



## BENTHAM TOWN COUNCIL

**MINUTES of the Full council Meeting held on  
Monday 18<sup>th</sup> March 2024, in the Lower Hall at the Town Hall, at 7.30 pm.**

**Present:** Cllrs Adams (GA), Burton (TB), Gerrie (PG) Hill (HH) Paige (MP) Howard (DH), Taylor (ST), Ryan (LR)

Town Clerk – Claire Burrow

MOP -15 and Bentham News

292. **Apologies** from members unable to attend: -

292.1 To Note Apologies for absence given in advance of the meeting. Cllr Marshall, Cllr Naylor and Cllr Stannard

**NOTED**

292.2 To consider acceptance of reasons for absence – if consideration of reason requested.

**RESOLVED – Absences approved.**

293. **Declaration of Interest:**

293.1 To Note Declarations of Interest not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests.

**Cllr Gerrie - 298.3**

**Cllr Ryan - 298.3**

293.2 To Approve Dispensation Requests – if dispensation request received.

**APPROVED**

294. **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 consultation. (NB: for non-agenda items Members of the Council are not permitted to respond, except to ask questions for the purposes of clarification; The period of time designated for public participation at a meeting shall not exceed 20 minutes unless directed by the chairman of the meeting. A member of the public shall not speak for more than 3 minutes).

**MOP 1 – Regarding 298.3**

**The risk of flooding at the site has increased, United Utilities has submitted a response, concern about managing the flood risk, high risk associated with surface run-off. This site is on the green fringe of Bentham, wildlife of the site, prominent location adversely changing the local landscape, Bentham waste water system has insufficient capacity, untreated water has been discharging into the River Wenning, increase housing will create more waste water, increased rainfall this will become worse. Lack of consultation from the NHS, GPs or Social care, these are all essential when considering the expansion of Bentham’s population. Job opportunities and lack of transport mean the majority of people use cars to travel, roads around Bentham need significantly upgrading, going against ‘Green agendas’. Parish Councils have the mandate to speak on behalf of the people, the Bentham Masterplan has meant people have told the Council what they want, responses on planning portal for this planning application show that people of Bentham strongly object to this planning and the Council should make a stand for the people. Without a coherent plan in place for the housing in Bentham additional housing is a way of creating income for land owners.**

**MOP2 – Regarding 298.3**

Regarding the recent report on the Ecological Assessment on the Great Crested Newts, newts have been previously photographed and are hibernating in private cellars, which they have been for years, survey reported no evidence on Great Crested Newts but did not include residential private ponds. Bats have been flying around the vicinity. The planning has been delegated within NYC, questioned the ownership of the land.

**MOP3 – Regarding 298.3**

Questioned appropriateness of the planning application, two surveys, a bat survey that proved there were bats and the Great Crested Newt survey with one man on one day, compared to the residents, further biodiversity of the area, the green-belt of Bentham, with the landscape and view over to Ingleborough and view across to the cemetery, the burial ground of Bentham. Commented about local hedgerows laid inadequately. Council are the guardians of the Town.

**MOP4 – Regarding 298.3**

Inadequate highways network from the site to other areas, the Goodenber Road green circular area, perhaps remodel the road network first.

295. To confirm the Minutes of the meeting on Monday 4<sup>th</sup> March 2024 as a true record.  
**RESOLVED – to correct as no discussion; remove the Buildings Committee comment on the Marketing element.**
296. To receive a Report from County Councillor (for information only) - If any.  
**NONE**
297. To receive an update on arrangements for a named person for the ongoing **defibrillator** checks of the four units.  
**RESOLVED – PG costing money but potentially saving lives. Bowling Green has a defibrillator within building which can be mounted outside**  
**ACTION – TB to follow up. DH new Public Safety Officer could complete, Clerk to contact John Lloyd to maintain the defibrillators with cost.**
298. To consider and comment upon New Planning Applications. ,
- 298.1 ZA24/25766/FUL Conversion of redundant bakehouse to a two-bedroom dwelling  
Bakehouse To Rear, 38 Main Street, High Bentham, Lancaster, LA2 7HN,  
**NEUTRAL - NO OBJECTION**
- 298.2 ZA24/25781/HH Alterations to outbuildings to form guest annexe (resubmission of application reference ZA23/25086/HH, approved 23rd August 2023) Old Pottery Barn, Mewith Bungalow, High Bentham, Lancaster, LA2 7DL,  
**NEUTRAL - NO OBJECTION**
- 298.3 2022/24482/OUT Outline application for residential development with all matters reserved except for access, Land East Of Butts Lane, High Bentham, Lancaster, LA2 7AE,  
**RESOLVED - NEUTRAL - ACTION on Planning Portal - Highways issues have still not been addressed. Concerns regarding the biodiversity of the site due to the YDNP Wildlife Conservation report did not look into residential pond areas. The United Utilities report highlights waste issues.**

Due to the strength of public opinion, Bentham Town Council strongly urge North Yorkshire County Council to ensure due diligence regarding the site.

299. **Highway Matters**

299.1 To receive an update on the parking issue in Bentham.

**Cllr Howard met with Sergeant Paul Adams and PC Ian Hunt, agreed that the main issue is the yellow lines need repainting, happy to co-ordinate a response between the North Yorkshire Civil Enforcement team and the Public Safety Officer and his own team, marketing to raise the awareness with existing leaflets, engagement with the public through leaflets, contacting enforcement to begin issuing tickets.**

**DH further contacted Highways Improvement Manager, Daniel Herbert, advise that the road is due to be resurfaced this year, out to tender. Pass on concerns to Enforcement team.**

**DH went as an individual rather than from Bentham Town Council.**

**RESOLVED – ACTION - Bentham Town Council request clarification on re-surfacing of Main Street.**

**Request repeat visits of Traffic Wardens in Bentham.**

299.2 PLANNED ROAD RESTRICTION NOTIFICATION - 19634 - Greenfoot Lane, Low Bentham  
Location: Greenfoot Lane, Bentham CP, Low Bentham, Description of works: Road closure for Yorkshire Water to install a new water supply connection. The Restriction will be in place for a period of 3 days between 3rd April 2024 and 5th April 2024

**NOTED**

300. To consider the re-opening of the **Tourist Information Point.**

300.1 Volunteer rota; communications, Councillors volunteering.

**RESOLVED - ACTION – to contact the Black Pig to arrange meal for Volunteers. Place on Facebook and in Bentham News for volunteers. Cllr Stannard and Clerk to contact the volunteer for rota.**

300.2 Times of opening; to consider opening on a Sunday.

**RESOLVED – maintain current opening times.**

301. To agree the **Accounts for Payment.**

301.1 To note the balance for the bank.

**£85,336.00**

**RESOLVED – transfer £25,000.00 to the Deposit Funds.**

301.2 To note the pre-agreed contractual payments.

301.3 To approve the payments.

Order No	Date	Invoice Number	Supplier	Description	Total
48	11.03.2024	wp-INV05066326	Waterplus Waste water bill Town Hall (Waterplus)	Water Rates	£110.80
43	05.03.2024	3006723896	Total Energies (Total Energies)	GAS	£1,505.22
44	05.03.2024	feb	Ruth Green	relief caretaker	£300.00
47	11.03.2024	3589964	oypla	jugs	£59.96
45	05.03.2024	IG594232 I	Huws Gray	Maintenance	£25.01
42	05.03.2024		currys	Printer	£264.99
25	22.02.2024	Various attached	Octopus	Community Youth Energy	557.38
	14.03.2024	1622	YLCA	Training	50

**Authorise – HH and PG**

302. To receive an update on the **Bentham Masterplan.**

**PG The Bentham Masterplan was presented to the Skipton and Ripon Area Constituency on 7<sup>th</sup> March, immediate opportunities for Bentham Town Council to take forward the project under the shared prosperity fund and business grants launched in April 2024. Councillors from the meeting mention:**

- **Comprehensive document that is well written.**
- **Plan identifies a big gap in funding to Bentham and Ingleton, lack of awareness that the money is available and requesting officers to demonstrate how to make applications.**
- **Intention is to use the plan as a Springboard to develop a series of projects which we will seek to take down the appropriate funding routes.**
- **Councillors questioned the inadequate road network, notably appalling access to Angus Fire, being a large employer in the local area, protection of businesses with Highways involved.**

**Masterplan team have requested 500 copies, to address and present to Bentham Town Council followed by a meeting with North Yorkshire Councillors.**

**RESOLVED – Masterplan Team to present the document to Bentham Town Council Monday 8<sup>th</sup> April 2024, 7:00pm.**

**Bentham Masterplan, the Economic Strategy Team and Councillor David Ireton to meet with Bentham Town Council and the Public in May.**

303. To consider a pre-paid payment card for the **Clerk.**

**RESOLVED – ACTION – RFO to research pre-payment card.**

304. **Cemetery:**

304.1 To consider the purchasing a 'NO DOGS' sign to replace the old one;

A4 £12.50 + VAT

A3 £24.00 + VAT

Both aluminium composite material (ACM)

**RESOLVED – A3 sign.**

304.2 To consider the fitting of the sign.

**RESOLVED – Thomas Brown to fit. Position TBC.**

305. To consider the **Calendars.**

**RESOLVED – to proceed with the 2025 Calendar, TB to contact the Hub to look at the sales from previous year, potential for less being printed.**

307. To consider the **YLCA Bentham Town Council training;**

- offer is two evening sessions of 2 hours each.

**RESOLVED – one evening session 6:30pm June**

**one evening session 6:30pm July Mon, Tues, Wed or Thurs**

308. To **note the following Correspondence:**

308.1 North Yorkshire Police, Fire and Crime Commissioner report.

**NOTED**

309. To receive **reports from Councillors** who represent the Council on other bodies (for information only) - If any.  
**Cllr Ryan reported that the Bentham Playing Field Association now has adequate monies to remove asbestos with funding from the Fellside Development 106 agreement and a grant from the Yorkshire Dales Millenium Trust, building will be sealed for 6 weeks. This is a three-stage plan: 1, remove the asbestos, 2, seek out planning for a new building, 3, building. Use of Committee to make this process more streamlined. Use the Bentham Masterplan to support future grant applications.**
310. Items for **next meeting and minor items for information** only.  
**To consider opening a Myers Building account.**  
**To consider dog bin and general bins emptied more regular and the process of reporting.**  
**To consider Marketing and Youth Committees with Terms of References.**
311. Date of **next meeting**:  
Full Council – Monday 8<sup>th</sup> April 2024 7:30pm  
Open Spaces – Monday 15<sup>th</sup> April 2024 7:30pm  
Finance Committee – Monday 22<sup>nd</sup> April 2024 7:30pm  
**Annual Parish Meeting – Wednesday 24<sup>th</sup> April 7:30pm**

**Meeting closed at; 9:15pm**

*C Burrow*

**Claire Burrow**  
**Bentham Town Clerk**  
Tuesday 19<sup>th</sup> March 2024