

ASHFORD-IN-THE-WATER PARISH COUNCIL

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MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 28TH JUNE 2012 IN ASHFORD SCHOOL

Present: Cllr D Windle (Chairman), Cllr W Dinley, Cllr A Middleton, Cllr B Taft,
Cllr T Williams, Cty Cllr J Twigg, Mrs A Fox (Clerk)

58.12 Apologies for Absence: Cllrs R Akeroyd and R Spinks and District Cllr C Walker.

59.12 Declaration of Members' Interests: None.

60.12 Public Participation: Isabel Frenzel, Rural Housing Enabler at DDDC, attended the first part of the meeting to present her Housing Needs Survey Report, the conclusions of which were as follows:

There is very limited opportunity for local people to meet their housing need in Ashford-in-the-Water by buying or renting a home on the open market. The turnover of current affordable housing in Ashford-in-the-Water is unlikely to meet the identified need for affordable homes.

The survey has identified 13 households in need of affordable housing in Ashford-in-the-Water. It is normally assumed that a proportion of this need will satisfy its own housing requirement over time and some will move away from the area. Therefore, if a third of this figure is taken as a guideline of actual need, then 4/5 households are in need of affordable housing.

The survey has identified a predominant requirement for 1/2 bed homes across a range of household types (houses, flats and bungalows) with a lesser need for 3 bed houses. Although the main need is from single people and couples who would ordinarily only be offered a one bed property under the Home-Options Allocations criteria, 2 bed homes would offer greater flexibility within the rural context, particularly where only a small number of homes are to be developed. On the other hand, the changes contained within the Welfare Reform Act relating to under-occupation and single room rent levels for under 35s which will see a higher demand for and lower turnover in one-bedroomed accommodation from both under 35s and those wishing to downsize into smaller accommodation.

If 4 homes were to be built as a result of this survey, the following mix would reflect the identified need:

2 x 1 or 2 bedroom bungalows
2 x 1 or 2 bedroom houses or flats

In terms of tenure, the main requirement is for affordable rented accommodation provided by a Housing Association. The financial information provided suggests that shared ownership may not be a viable option, as only 2 households could afford shared ownership.

Even though house prices have shown a recent decrease, there is still a large gap between incomes and house prices, which will continue to have a significant impact on affordability. The current credit crunch is also making it more difficult for people to get on to the housing ladder, with fewer mortgages available, larger deposits and a good credit rating being required. There is also a movement away from 100% mortgages and lending above 3 to 3.5 times a household's gross annual income.

This survey has been undertaken with the support of Ashford-in-the-Water Parish Council. These conclusions are based on information provided by residents of Ashford-in-the-Water as part of a paper-based survey. The views of the Parish Council and the community on the outcomes of this report are very much welcomed.

61.12 Minutes of Annual Meeting held 17th May 2012: These minutes were proposed by Cllr Spinks as a true record, seconded by Cllr Williams and signed by the Chairman.

62.12 Confidentiality: None

63.12 Items reported by the Clerk

17.12.1.Public Conveniences: An email had been received from Peter Foley of DDDC confirming that DDDC are willing to contribute £7,000 towards the cost of refurbishing the conveniences. The Clerk was instructed to reply to the effect that the parish council will consider this after further consultation with the contractor. The Clerk was requested to contact the contractor to arrange a meeting with Cllr Middleton and also to request references and details of recent completed work which the parish council can view.

17.12 3.Ashford Play Area:

a) Bank Account: Cllr Windle reported some difficulties in accessing the funds (£412.31) in the Halifax Playground Account as the signatories (Sarah Brocklehurst and Ken Ibbotson) are no longer serving on the parish council. Cllr Windle agreed to make contact with them. Cllr Dinley reported that, since the last meeting, £500.00 had been received from Cllr Twigg and £500.00 from the Jubilee Fund.

17.12 4.Band Concert: Cressbrook Band had performed the Band Concert on Sunday 10th June and had been well received.

52.12.6. Audit of 2011/12 Accounts: The audited parish council accounts were submitted to the Audit Commission before 24th May, as required.

29.12.4. Sheepwash Pump: Repairs completed.

43.12.2) Signs in Hall Orchard: It was agreed that 3 signs would be ordered, as per the specimen provided, at a cost of £15.00 each + VAT.

63.12.7. Bottle Bank: It was decided not to send letters to the holiday cottage owners at this stage as the new waste collection arrangements would shortly be coming into force.

63.12.8. Reinstatement of Public Footpath at Hill Cross: Cllr Twigg confirmed that she is pursuing this matter on the parish council's behalf.

63.12.9. Approval of plot in Garden of Remembrance for the late Mrs Eileen Littlewood: Approved.

63.12.10. Adoption of Code of Conduct: The parish council agreed to adopt the DALC Code of Conduct. The Clerk will inform DDDC accordingly.

53.12 Items Raised by Members:

1. Bottle Bank: Concern was expressed about bags of refuse being dumped at the recycling site and attracting vermin. It was agreed that an article would be included in the parish magazine and that a letter would be drafted and sent to owners of holiday cottages in the village, alerting them to this problem.

54.12 Planning Matters:

1) Application: Longroods Farm, Ashford Lane: Removal/Variation of condition 8 on NP/DDD/1010/1026: The parish council has no objection to this application.

55.12 Financial Matters

1)	Bank Balances Noted:	
	Business Reserve Account:	£17,690.89
	Current Account:	£250.00
2)	To approve payments:	
	a) Hall Orchard Play Equipment Fund (see item 17.12.3 above)	£1,058.31
	b) Aon Ltd (Insurance renewal)	£1,359.88
	c) David Windle (reimbursement for gardening products)	£10.00
3)	To acknowledge receipt of payments/donations:	
	1) DDDC – Precept	£11,650.00
	2) HM Revenue & Customs (VAT reimbursement)	£178.46
	3) Interment – Mrs Bothamley	£80.00
	3) Interment – Mr B Askew	£200.00

56.12 Correspondence/Matters Requiring Action:

1) Parking at Hill Cross: It was reported that parking problems are still ongoing at the junction of Hill Cross and Greaves Lane

2) Public Footpath – Hill Cross: It was reported that this footpath has still not been reinstated. The Clerk was requested to contact DCC.

57.12 Date of Next Meeting: The next parish council meeting will be held on Thursday 28th June 2012 at 7.30 pm in Ashford School. The start of the meeting will be attended by Isabel Frenzel, Rural Housing Enabler at DDDC (see item 43.12.10 above).