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**BRAILES PARISH COUNCIL**

**Dear Councillor, I hereby summon you to the Parish Council Meeting that will be held on Monday September 28th 2015 at 7.30.p.m. in Brailes Village Hall**

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**AGENDA**

1. **Disclosure of Interests**

# Councillors are reminded that they must act solely in the public interest and should not improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend or close associate.

# To receive any written request for dispensation regarding disclosable pecuniary interests

1. **Approve and sign the Minutes of the August Meeting, to agree any apologies**
2. **Reports from sub-committees –**

Neighbourhood Plan – Cllr de Maillet would like to propose that the Parish Council adopt the attached report as evidence of housing needs at the current point in time and circulate to SDC for their web site.

Update from the NP Steeting Committee

1. **Floodwatch Report –** toreceive a brief update of any flood news from Brailes Floodwatch Team and a report of the meeting with the Councillors from Cllr Ashall.
2. **Matters Arising since the last meeting**

**Those needing decisions**

* Cllr Witherick would like to propose that a visitors book is used to allow members of the public to sign in at the beginning of each Parish Council meeting. If they would leave their contact details and an e-mail address they can receive the minutes by e-mail
* Cllr Witherick would like to propose that at the beginning of each meeting the councillors go through the action points from the last meeting for an update.
* Cllr Ashall would like a date for the employment committee to meet to give the clerk and annual appraisal

**Those needing discussions and possible decisions**

* Village Hall – To look over the accounts of the Village Hall and for the Councillors to ask any questions that they might have to Penny Whitesmith, the treasurer of the Village Hall Committee, who has agreed to attend the meeting
* Asset List – The Asset list still needs updating – The clerk has now e-mailed an old asset list to Cllr Witherick and Cllr De Maillet so that they can now map the assets onto the map that has been printed from SDC
* Meeting at the new burial ground with Colin Locke – Cllr Rosenthal will update
* War Memorial – There is a grant scheme available to apply for to carry out repairs to the War Memorial.
* Website – Update on the Parish Council’s website from Cllr de Maillet
* Signage **–** Cllr de Maillet to update on signage around the parish.
* Meeting with Graham Warmington to listen to June’s meeting. – Cllr Cole will give a report of the meeting.

1. C**ounty and District Councillors’ reports –** Toreceive a brief update from Cllr Saint and/or Cllr Gray.
2. **Maintenance –** reports of any maintenance needed.
3. **Correspondence –** E-mail from Rachel Locke regarding the repair and update of the playground equipment
4. **Members of the Public –** Any member of the public may bring up a subject that can be discussed and then added to the next agenda for decision if needed
5. **Planning applications –**

the planning committee met and Cllr Greaves will sum up the meeting

**15/03180/TREE *-*** Proposed:

- G1: Lawson Cypress x2: reduce by 20%.

- G2: Lawson Cypress x2: reduce by 10%.

- G3: Conifer x2: 25% crown reduction.

- T1: Willow: reduce by 25%.

- T2: Western Red Cedar: reduce by 15%. – Following a planning meeting a decision was made to make no representation

**15/02673/LDE** Land Adjacent Crinkle Crankle High Street Lower Brailes Warwickshire OX15 5HW – Following a planning meeting a decision was made to make no representation

**15/02934/REM** Land Adjacent To Attens Byre – Following a planning meeting a decision was made to object to the planning application

**15/02172/FUL** Isalyn, Upper Brailes – Following a planning meeting a decision was made to support the application

**15/03093/FUL** - St Margarets Cottage Friars Lane Lower Brailes Warwickshire OX15 5HU – Following a planning meeting a decision was made to support the application.

**15/02142/FUL** – Corner Cottage, School Lane, Lower Brailes - the application has been withdrawn

**15/03260/FUL** - Corner Cottage School Lane Lower Brailes Banbury OX15 5HP - Internal alterations and new kitchen extension to the rear. – **Decision needed by 01/10/15**

1. **Finance** –

On Tues 22nd Sept there was a meeting of the finance committee. The clerk updated the councillors so as to inform them of the current financial status. One point made was to look into the possibility of 2 people having access to the account so as to put in place financial constraints.

Receipts – £475 – burial and plot reservation

Payments – payments by BACS were approved at the last meeting and have been paid to:

Amanda Wasdell - Salary £587.60

Payments requiring authorization:

Amanda Wasdell Salary £587.60

Greyhound Leisure Repair Rocking Horse £336.00

SDC Data Processing and Topline results £836.40

For NP Survey

Next Meeting Date Mon 26th October

Amanda Wasdell (clerk)

BRAILES AND WINDERTON PARISH

JUNE 2015 HOUSING STATUS REPORT



Brailes and Winderton Neighbourhood Plan

Steering Group

Published September 2015

**Neighbourhood Plan “Housing Now” Survey Results 2015**

**Introduction**

The Brailes and Winderton Neighbourhood Plan Steering Group carried out a survey in the Parish in June 2015. The aim of the survey was to gather information about the Parish as it is today and get the views of people as to how they felt it might develop in the future.

The survey consisted of three sections:

- About Your Household

- About You and Your Ideas

- About Your Business

Copies of the surveys can be found on Neighbourhood Plan website [www.brailesnp.co.uk](http://www.brailesnp.co.uk)

The survey went to every dwelling in the Parish and all those over the age of eighteen were eligible to respond.

**83% of households returned completed survey forms.**

This document reflects the responses we got in the area of housing now and potential future requirements.

**What do we have in the Parish now?**

We sought to find out the current state of the housing stock in the Parish by asking the following questions:

*“Which one of the following best describes your current accommodation?” (Q4 Household Survey)*

The replies show that houses are the predominant type of dwelling in the Parish.

*“How many bedrooms do you have?” (Q5 Household Survey)*

No one size stands out as a dominant figure.

*“What type of ownership do you have?” (Q6 Household Survey)*

The predominant “type of ownership” is owner/occupier. The shared ownership percentage reflects the affordable housing recently built in the Parish.

**What do people want?**

The next step was to find out what people in the Parish currently “wanted” in terms of new housing opportunities.

We wanted to know where one (or more) people in a dwelling were looking to move out into another property.

We asked:

*“Are any individuals in your household currently looking for additional accommodation in the Parish?”*

*(Q11 Household Survey)*

The data table below shows the type of accommodation they are looking for.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Type of Dwelling** | **Number of bedrooms** | **Owner/Occupier** | **Rented/Shared Ownership** | **All Options** | **Total Numbers** |
| **House** | 2 | Yes 3 |  | Yes 6 | 9 |
| **House** | 3 |  | Yes 1 |  | 1 |
| **House** | 4 | Yes 1 |  |  | 1 |
| **Bungalow** | 2 | Yes 1 |  |  | 1 |
| **Bungalow/Flat** | 1 |  |  | Yes 1 | 1 |
| **Flat** | 2 |  |  | Yes 1 | 1 |

This tells us that out of those who wanted additional accommodation in the Parish, over 60% are looking for two bedroom houses, the type of ownership required crosses all types.

We wanted to know where people currently had a dwelling but were looking for alternative accommodation in the Parish.

We asked:

*“Is your household currently looking for alternative accommodation in the Parish?” (Q10 Household Survey)*

The data table below shows the type of accommodation they desire.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Type of Dwelling** | **Number of Bedrooms** | **Owner/Occupier** | **Rented/Shared Ownership** | **All Options** | **Total Numbers** | **Up or Downsizing** |
| **House** | 2 | Yes 3 |  | Yes 1 | 4 | DDSS |
| **House** | 3 | Yes 3 | Yes 6 |  | 9 | DUUUUUSSS |
| **House** | 4 | Yes 3 | Yes 2 |  | 5 | DUUUS |
| **House/Bungalow** | 2/3 | Yes 4 |  | Yes 1 | 5 | DDDDD |
| **Bungalow** | 2 |  | Yes 2 |  | 2 | DS |
| **Bungalow/Flat** | 2 |  | Yes 1 |  | 1 | D |
| **Flat** | 1 |  | Yes 1 |  | 1 | D |

The “D” indicates that this is a downsizing move, the “U” an upsizing move and “S” the same size

Further analysis of the data for this question reveals that:

* Of the twelve households looking to downsize, 8 are in the 60-75+ age range.
* Of those looking for alternative accommodation, 14 households are currently renting.
* Of the 27 households who answered this question, 26 came from Lower Brailes.

**Future Changes in Housing**

In order to try and assess how we might plan for the future we asked:

*“How would you expect your needs for housing to change in the next 5 years?” (Q12 Household Survey)*

|  |  |  |
| --- | --- | --- |
|  | Inside the Parish | Outside the Parish |
| Move to a smaller house | 27 responses | 23 responses |
| Move to a larger house | 21 responses | 7 responses |

Further analysis of the data for this question shows the following trends:

* Just under 50% of those looking to move to a smaller house currently occupy 4 bedroom house’s (22 households).
* A fifth of those looking to move to smaller houses are currently in rented accommodation. (10 households).
* Just over half of those looking to move to a bigger house currently occupy 2 bedroom houses. (16 households).
* Just under half of those looking to move to larger accommodation are currently renting their property. (11 households).

Additional Written Comments

We asked for some written comments to try and gauge people’s views on this topic, we had 43 responses.

The main issue for 23% of these people was the expectation that they may need care in the future:

*“It probably may include a care person staying in a spare room, or moving into fully sheltered housing”*

The general tenure of the responses was around elderly relatives moving in, having to move as families grow and having to move as children leave home.

14% raised the issue of the need for accommodation suitable and reasonably priced for younger adults.

**Peoples views on how the Parish should develop**

In the Individual Surveys (Q5) we asked people to indicate, from a list, which were the top four statements most closely, representing their views for future developments in the Parish.

The top four statements selected were:

* “A gradual addition of the dwellings through to 2031”
* “The provision of affordable housing for people with local connections”
* “New housing and changes to existing dwellings to be sympathetic in construction with the immediate locality”
* “Future developments being in no more than 5 dwellings”

**Views from the Business Community**

There were also a few comments from the business community (4 from 113 respondents) supporting the need for affordable homes.

**Dwellings Currently in the Planning Process – Granted Awaiting Completion**

An analysis of the planning applications granted but not completed (up until August 2015) shows the following number of potential dwellings:

1 – 1 bedroom 10 – 4 bedrooms

8 – 2 bedrooms 3 – 5 bedrooms

10 – 3 bedrooms

**Conclusions**

The table below summarises the data shown in this report. A current “ snapshot in time”.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Number of bedrooms per dwelling | Number of people looking for a new dwelling | Number of households looking for an alternative dwelling | Total | Number of dwellings “granted awaiting completion” |
| 1 | 1 | 1 | 2 | 1 |
| 2 | 11 | 7 | 18 | 8 |
| 3 | 1 | 14 | 15 | 10 |
| 4 | 1 | 5 | 6 | 10 |
| 5 | 0 | 0 | 0 | 3 |

* Dwellings in the “planning pipeline” have the potential to meet most of the current requirements recorded in the survey for those looking for 3 and 4 bedroom dwellings.
* There is a lack of development for those requiring a 2 bedroom dwelling.
* Further development should take into account the stock of dwellings that will be released as people move from existing homes.
* Further development should take into account the four statements that best reflect the views of the respondents to the survey.

**Data Analysis Methodology**

The data to derive the figures above was gathered in the following way:

* The returned surveys were sorted into three types Household, Individual and Business. A number of returns were discarded at this point because the surveys had been returned unanswered.
* The surveys were sent to Mr. Simon Purfield at Stratford-upon- Avon District Council who had given us the best quote for data entering and reporting on all of the survey results.
* The results were sent back to us in two formats. A high level summary of the results of each question. An excel spreadsheet giving the detailed answers of every response entered. Note: all these documents will shortly be available on the Neighbourhood Plan website.
* The detailed analysis was done by sorting and extracting data from the master spreadsheet and doing an analysis of the results.

Report on the meeting of Councillors to walk through the flooding hotspots of the Sutton Brook by Ken Taylor

A site meeting of Brailes Parish Councillors was held at 10.00 on Friday 18th September 2015.  
Attended Chairman Martin Cole, Councillors Maggie Witherick , Anthony Ashall, John Greaves, Martin Rosenthal and also Ken Taylor from Flood Committee.  
   The purpose of the meeting was for the Councillors to familiarise themselves with the course of Sutton Brook and Flood Relief Channel and also the flood prevention work done since the July 2007 floods.  
  
  The meeting started at Sutton Brook by the junction of Jeffs Close and The Main Road, Lower Brailes and the planned de-silting was outlined. A brief explanation of the various realignments of the Hen Brook and Highways storm water pipes after the 2007 flooding was given.  
   The meeting then walked along Orchard Close to the junction of Sutton Brook and the Flood Relief Channel in Betty's Field and saw the JCB work that was done in the autumn of 2014. This is downstream, out of the village and it could be envisaged that the Flood Relief Channel would take a large amount of flood water thus easing the flood risk back in the village.  
    The Councillors carried on downstream along the Floodplain at the bottom of Betty's Field  (which is owned by Howard Taylor). There is approx 100 metres of Channel and the Councillors noted how much the Brook meandered. Some erosion was spotted, possibly caused by some largish stones in the Brook, Ken Taylor will liaise with the Riparian Owner.  
     At the southern corner of the Field the Brook then cuts across the Channel and from here the Brook and the remainder of the Channel, approx 60 metres, runs through Chris Righton's land. The Councillors noted the Channel had saplings and strong weeds growing in it and, whilst appreciating that it is still a Floodplain, raised concerns as to whether the water flow was being impeded. Ken Taylor said he would liaise with the owner but he was sure that any clearing that might be done would take into account it is a Floodplain which slows and holds back the water thus helping to protect those downstream.  
    The meeting finished at 11.00.

Report of meeting with Colin Locke at burial ground

On September 8th Councillors Cole and Rosenthal met with Rachel and Colin Locke to make a tour of St George's churchyard, and to discuss those norms that should govern headstones and their lettering, and the more general decoration of graves.  The Lockes provided documentation re  patterns and materials of headstones, and all agreed that these offered an exemplary range of choices.  The matter is to be taken before the PC.

On September 14th Councillor Rosenthal accompanied Anna Noyes of Upper Brailes to the Shipston on Stour Community Forum held at Quinton Village Hall.  Their aim was to alert the local police to the dangers created by speeding through the village, and Ms Noyes presented a petition to a representative of the Constabulary.  It appears likely that PC Craig Purcell (whose remit extends both to drug use and supply, and to burglary and theft) will nominate Brailes as a priority speeding area in the near future.  More generally Councillor Rosenthal learned that WCC offers grants of £5,000 towards such areas as the expenses associated with Playschools or Village Halls, and has deposited a number of application forms with Councillor Cole.  The closing date for these grants is October 9th.  The PC should extend its thanks to Ms Noyes for the very productive work she undertook on the speeding issue.