

## **BENTHAM TOWN COUNCIL**

### Minutes of the Council Meeting held on Monday 10 August, at 7.30 pm in the Community Youth Building

Present Cllrs Adams, Marshall, Swales, Taylor & Townson. Also CCllr Ireton, DCllrs Brockbank & Thompson, the clerk Mrs Burton and 6 parishioners

72. To Receive Apologies from members unable to attend  
Cllrs Bridgeman, Cowling, Pritchard, Stannard & Vendy
73. To Receive Declarations of Interest from members present - none
74. To Receive Comment & Concerns  
Commenting on item 80.1.2, the solar farm, a resident said that she felt the Council needed to be more proactive about renewable energy and should look to include something in the Neighbourhood Plan about acceptable methods of producing it, be it on brown field sites, the roofs of public buildings or through community energy projects. Strategic planning was required to increase the proportion of energy from renewables and to decrease consumption.
75. To Confirm the minutes of the previous meeting  
**RESOLVED: That the minutes of the meetings on 6 & 13 July be signed**
76. To Receive the Clerks Report (for information only) – see end of these minutes
77. To Receive a Drop In Session Update (for information only)  
Alice Ellwood, retiring coordinator of Bentham News had attended to thank both the Council & the clerk for their assistance during her time with the publication.
78. To Receive the Police Report & allow members to ask questions for information – none present
79. To Receive Reports from CCllr & DCllrs (for information only)  
CCllr Ireton informed the meeting that he would be taking the correspondence regarding the Station Approach further as, like the Council, he could not see how Highways could just change their mind about a piece of road being maintainable at public expense. The invitation to tender to be an Extra Care provider in North Yorkshire closed on 10 July and the evaluation of bids was nearing completion with an announcement due in September. A timetable for procurement in Craven will follow shortly. He confirmed that he had received no update on speeding at the school which he found disappointing.  
DCllr Brockbank confirmed that the new smaller Solar Farm application on Ravensclose will go to planning committee and that Tau Solar are appealing the refusal of the original larger scheme on the site. Friends of Bentham Library are in the process of deciding whether they can take on the Community Library. A meeting with NYCC will confirm the finances required and help inform their decision as the expression of interest needs to be made by November. She asked for a meeting with the Council to discuss the options and agreed to come back with some dates in September.  
DCllr Thompson said that residents of Waterside Potteries had met with Mark Moore, Principal Planning Officer to discuss the Clay Barn application, which is expected to go to the planning committee at the end of September. Craven has spent funds from the New Homes Bonus scheme to join an Enterprise Fund covering the whole of the Leeds City region, which will offer help and advice to those starting businesses. The voucher scheme for better broadband access is expected to run out in September, so interested businesses must apply soon, and all schemes must be implemented by March 2016.
80. Planning
- 80.1. To Consider and Comment upon New Applications
- 80.1.1. 08/2015/15981 Conversion of existing barns to form 2 new dwellings at Barn (Roadside), Fourlands House Farm, High Bentham  
**RESOLVED: That the Council had no objections to this application**
- 80.1.2. 08/2015/15982 Installation of Solar Farm and associated infrastructure (with a potential capacity of 3.8MW of electricity at its peak) Re-submission of 08/2015/15473 on land south of Ravensclose Brow, Low Bentham  
The same concerns were expressed about this smaller scheme as the previous one, namely the visual impact particularly of the proposed infrastructure. Also the fate of the site at the end of the application period was a worry with questions being asked about Craven's ability to ensure the site would be cleared and restored to agricultural land.  
**RESOLVED: That the Council is still very concerned about the visual impact of the site, particularly from Ingleborough, and also about safeguarding removal of the equipment at the end of the period if permission is obtained.**
- 80.1.3. 08/2015/16030 Two storey side & rear extension (resubmission of refused application 08/2015/15643) at 16 Hillside Road, Low Bentham  
**RESOLVED: That the Council had no objections to this application**

80.1.4. 08/2015/16031 Demolition of single storey garage & erection of 2 storey side extension at 21 Butterbergh, High Bentham

**RESOLVED:** That the Council had no objections to this application as long as the stonework is in keeping with the original

80.2. To Receive Planning Decisions

- If any (see Clerks Report)

80.3. To Receive Correspondence on Planning Issues

- If any (see Clerks Report)

81. Highways Matters

81.1. To Receive a response from David Bowe regarding road safety concerns at the new school

The Council expressed its disappointment at the response received which suggested that nothing could be done in the absence of accident statistics. It was agreed to go back to Mr Bowe with a request to take forward Mr Martin's parking restrictions

**RESOLVED:** That the Council request NYCC to further consider the implementation of double yellow lines by the crossing.

81.2. To Receive a response from David Bowe regarding the Station approach

It was noted that CCllr Ireton will take this further with the lead member for Highways and the Leader of the Council. It was also noted that the entrance on the south side was station land as far as the highway, so the ownership problems were not an issue, unlike the top side where railway ownership stopped at the entrance to the station. It was also noted that the pavements, drains and road surface in the area now under question were a continuation of the rest of Station Road, showing that it had been maintained in the past.

81.3. To Agree and Sign the VAS Hire Agreement for the next 4 years

**RESOLVED:** That the Council sign the VAS agreement

81.4. To Consider and Note Highway Matters for Information

It was noted that the resurfacing of Mewith lane and the entrance to Wenning Avenue was complete.

*CCllr Ireton gave his apologies and left the meeting at 8.15pm*

82. To Note the draft minutes of the Finance Committee on 13 July, and consider recommendations, if any

The bank reconciliation was checked against the spreadsheet for each account and the relevant bank statement. It was agreed that the bank reconciliation was correct at 30 June 2015, and was as follows:

|         | Bank Statement | Plus O/s Receipts | Less O/s Cheques | Balance  |
|---------|----------------|-------------------|------------------|----------|
| Current | 17056.78       |                   | 3211.70          | 13845.08 |
| PSDF    | 87000.00       |                   |                  | 87000.00 |

82.1. To re-approve the audit plan

**RESOLVED:** That the audit plan be reapproved for 2015/16

82.2. To agree paper F2015/01 – a review of the effectiveness of internal audit

**RESOLVED:** That paper F2015/01, review of effectiveness of internal audit, be agreed

82.3. To agree paper F2015/03 – a review of the effectiveness of internal controls

**RESOLVED:** That paper F2015/03, review of effectiveness of internal controls, be agreed

83. To Agree a date for a Neighbourhood Planning meeting with Stephen Brown of Craven Planning Policy

**RESOLVED:** That the Neighbourhood Planning meeting be held on 21 September at 7pm

84. To Agree a recipient for the 2016 Calendar funds

There were just 2 applicants for the calendar funds. The Victoria Institute requested assistance with its alterations to make disabled access to the building easier, and the Town Team asked for funds to enable it to continue producing Trompe L'Oeil painting around the town to attract more visitors. The Council agreed that both applications were worthy causes and decided to split the funds between both organisations.

**RESOLVED:** That the 2016 calendar funds be split equally between the Victoria Institute and the Town Team

85. To Consider the NY Fire & Rescue Fire Cover Review consultation and agree a response if any, noting that there are no proposed changes to service cover in Craven.

**RESOLVED:** That no response to the Fire Cover Review is necessary

86. To Receive further information from Electricity North West regarding the replacement of the substation at Ellergill Beck (Low Bentham Playing Field) & under grounding of cables as requested and agree a response.

NOT AVAILABLE

87. To Agree the Accounts for Payment

|                         |        |                       |          |
|-------------------------|--------|-----------------------|----------|
| Craven District Council | 149.04 | HB Plumbing & Heating | 131.76   |
| Mopps                   | 192.00 | Horton Landscaping    | 883.56   |
| Aviva                   | 311.66 | SWALEC                | 1116.58  |
| EOn                     | 89.18  | PWLB                  | 23927.45 |

|                |        |             |         |
|----------------|--------|-------------|---------|
| Orange         | 23.99  | Post Office | 63.00   |
| Settle Stories | 50.00  | I Henshaw   | 100.00  |
| WPS Ltd        | 495.34 | L Green     | 62.40   |
| Canon Hygiene  | 19.33  | W Dowbiggin | 114.75  |
| J&M Services   | 240.00 | Salaries    | 1716.98 |

**RESOLVED: That the accounts for payment are agreed**

87.1. To agree partial payment of the Grass Cutting invoices withheld to date, as per the Finance Committee recommendations.

**RESOLVED: That the Finance Committee recommendation be accepted and that the June invoice be paid in full and the April / May invoices be half paid in full and final settlement.**

87.2. To agree to purchase a poppy wreath for the Remembrance Service, at a cost of £20

**RESOLVED: That a wreath be purchased**

88. To consider items of Correspondence

88.1. To receive information on the NYCC lamp post replacement works in the area, and assist with associated landowners if possible.

**RESOLVED: That the relevant contact details be passed on where available**

88.2. To Receive a request from Bentham News about the AboutBentham website.

Bentham News was concerned that the similarly named page on AboutBentham may cause confusion. The Council noted that currently the Bentham News Facebook page topped a Google search for Bentham News and felt there would be no problem, but agreed to reconsider this should it prove otherwise when the new website was released.

**RESOLVED: That no action will be taken to change AboutBentham, although this decision would be reconsidered should there prove to be a problem in the future**

88.3. To receive information on the Craven Community Champion Awards 2015.

It was noted that nominations close on 4 September and nomination forms were available from the Tourist Information office

89. To Receive Reports from Councillors who represent the Council on other bodies (for information only)  
Cllr Swales had attended the Craven Area Committee and found it most interesting.

90. Items for next meeting and minor items only

The Day in the Life of Bentham had received 237 photographic entries. The best 40 will be exhibited in Bentham Imaging from 25 to 29 August and the 'People's Choice' will be selected from these.

There being no further business, the meeting was closed at 8.35pm

**AGENDA ITEM 76)**

**CLERK'S REPORT TO BENTHAM TOWN COUNCIL, 10 August 2015**

**1. Planning Decisions Received Since Last Meeting**

**1.1. GRANTED**

1.1.1. 08/2015/15552 Outline planning permission for construction of detached 4bed dwelling/integral double garage with details relating to scale & access included for consideration (all other matters reserved) (resubmission of withdrawn application 08/2014/14883) at Greenhead Lane, Low Bentham

1.1.2. 08/2015/15815 Change of use of part agricultural land to form extension of existing services yard including the formation of a new access from the lane at Over Raygill, Dumb Toms Lane, High Bentham

1.1.3. 08/2015/15848 Alterations to existing site entrance walls introducing new stone pillar detail & sett finish to entrance at Ford House, Low Bentham Road, High Bentham

**1.2. REFUSED**

1.2.1. None

**2. Planning Correspondence**

2.1. LCC report successful Neighbourhood Plan Designated Area applications by Wray with Botton, Caton with Littledale & Cockerham Parish Council.

2.2. 08/2015/15473 Installation of Solar Farm & associated infrastructure (with a potential capacity of 5MW electricity at peak) at grazing lad, Ravensclose Brow, Low Bentham - APPEAL

**3. Information Regarding Items Discussed at last Council Meeting (if not on agenda)**

3.1. Settle Stories cheque sent 13 July

3.2. FOBL insurance paid 13 July

**4. Items for Information – see information folder**

4.1. YLCA Annual Review 2014/15

4.2. Airedale Hospital Open Event, 20 August (& noticeboards)

- 4.3. Unity Trust Confirmation of new mandate
- 4.4. Public Sector Deposit Fund Annual Report
- 4.5. Public Sector Deposit Fund change to regulations
- 4.6. Clerks & Councils Direct, July
- 4.7. The Clerk, July
- 4.8. University of the Third Age
- 4.9. FOBL letter of thanks
- 4.10. Community Energy in Gargrave & Malhamdale, News July/August 2015

#### **5. Items circulated by email**

- 5.1. Latest Weekly Rural News Digest 6/7, 13/7, 20/7, 27/7, 3/8, 10/8
- 5.2. RSN News – Spotlight on Rural Housing 8/7, Rural Health 29/7
- 5.3. RSN Rural Conference, 8 September 2015
- 5.4. Rural Vulnerability Service, Rural Broadband 15/7, Fuel Poverty 22/7, Rural Transport 5/8
- 5.5. Craven Newsletter, July 2015
- 5.6. North Yorkshire Now Newsletter, July & August
- 5.7. Police & Crime Commissioner Annual Report, July 2015
- 5.8. NY Police website survey 14/7
- 5.9. Julian Smith reporting back July 2015
- 5.10. SLCC News Bulletin, 17/7
- 5.11. Bowland Bulletin, July 2015
- 5.12. RAY News, July ebulletin
- 5.13. August at Rural Arts 28/7
- 5.14. YLCA Grants & Funding Bulletin, 27/7
- 5.15. Rural Housing Enablers Newsletter 8/7
- 5.16. Fields in Trust update 8/7, 22/7, 4/8
- 5.17. NHS Airedale, Wharfedale & Craven Clinical Commissioning Group AGM, 17 September Ilkley RFC, 12.30pm

#### **6. Progress on Outstanding Matters**

- 6.1. Unmetered Supply for street lights – awaiting info from NYCC
- 6.2. Low Bentham School Playing Field draft heads of terms accepted 9 March, awaiting solicitors / planners
- 6.3. Bentham flag details sent to WeAreBentham 23 March, awaiting response
- 6.4. Community Emergency Plan generic template & Burton Plan to be considered – meeting to be arranged
- 6.5. Replica VC Winners stone confirmed ordered 12/11. Delivery dates awaited
- 6.6. Flagpole – donor found, to be progressed
- 6.7. Care Home meeting – date proving difficult – to be arranged
- 6.8. Cowan Bridge new town comments sent to Lancaster City Council. Burton Parish response requested and awaited
- 6.9. Grasmere Drive bench site location permissions received, costs received, donor awaited
- 6.10. Tourist Information / WC signs ordered March 2013, put on hold until Town Team sign review completed