

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Thursday 2 June, at 7.30 pm in Bentham Town Hall

Present Cllrs Adams, Bridgeman, Stannard, & Townson. Also DCllr Brockbank, the clerk Mrs Burton and 9 parishioners

1. To Receive Apologies from members unable to attend
Cllrs Faichney, Marshall, Pritchard, Swales, Taylor & Vendy
2. 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 - none
3. To Receive Comment & Concerns
Various residents expressed concern about application 16863. The consensus was that an increase to 26 caravans would make the site very crowded with little amenity space or privacy (either for residents or near neighbours of the site) and would reduce the attractiveness of the site. The removal of Condition 4, permitting on 60 days occupancy in 3months, would allow for long term residence which a near neighbour felt was a step too far, he was also concerned about site maintenance as there appeared to be no provision of accommodation for a warden.
Mr Beard, the applicant (www.beardparkhomes.co.uk), attended the meeting from Stafford. He explained that he had 20 years' experience in caravan parks, and intended to install high standard 'chalets with wheels' rather than static caravans, which would be sold. The condition changes were to improve the site, which should bring money into the community. He was looking to make the area a gated community which was not residential but allowed for year round holidays, and might possibly add an age restriction.
4. Planning
 - 4.1. To Consider and Comment upon New Applications
 - 4.1.1. 08/2016/16773 Greenhouse (8m X 3.5m). (Re-Submission Of Refused Planning Application Reference 08/2015/15583) at Scarfes Barn, Mewith Lane, Bentham,
RESOLVED: That the Council had no objections to this application
 - 4.1.2. 08/2016/16863 Variation Of Conditions 2 And 4 Of Previously Approved Application For A Caravan Site (08/2006/6868) To Allow Revised Site Layout (Increasing The Number Of Caravans From 19 To 26) And Revised Wording For The Holiday Occupancy Restriction at Toll Bar Gardens, Wennington Road, Low Bentham
The Council had received 3 letters of objection from local residents It was felt that a 36% increase in occupation of the site would lead to overcrowding and loss of amenity. The site plan showed that the caravans would be extremely close together and close to the site boundaries with both Toll Gate House and The Glebe. This overcrowding would reduce the attractiveness of the site, and the entrance to Low Bentham. Concern was also expressed about the extra number of vehicles associated with the increased occupancy as the B6480 at this point is a fast but narrow road and the access is not easy. If the caravan is truly a holiday home then the current restriction 4 should be sufficient. The proposed alteration would be open to abuse as there appeared to be no requirement for proof of main residence (e.g. council tax bill) other than an address in a register. The Council agreed that condition 4 should be retained
RESOLVED: That Condition 2 be retained as an increase to 26 caravans would lead to overcrowding and loss of amenity
RESOLVED: That Condition 4 be retained as the proposed alteration is open to abuse and could lead full time occupancy

There being no further business, the meeting was closed at 7.46pm