

**CYNGOR CYMUNED YR YSTOG**  
**CHURCHSTOKE COMMUNITY COUNCIL**  
 2 Rows Terrace, Plough Bank, Montgomery, Powys. SY15 6QD

**MINUTES of Meeting on Wednesday 1<sup>st</sup> December 2004**  
 at Hyssington Village Hall, 7.30 p.m.

**1.0 Attendance** – Cllr Mrs B J Davies (Chairman), Cllr G F Griffiths, Cllr M J Jones, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens

Apologies – Cllr P J Jones

The Chairman welcomed members of the public.

**2.0 Planning Matters**

**2.1 Powys Unitary Development Plan (UDP), Consultation Draft September 2004** – to discuss and formulate a consultation response to the Deposit Draft UDP, and associated documents, which sets out Powys County Council's proposed planning policies for the period up to 2016.

Note – copies of the draft UDP are available for public inspection purposes, during normal working hours from 29<sup>th</sup> October 2004 to 13<sup>th</sup> December 2004, at Powys CC main offices, area offices, and libraries.

Cllr D A Paterson introduced the Deposit Draft UDP, which sets out Powys County Council's proposed planning policies for the period up to 2016. The deposit draft is open for consultation, and this is the opportunity for CCC to make a response. Each of the 3 areas within CCC's administration were discussed in turn.

CHURCHSTOKE (designated Key Settlement) Inset map M117

Members noted the areas designated for dwellings and commented that much of the development is already planned, or has taken/taking place in these areas.

RESOLVED that CCC make the following response of support, objection, or comment,

- *'Accuracy – CCC notes that the Inset Map appears to be out of date, and that there are considerably more dwellings in place than those shown'*
- *'Housing – CCC notes that the Deposit Draft UDP refers to an allocation of 85 dwellings. CCC considers this to be ambiguous as many of these may have been completed or already have planning permission. It is unclear whether the 85 already takes this into account, and the ambiguity should be removed'*
- *'Housing' – CCC is strongly of the view that great emphasis should be placed on the provision of affordable housing'*
- *'Employment – CCC considers that in order to maintain the vitality and integrity of the village, there needs to be more area designated for employment opportunity'*
- *'Infrastructure – CCC is of the view that given the likely increase in housing, the sewerage system must be capable of coping with the development'*
- *'Recreation – CCC would like to see the area between area HA4 (west of Fir House) and the Recreation Field, together with the adjacent ground south towards*

*the River Camlad, safeguarded within the village boundary as an area of Green Open Space'*

HYSSINGTON (designated Rural Settlement) Inset map M140

Members noted the downgrading to the status of rural settlement. There will consequently be a removal of the village envelope and less likelihood of housing development.

RESOLVED that CCC make the following response of support, objection, or comment,

- *'CCC supports the general tenor and proposals of the Deposit Draft UPD'.*

WHITE GRIT (designated Small Village) Inset Map M200

Members noted the upgrading to the status of Small Village.

RESOLVED that CCC make the following response of support, objection, or comment,

- *'Accuracy – CCC notes that the Inset Map appears to be out of date, and that there are considerably more dwellings in place than those shown'*
- *'Development Boundary – CCC would prefer to see the development boundary extended eastwards along Weston Road towards the 'Iron Church' so that it can include existing dwellings, and adjoining spaces'.*
- *'Infrastructure – CCC would like to see strong justification for a designation of Small Village over Rural Settlement, as there is already a known sewerage problem in the area'*

Action - Clerk to process

**3.0 Chairman's Announcements & Date Next Meeting**

- a) Chairman – thanked Cllr D A Paterson for leading the discussions, and for organising the overhead projection facilities, which made discussion of the UDP much easier.

Next monthly meeting – Wednesday 22<sup>nd</sup> December 2004, 7:30 p.m. **at Churchstoke**

Meeting ended 8:40 p.m.