

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

**MINUTES of Meeting on 19<sup>th</sup> December 2007**  
 at Churchstoke Community Hall at 7.30 p.m.

**1.0 Attendance, Apologies and Declarations of Members' Interests**

Attendance: Cllr E Evans (Chairman), Cllr Mrs B J Davies, Cllr M J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr P A Rees, Cllr Mrs B A Rowley.

The Chairman welcomed members of the public.

Apologies: Cllr G F Griffiths, Cllr Mrs P J Jones, Cllr Mrs A R Stephens.

Declarations of members' interests: Members declared interests as follows:

Agenda Number	Item	Councillor	Nature of Declaration
4.4	Planning Applications/Notices	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)

**2.0 Minutes of Meetings** – to approve and sign the minutes of 28<sup>th</sup> November 2007 at Hyssington Village Hall, as a correct record.

The minutes of the meeting 28<sup>th</sup> November 2007 were approved and signed as a correct record.

**3.0 Matters Arising from minutes for Information** – to report matters for information arising from minutes of 28<sup>th</sup> November 2007 at Hyssington Village Hall.

3.1 (7.0) First Time Sewerage Scheme at White Grit

The Clerk confirmed that Powys CC and Environment Agency officers have accepted the invitation to attend the January meeting. Members agreed to submit questions via the Clerk by 7<sup>th</sup> January.

3.2 (18.0b) Montgomery Town Council and the cost of community policing

The Clerk reported that Montgomery Town Council has noted that CCC does not wish to pursue this matter, and that due to the prohibitively high cost Montgomery Town Council has decided to take the same stance.

**4.0 Planning Matters**

4.1 Powys CC Planning Determinations – to report recent Powys CC planning determinations

The Clerk reported notification of planning determinations by Powys CC as follows:

Ref.	Site	Powys CC Planning Decision
M20070957	Bacheldre Cottage, Churchstoke	Full planning permission granted
Members agreed to seek clarification on what account was taken of CCC's comments on providing sufficient space for turning of vehicles within the development area to alleviate any need to reverse out of the development onto the roadway, and also what safe access arrangements to the highway and/or conditions have been made for this application.		
Members also agreed to seek information on the general requirements for access		

arrangements to the highway, especially regarding visibility splays, for planning applications at new and existing premises.

Action – Clerk to process

#### 4.2 Planning Specific Correspondence – to receive other correspondence (if any).

None

#### 4.3 Planning Appeals – notifications/reports (if any) of Planning Inspectorate Appeals.

The Clerk reported on notification of planning appeals decision as follows:

Plan Ref.	Appeal Ref	Site	Planning Inspectorate Decision
None			

#### 4.4 Planning Applications/Notices – to receive and resolve responses to consultations by Powys CC including –

Declarations of Members' Interests: Members declared interests as follows,

- All applications – Cllr M J Jones, having earlier declared an interest as a member of Powys CC Montgomeryshire Planning Authority (decision role), refrained from discussion or voting.
- M20071114 – Cllr M J Jones declared a personal interest and left the meeting for this item.

RESOLVED: *'to respond to consultation on applications as follows':*

Ref.	Applicant	Site	Description	rec.
<i>New Applications</i>				
M20071114	Mr A Davey & Ms E Nobes, 2/3 Cwm Cae, Pentre	2/3 Cwm Cae, Pentre	Erection of two storey extension	S
M20071137	Ms A M Trott, Glencairn, White Grit	Glencairn, White Grit	Erection of extension	S

Action – Clerk to process

Cllr D A Paterson reminded Members that at the Planning Liaison meeting of 13<sup>th</sup> June 2007 it was stated that a design statement will be required to accompany planning applications to demonstrate how applicants have addressed the 10 measures of energy efficiency. CCC has also been notified more recently that the interim guidance on Designing Energy Efficient Developments will be in use from 1<sup>st</sup> January 2008. CCC agree to enquire whether the statements will accompany planning applications when consulting community councils, and if not whether applications will be regarded as incomplete until such a statement is provided.

Action – Clerk to process

#### 4.5 Planning Enforcement Appeals – notifications/reports (if any) of Planning Inspectorate Enforcement Appeals.

Ref.	Site	Description
None		

4.6 Planning Enforcement – to report on planning enforcement matters within the community  
The Chairman invited Members to bring forward planning enforcement matters for discussion. Members discussed enforcement matters as follows –

Ref.	Site	Description
None	Maes Chwarae development site adj. Tudor Rose	Height of raised levels and infilled ditches giving rise to drainage problems
The Clerk reported that CCC is still awaiting a reply from Powys CC Enforcement Officers regarding ground levels at Maes Chwarae (ref. 12.4 October 2007).		

**5.0 One Voice Wales / Society of Local Council Clerks, Guidance Notes** – to receive reports of AGM / conference / area meetings / guidance notes / correspondence.

Nothing to report.

**6.0 Pelican Crossing at Crosslikey / Tuffins** – to consider correspondence (previously circulated), and a petition to replace the Zebra crossing with a Pelican crossing.

The Clerk reported on a letter and petition from residents of Crosslikey regarding the danger at the road ‘Zebra’ crossing at Crosslikey / Tuffins, and in favour of installing a Pelican Crossing. Council also received other copy correspondence to/from Powys CC, the local MP and the local AM. Recent press coverage of the matter was also noted.

Members agreed that the great deal of work undertaken and method used by Mr P R Williams was commendable and that it is a matter of great concern to a large section of the community. Members also agreed that safety is a very real problem at the crossing and that CCC will support the campaign wholeheartedly to find a whole solution covering visibility, signage and marking, and roadside parking outside Tuffin's in order to maximise safety for users.

RESOLVED *‘that although there was an apparent lack of public interest at the meetings during the original consultation on the Zebra crossing, CCC*

- *gives wholehearted support to the campaign and petition for improved safety at the road crossing by means of a scheme such as a Pelican Crossing*
- *will request that Powys CC provide a whole solution covering visibility, signage and marking, and roadside parking outside Tuffin’s in order to maximise safety for users*
- *will remind Powys CC that CCC has previously requested that measures be taken to prevent lorries from parking at roadside outside Tuffin’s thereby obscuring crossing visibility, and that ‘no waiting’ areas be incorporated into an improved scheme of safety*
- *will remind Powys CC that CCC’s original view in consultations was that the crossing was poorly located and it had preferred one slightly nearer the village for reasons of early visibility to drivers*
- *and that CCC sees this as a matter of great concern to a large section of the community’.*

Action – Clerk to process

**7.0 Consultation by Powys CC on UDP proposed modifications & related documents**

**Nov 2007** – to resolve a response, if desired, to the documents (previously circulated).

The Chairman reminded members of the background to the development of the UDP by Powys CC Planning Service, and the current consultation on:

- a) Proposed modifications to the UDP, including those recommended by the Inspector and accepted by the County Council
- b) Sustainability appraisal and environmental addendum
- c) List of inspector's recommendations that the county council does not intend to accept.

Comments are invited by 2<sup>nd</sup> January 2008.

The Chairman thanked the Clerk for extracting and summarising CCC's original comments from December 2004 in order to inform debate.

RESOLVED *'to reply to Powys CC stating that CCC has noted the contents of the documents in regard to the Churchstoke Community Council Area'.*

Action – Clerk to process

**8.0 Consultation by Welsh Assembly Government re: Severn Valley Vision** – to resolve a response, if desired, to an initial consultation (ref. 17.4 November 2007).

The Chairman reminded Members that the Welsh Assemble Government is working in partnership with Powys CC and Tourism Partnership Mid-Wales, and has appointed consultants DTZ to help create a new vision guide to the future prosperity of the Severn valley Town (Llanidloes, Newtown and Welshpool). Views and contributions are welcomed by 21<sup>st</sup> December.

RESOLVED *'to reply to WAG stating that CCC is of the view that consideration should be given to the provision of a by-pass for Newtown'.*

Action – Clerk to process

**9.0 Future Projects** – to further receive and discuss Members' ideas and views on possible future projects, and to discuss the way forward with these ideas and views.

The Chairman invited Members to further discuss ideas for possible future projects.

Members agreed to bring forward as follows:

- Allotments
- Redevelopment of the Green Space at Crosslikey. Members agreed to make enquiries of Powys CC as to who is the owner
- A role for CCC as facilitator for development of Housing for the Elderly and Affordable Housing

Action – Clerk to process  
and for February agenda

## 10.0 Financial Report

10.1 Clerks' National Pay Agreement 2007-2008 – to report & to resolve on annual settlement (previously circulated).

The Clerk reported on the National Pay Agreement 2007-2008 applicable from 1st April 2007.

RESOLVED *'to adopt the national settlement presented, to pay back-pay due, and to amend the standing order' amend the standing order from 1<sup>st</sup> April 2007'.*

Action – Clerk to process

10.2 Financial Year 2008-2009 – to receive appeals for financial assistance.

None.

### 10.3 Financial Year 2008-2009 – to receive 2<sup>nd</sup> draft annual budget (previously circulated).

The Clerk reported on the 2<sup>nd</sup> draft 2008-2009 budget with provisional notification from Powys CC of figures for the Council Tax Base, Cemetery Grant, and Recreation Grant.

The budget will be re-presented for final discussion and adoption at the January meeting.

Action – for January agenda

### 10.4 Items received since last meeting – to report.

The Clerk reported on income received since the last meeting as follows:

Payer	Description	£
M & G Investments	Charibond Dividend Aug-Oct 2007	1.90

### 10.5 Items for payment this meeting – to authorise items for payment, including as follows,

cheque	Payee	Description	£ inc. vat
426	BDO Stoy Hayward	External audit 2006-2007 accounts	158.63
427	GF & M Astley Landscapes	Grounds maintenance 2007-08	3,989.13
428	Soc. of Local Council Clerks	Subscriptions 2008	91.00
429	E J Humphreys	Back Pay Apr-Nov 2007	72.08
D.Deb	Public Works Loan Board	Repay. Instal. (No.10) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk's salary Dec 2007	373.58

Action – Clerk to process

### 10.6 Consolidated balances at 19<sup>th</sup> Dec 2007 after sweep, receipts & payments – to report.

The Clerk reported on gross, ring-fenced funds, & net available balances as follows:

Item	Reserve account £	Current account £
Gross balances	18,360.12	500.00
Less ring-fenced funds	6,127.38	0.00
Net balances available	12,232.74	500.00

## 11.0 Highways and Rights of Way Reports

### 11.1 Highways and Rights of Way report from Powys/Shropshire CC to CCC – to report

The Clerk reported on replies/correspondence from Powys CC/Shropshire CC

- a) White Grit and Green Lane, Old Churchstoke – gully emptying. Powys CC states that the target is to cleanse gullies once per year and to react to emergency situations to clear blockages. Powys CC also states that the process involves clearing around the top of the grid, emptying contents, and flushing to ensure outlet is clear.

Investigations by the operations section indicate no evidence to question that the work is carried out in the correct manner.

### 11.2 Highways and Rights of Way report from CCC to Powys CC – to report

- a) Cllr D L Powell – C2193 Old Churchstoke near junction with C2055: water emanating from the field onto and across the road creating a danger in frost conditions
- b) Cllr B A Rowley – A489 Churchstoke: deep pothole outside Wilber House, Castle Road

- c) Cllr B A Rowley – Cae Camlad: resurfacing seems still on hold since March 2007 pending remedy for a recent flooding incident. Members asked the Clerk to enquire when repairs can be expected
- d) Cllr P A Rees – C2151 between Bacheldre and Pentrenant: nothing has yet been done to remedy the case of water emanating from a field onto the road near Binwilkin as reported by CCC in June 2007. In July 2007 Powys CC replied that “the problem will be investigated and actioned as appropriate. Members asked the Clerk to enquire when appropriate works can be expected.

Action – Clerk to process

**12.0 County Council Matters**– to receive and discuss other general Powys CC, Shropshire CC, and South Shropshire DC matters

- a) Powys CC: Cllr M J Jones reported:
  - Nothing to report.
- b) South Shropshire DC:
  - No report.

**13.0 Correspondence** – to receive other items of general correspondence.

13.1 Montgomeryshire Community Health Council – Chief Executive

Re: Newton Hospital Minor Injuries Unit

Council received copies of correspondence to / from the Minister for Health & Social Services, and to / from Chief Executive Powys Local Health Board, expressing concern at the proposed move of Newtown Hospital Minor Injuries Unit to the Newtown GP Surgery. Noted.

13.2 Various correspondences, tabled:

- a) PAVO – Winter 2007 newsletter, and ‘Big Lottery Fund’ information. Noted.
- b) Mr Glyn Davies, Conservative Parliamentary Candidate for Montgomeryshire – letter offering to hold discussions with Town and Community Councils on local issues. Noted.

**14.0 Chairman’s Announcements & Date of Next Meeting**

- a) Cllr P A Rees – reported that then Tennis Club wall in Cae Camlad is showing signs of deterioration and that early repairs may avert more drastic and costly works later. The Clerk agreed to contact the club secretary, and also to remind the club of the funding opportunities available through the Green Grants Scheme.
- b) Cllr B R Rowley – reported another re-infestation of moles at the cemetery. The Clerk agreed to contact the pest controller and in view of the frequency of infestations to ask advice about the best time of year to tackle the problem.

Action – Clerk to process (a-b)

- c) Chairman – wished all Members and residents within the community council area a “VERY HAPPY CHRISTMAS, AND A HAPPY AND SAFE NEW YEAR”.

Next meeting – Wednesday 23<sup>rd</sup> January 2008, 7:30 p.m. at Churchstoke

Meeting ended 9.15 p.m.