

MINUTES of the Council Meeting held on Monday 20th January 2020, at 7.30 pm in the Lower Town Hall.

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

- 207 To Receive Apologies from members unable to attend
Cllrs Bridgeman, Marshall and Swales.
- 208 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.
- 209 To Receive Comment & Concerns
None.
- 210 Planning
- 210.1 To consider and comment upon New Planning Applications
- 210.1.1 2019/21248/HH Replacement timber window frames, doors and conservatory with UPVC. Replacement garage door. At 56 Robin Lane, High Bentham, LA2 7AG.
RESOLVED: That the council has no comments.
- 210.1.2 2019/21262/HH Part garage conversion and first storey extension, At Withens, Low Bentham Road, High Bentham, LA2 7NB.
RESOLVED: That the council has no comments.
- 210.1.3 2019/21267/VAR Application for variation of condition no's 1 (Approved Plans), 10 (Tree Protection Measures), 11 (Soft Landscaping) on previous consent referenced 2019/20534/VAR granted 25 June 2019. At Former High Bentham CP School, Main Street, High Bentham, Lancaster.
RESOLVED: The Council would like to express concern at the number of variations that have been received in respect of this application, and disappointment with the way in which the matter has been handled. The question arises - would the developer have been able to comply with the original plans more fully, and avoid the unnecessary loss of a large number of mature trees, if the development had been more closely supervised and/or monitored by the planning department? Developments that are subject to numerous variations have been described as "creeping developments", and the council would like to see stronger measures taken to avoid creeping developments, and more rigorous attempts to comply with the original planning application being made and/or enforced. The council remain of the opinion that a least one of the replacement trees should be a mature oak.
- 210.1.4 2019/21288/FUL Removal of timber fencing and replacement with Beech hedgerow and dry-stone wall to southern end of eastern site boundary, (Revision following refusal of previous application 2019/21070/LBC). At Scaleber Farm, Back Lane, Low Bentham, LA2 8NZ.
RESOLVED: That the council has no comments.
- 210.2 To receive Planning Decisions
- 210.2.1 **Granted:** - 2019/21164/FUL Replacement windows and doors. At 7-13, 15-21, 23-29 Banks Way, High Bentham, Lancaster, LA2 7JH.
Noted.
- 210.2.2 **Refused:** - 2019/21170/OUT Outline application with all matters reserved for development of two detached dwellings in land at rear of Greenfoot. At Jubilee Cross, Greenfoot Lane, Low Bentham, Lancaster, LA2 7EQ.

Noted.

210.2.3 **Withdrawn:** - none

Noted.

210.3 To receive Correspondence on Planning Issues – item on the agenda at the next Planning Committee on 21st January 2020. 2019/21006/HH retrospective application for retention of rear porch including amendment to roof. At 2 Ashfield Cottages, Main Street, High Bentham, Lancaster, LA2 7HZ.

RESOLVED: Cllr Stannard will attend the site meeting.

211 Items for next meeting and minor items only

None.

212 Date of next meeting: - **3rd February 2020.**

There being no further business the meeting closed at 19.43.