

## **MINUTES of the Council Meeting held on Monday 18th October 2021, at 7.30 pm – in the Ballroom, Bentham Town Hall.**

Present: Cllrs Swales (Chair), Adams, Bridgeman, Faraday, Hill, Marshall, Stannard and Wills. DCllr Brockbank. The Clerk Christine Downey. And three members of the public.

The meeting began with a minute's silence following the death of Sir David Amess.

- 173 Apologies from **members** unable to attend: -
- 173.1 To Note Apologies for absence given in advance of the meeting.  
Cllrs Burton, Handford and Taylor.
- 173.2 To consider acceptance of reasons for absence.  
**None.**
- 174 Declaration of interests: -
- 174.1 To Note Declarations of Interest not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests.  
**Cllr Marshall declared an interest in respect of item 177.2. (Planning application).**
- 174.2 To approve dispensation requests.  
**None.**
- 175 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).

### **GLENYS ATKINSON**

Speaking against item 177.2 - 2021/23212/OUT. Outline Planning Application for 18 dwellings with all matters reserved with the exception of access. Land at Wenning View, Low Bentham Road, Low Bentham, Lancaster, LA2 7BT.

According to the plans they are going to build houses at the front of the plot next to the road. These will not be in keeping with the rest of the properties already next to the road. A row of five houses will be in the middle of nine bungalows. Why are they not planning to build any bungalows? They sell quickly when put up for sale in Bentham so there is obviously a need for them.

Surface Water: Two of our boundary walls form part of the field boundary. When we bought our property, rain water ran down the hill from Wenning View, through the wall into our yard and then across the pavement and into the road. My husband has since rebuilt the walls. Now the surface water runs along the base of the walls and collects in the corner of the field between the wall and the hedge next to the pavement. If it is particularly wet (and climate change predicts more rain and floods) this water overflows through the hedge across the pavement and into the road. This is the proposed access to the site. As this is the steepest part of the plot, what will happen to the surface water that runs from Wenning View to the corner where our top wall meets the boundary of Dandenong? This part of Dandenong boundary is part of the field boundary. If they build houses, garages and tarmac roads they are removing the capacity for the field to absorb any surface water.

Councillors may not know but the building the late occupier of Wenning View used as a garage used to be an abattoir. My father-in-law was a farmer and told us they used to take

cows there to be slaughtered. Behind this building you can see part of a metal tank. Do councillors think this needs investigating?

We realise more houses need to be built in Bentham but Covid has made many people realise the benefits of living in the countryside. Wenning View as it is would make a lovely home for anyone wishing to relocate.

We would like to ask the councillors to consider: the types of houses they are planning to build, and: have the planners made good or even adequate provision for dealing with surface water, especially at the steepest part of the plot next to our boundary and that of Dandenong.

- 176 To Confirm the Minutes of the previous meeting on 4<sup>th</sup> October 2021. (Paper 2021/182)  
**RESOLVED: That the minutes of the meeting of 4<sup>th</sup> October 2021 are agreed and be signed.**
- 177 To consider and comment upon New Planning Applications: -
- 177.1 2021/23165/HH. Construction of 2 storey extension, side first floor extension over existing garage, installation of dormer windows and balcony and replacement garage. 67 Robin Lane, High Bentham, Lancaster, LA2 7AG.  
**RESOLVED: The Council has no comments on this application.**
- 177.2 2021/23212/OUT. Outline Planning Application for 18 dwellings with all matters reserved with the exception of access. Land at Wenning View, Low Bentham Road, Low Bentham, Lancaster, LA2 7BT.  
**RESOLVED: The Council is concerned that the issues that prevented this application from being approved previously have not been addressed and remain unresolved. In particular there are still unanswered questions around surface water problems.**
- 177.3 2021/23325/VAR. Application for variation of conditions no's 2 (Approved Plans), 11 Soft Landscaping) and 12 (Tree Protection Measures) on application referenced 2020/22331/VAR. Former High Bentham CP School, Main Street, High Bentham, Lancaster.  
**RESOLVED: That the council is concerned about the removal of any more trees and further changes to the original application. In particular the council is concerned that trees should not be left pruned/trimmed in such a way that they are now unbalanced. The council's view is that any trees which are removed should be replanted to maintain privacy and boundaries for local residents.**
- 178 To review and agree to sign the Deed of Grant from Electricity North West Limited regarding Robin Lane, High Bentham, or agree a way forward. (Ppaers2021/186, 187 and 188)  
**RESOLVED: Include on next agenda and clerk to check who is paying the council costs.**
- 179 To make arrangements for the public meeting to discuss the future of the Community Youth Building.  
**RESOLVED: The meeting will be chaired by Cllr Bridgeman and Cllr Adams will be attending.**  
**RESOLVED: That the meeting will be held in the Ballroom.**  
**RESOLVED: Cllr Hill to arrange for the use of the microphone at this meeting.**  
**RESOLVED: Clerk to circulate any relevant documents regarding the building.**
- 180 To make arrangements for the public meeting to discuss the Bentham Masterplan.  
**RESOLVED: That the public meeting will be on Monday 22<sup>nd</sup> November 2021, from 7.30 to 8.30 pm at the Town Hall.**  
**RESOLVED: That Cllr Handford will chair the meeting.**

- 181 To consider a quote for work on LP22 and LP25. (Paper 2021/183)  
**RESOLVED: To accept the quote and proceed with the work on LP22 and LP25.**
- 182 To consider a quote for double glazed hardwood windows in rear gable of Town Hall.  
(Paper 2021/184)  
**RESOLVED: To obtain a quote for replacement plastic windows.**
- 183 To consider the following correspondence and to agree a way forward and/or a response:  
- Correspondence regarding Duke Street. (Paper 2021/185)  
It was reported that the stretch of road in question is owned equally between a number of householders; that it is the responsibility of the individuals who own it to improve it to the standard required by NYCC for them to adopt it; since the council do not own the road it has no responsibility for it, it also has no power to deal with any parking issues; also, it is not the council's responsibility to work out who owns the road.  
It was suggested that the best way forward would be for the householders/road owners to talk to the highways department at NYCC to establish if they would adopt it, and to obtain a price from NYCC for them adopting it.  
DCllr Brockbank reported that Craven DC are going to make good the damage caused during the development, i.e., repair the potholes. She will find out more about it.  
**RESOLVED: The clerk to reply to the resident explaining the above.**
- 184 Items for next meeting and minor items for information only.  
AGENDA ITEMS FOR NEXT MEETING  
A) To discuss and agree a way forward regarding volunteers working with the council.  
B) Apologies for 15/11/2021 and the December 2021 meeting received in advance from Cllr Marshall.  
C) Provision of Christmas trees on Town Hall.  
MINOR ITEMS  
D) Cllrs Adams, Bridgeman, Faraday and Wills agree to be interviewed by a local school pupil in relation to their A-level geography coursework and how Bentham meets the needs of its residents. Cllr Adams will make arrangements with the pupil.  
E) Cllr Hill to ask Martin of Audioworks for recommendations for a suitable microphone system for the council meetings, possible for a number of options, and to obtain quotes for the purchase of each option. Also, obtain a quote for hiring a system until the purchase of a system can be considered. Any system needs to be extremely simple to operate and portable, with 2 or 3 microphones.  
F) Cllr Bridgeman is meeting Rick from Dinsdale Moorland Specialists on Monday 25<sup>th</sup> October to look at the three remaining sites on the Heritage Trail where work is required. It was suggested that she discussed what is required with Highways/footpaths department first, but it was also pointed out that Rick should be fully conversant with the current requirements. Cllr Marshall has a booklet that sets out the minimal standards for footpaths.  
G) 2022 Calendar – is being printed and should be collected this week or next. The decisions regarding what was included in the calendar, and what was not, were resolved at the Marketing meeting of 21<sup>st</sup> June 2021, at which Cllr Bridgeman gave her apologies.  
H) Cllrs Swales and/or Faraday will represent the council at the Remembrance service on November 11<sup>th</sup> and will read one section of the names of the fallen of High and Low Bentham.
- 185 Date of next meeting. 1<sup>st</sup> November 2021.  
There being no further business the meeting closed at 20.17.