

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Wednesday 10 August, at 7.30 pm in the Lower Town Hall

Present Cllrs Adams (Chairman), Handford, Marshall & Taylor. Also DCllr Thompson, the clerk Mrs Burton and 3 parishioners

78. To Receive Apologies from members unable to attend
Cllrs Bridgeman, Pritchard & Vendy
79. To Receive & Record any member's Disclosable Pecuniary Interest in relation to items on the agenda and to receive and decide members requests for DPI dispensations
Cllr Marshall declared an interest in two pieces of land still within the land allocation draft
80. To Receive Comment & Concerns - none
81. To Consider the Council's response to the consultation on emerging preferred housing sites in Craven's draft Local Plan.

It was noted that the sites were of no surprise as they had all been on the previous draft. However the Council had two main concerns: that the infrastructure could cope with the extra housing; and that the commercial & leisure land allocation was not available to be considered in concert as these new residents will need to work & play somewhere.

The major concern was that the majority of land allocation was north of Main Street in High Bentham, which is already densely populated and accessed in the main by narrow roads which are struggling with the volume of traffic already. Also, with particular concern about Goodenber Road, had checks been made into the sewer / water run off capacities? Area HB044, to be accessed off Wesley Way is designated for 75 dwellings. When Bargh's Meadow was built a large pond had to be created to cope with the water run off – can the sewers etc in Goodenber Road cope this this many more dwellings? Also access to the site is up either Goodenber Road or Lakeber Drive – both narrow roads at capacity with parked vehicles etc. More needs to be done to take traffic away from the Main Street, e.g. HB011 could be accessed from Low Croft and not Robin Lane.

The Council were pleased to see that the selected sites were, in the main, infill and did not extend beyond the town boundaries, that the more sensitive sites had been dropped from the proposed housing allocation and that proper green avenues had been maintained.

It was noted that this was only land allocation for new housing and that these would only be built if developers chose to do so, consequently all sites might not be developed. This allocation does not preclude planning applications being made for other land, but it will be easier to get planning permission on allocated sites.

The housing mix for Bentham will be important, particularly for affordable housing where 3 & 4 bedroom houses are desperately needed for growing families. It was agreed that HB011 must be kept for Extra Care Housing

RESOLVED: That these comments on the draft housing allocation for Bentham be passed to Planning Policy

There being no further business, the meeting was closed at 8.00pm