- 45.1 To Consider and Comment upon New Applications
- 45.1.1 2019/20493/HH First floor bedroom extension and single storey side extension to house and swimming pool extension to rear of garage at Blossom Barn, Birkwith Lane, Low Bentham, LA2 7DF  
**RESOLVED: That the Council has no objections to this application**
- 45.1.2 2019/20534/VAR Application to vary Condition Number(s): 2 (Approved Plans), 9 (Tree Protection Measures) and 13 (Soft Landscaping) of application reference number 2017/18715/FUL granted 12<sup>th</sup> February 2018 at Former High Bentham CP School, Main Street, High Bentham, Lancaster, LA2 7JU  
**RESOLVED: That the Council object to the removal of mature trees, particularly any oak or beech trees.**  
**RESOLVED: That the Council wish every possible avenue to keep the mature hardwood trees to be fully explored.**  
**RESOLVED: That the Council request an on-site meeting with the tree protection officer and the arborist as soon as possible to discuss the trees.**  
**RESOLVED: If the final decision is that any oak or beech tree is removed, that the replanting must be with oak, beech or monkey puzzle trees and definitely not with sycamores or ash.**
- 45.1.3 2019/20561/HH Single Storey side and rear extension with alterations at 2 High Croft, High Bentham, Lancaster, LA2 7FE  
**RESOLVED: That the Council has no objections to this application**
- 45.1.4 2019/20577/VAR Variation of condition no. 5 of application reference number 2019/20075/FUL granted 12/04/2019. Condition 5 requires the existing timber shed to be stained a dark colour within 3 months of the planning approval date. However, as the shed has been twice treated with Thompson Water Seal, which is a clear silicone treatment manufactured by Ronseal. The silicone treatment prevents any additional coating adhering to the wood. Even sanding down the surface will not enable a coating to adhere as the silicone is absorbed into the timber, rather than forming a surface film. The only option is to allow the water seal to weather out over a time of approximately 4 years. E-mail correspondence with Ronseal is provided. Within 4 years of the date of this approval the garden shed shall be stained with sadolin classic woodstain, colour – teak. At Hall Bank, Burton-in-Lonsdale, Carnforth, LA6 3LW  
**RESOLVED: That the Council has no objections to this application**
- 45.2 To Receive Planning Decision
- 45.2.1 GRANTED
- 45.2.1.1 2019/20147/LBC Internal alterations & upgrades and replacement doors & windows at Cedar House School, Low Bentham, LA2 7DD.  
Received.
- 45.2.1.2 2019/20328/FUL Installation of a muck separator, ground level gantry and concrete midden at Bentham Auction Mart, Main Street, High Bentham, Lancaster, LA2 7HF. Received.
- 45.2.1.3 2019/20339/FUL Amended driveway location (to previously approved dwelling referenced 2018/19124/FUL) at Scaleber Farm, Back Lane, Low Bentham, Lancaster, LA2 8NZ.  
Received.
- 45.2.1.4 2019/20366/LBC Listed building consent for amended driveway location at Scaleber Farm, Back Lane, Low Bentham, Lancaster, LA2 8NZ.



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Received.

- 45.2.1.5 2019/20438/FUL Extension to existing foodstore and external alterations to building at Cop, Main Street, High Bentham, Lancaster, LA2 7HE.

Received.

- 45.2.2 REFUSED - none

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Highway Matters

- 46.1 To Discuss road condition on Robins Lane

It was reported that recently there had been a large amount of mud left on the road along Robins Lane by the traffic coming out of the former school building site, but that very recently this has improved. The condition of the road is much better now.

- 46.2 To Discuss parking problems on Robins Lane

There have been complaints from local residents that the contractor's vehicles are regularly filling the parking spaces at the bottom of Robins Lane that are traditionally used by local shoppers. The project manager was asked to re-emphasise to all contractors that they should park in either the Lairgill car park or on the actual site. He reported that the tarmacking of the parking spaces at the site should be completed by the end of July which should alleviate the problem.

- 46.3 To consider and note highway matters for information

It was reported that there are several road signs in and around Bentham indicating that the road would be closed for road works from 12<sup>th</sup> to 16<sup>th</sup> June, but that did not happen and the signs are still there. The reason for this was unknown, but may be due to wet weather delaying the work.

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Items for next meeting and minor items only

Cllr Handley suggested that the project manager, or another representative of the development, come to future council meetings.

Cllr Ireton reported that following investigation with the Street Lighting Team, the feedback is that a power supply outage has occurred on unit 21 on Robin Lane, High Bentham. The issue was reported to Northern Power Grid and Cllr Ireton was advised over two months ago that their standard repair time is up to 6 weeks. He will therefore follow this up.

Cllr Ireton remarked that trees are green lungs and that he hopes that the planning department take notice of the Councils response to the revised planning application at the former school site.

Cllr Handford will not be at the 1<sup>st</sup> July council meeting and sends his apologies in advance.

There being no further business, the meeting closed at 19.56.