

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

MINUTES of Meeting on 20th December 2006
 at Churchstoke Community Hall, at 7.30 p.m.

1.0 Attendance, Apologies and Declarations of Members' Interests – Cllr Mrs B J Davies (Chairman), Cllr E Evans, Cllr G F Griffiths, Cllr M J Jones, Cllr Mrs P J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens

Apologies – Cllr P A Rees (Cllr Rees's notes were brought to the attention of Members present).

The Chairman welcomed members of the public.

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

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Agenda Number	Item	Councillor	Nature of Declaration
4.0	Village Green	M J Jones	Member of Powys CC Rights of Way Committee
5.4	Planning applications	B J Davies	Personal Interest in M20061081
5.4	Planning applications	D H Latimer	Personal Interest in M20061081
5.4	Planning applications	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)
11.3	Financial Year 2007-08 (Re. community hall)	B J Davies	Member of Chur'stoke Rec. Assoc.
11.3	Financial Year 2007-08 (Re. community hall)	E Evans	Member of Chur'stoke Rec. Assoc.
11.3	Financial Year 2007-08 (Re. village hall)	P J Jones	Member of Hyss'n Vill. Hall Cttee. (representing CCC)
11.3	Financial Year 2007-08 (Re. village hall)	D A Paterson	Member of Hyss'n Vill. Hall Cttee.
11.3	Financial Year 2007-08 (Re. village hall)	D L Powell	Member of Chur'stoke Rec. Assoc.
11.3	Financial Year 2007-08 (Re. community hall)	B A Rowley	Member of Chur'stoke Rec. Assoc.

2.0 Minutes of Meetings – to approve and sign the minutes of 22nd November 2006 at Hyssington Village Hall, as a correct record

The minutes of the business meeting 22nd November 2006 were approved and signed as a correct record with one amendment:

→ Cllr E Evans was present at the meeting.

3.0 Matters Arising from minutes for Information – to report matters for information arising from minutes of 22nd November 2006 at Hyssington Village Hall

3.1 (5.6) Planning applications – M20061039

Cllr M J Jones reported some confusion by the public as to intended use, and indicated that Members may be approached to confirm that it is for a monks' residence.

3.1 (9.0) Welsh Language Act 1993 – Welsh Language Scheme

The Clerk confirmed that the Welsh Language Board has taken representations by One Voice Wales regarding the matter, and the meeting of 6th December has been rescheduled under the auspices of One Voice Wales to 8th February, 7pm, at Llanbrynmair. The Board acknowledges that this will also mean a change to the schedule for adopting a scheme.

Action – Chairman,
Members & Clerk to attend

4.0 Application for registration of Village Green in Churchstoke – to consider Clerk's report (previously circulated), and to further resolve on progress with the applications

RESOLVED *'Pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960 Section 1 Subsections 2 and 3, and in view of the confidential nature of the business about to be transacted, the Public and Press be temporarily excluded for agenda item 4.0 Application for registration of Village Green in Churchstoke, on the grounds that publicity would be prejudicial to the public interest whilst receiving reports and advice from external sources, and whilst discussing preparations for the hearing.'*

Members of the public who were present withdrew from the meeting for this item.

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

- Cllr M J Jones, having earlier declared an interest as a member of the Powys CC Rights of Way Committee, refrained from discussion or voting.

The Chairman referred Members to the documents concerning application for Village Green, viz. two applications, copy of the single objection, opinion from legal services, and the Clerk's report outlining background, the process, and the current status of applications. Members were also referred to the evidence questionnaires, which had been made available for inspection.

Members discussed matters at some length, including the opinion report of counsel and the likely costs/benefits of legal representation at the hearing.

RESOLVED *'to proceed with both applications – Cherry Tree Land and North Walk – and in view of the fact that the objection has been made via legal representatives that CCC will use legal counsel at the hearing'.*

Action – Clerk to process

Members of the public were invited to return to the meeting.

5.0 Planning Matters

5.1 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	None	None	None

5.2 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
M20060950	Chapel Field, White Grit	Full planning permission granted
M20060994	Todleth View, Churchstoke	Full planning permission granted

5.3 Planning Specific Correspondence – to receive correspondence (if any)

5.3.1 Powys CC – Scrutiny Services Manager

Re – Powys CC Code of Conduct dealing with Planning Matters / Applications

The Clerk reported that this has already been copied to all Members following the November meeting. Noted.

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

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

- M20061081 – Cllr B J Davies, having earlier declared a personal interest, withdrew from the meeting for this item, and Cllr E Evans took the Chair
- M20061081 – Cllr D H Latimer, having earlier declared a personal interest, withdrew from the meeting for this item.
- 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.

The Clerk reported that the consultation on the anticipated application (agenda item as 'reference pending') had not yet been received, and was therefore not available for discussion.

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

S = support, O = object, N = note,

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20061081	Montgomeryshire Natural Spring Water Co. Ltd., Churchstoke	Montgomeryshire Natural Spring Water Co. Ltd., Churchstoke	Erection of 10 water storage tanks, canopy, & extension to bottling plant, along with enclosures of existing canopies	S*
M20061094	Mr B Jones, Jones Holden Ltd., Unit 5 Mellington School Workshops	Unit 5 Mellington School Workshops	Erection of storage container for timber and timber waste	S*
M20061137	Mr & Mrs I Roberts, Cockshutt, Montgomery	Field SO2394 adj. Cockshutt, Montgomery	Erection of agricultural workers dwelling and installation of septic tank (Outline)	O*

***M20061081** – Council supported the application, but had concerns which it would like to bring to the attention of planning officers as follows:

- a) Parking – there appears to be non-compliance with car parking requirements of the previous phases of the developments. Members would wish to see compliance enforced, and adequate parking arrangements during and after development of this new phase
- b) Visual Impact – there is considerable visual impact of this whole development, and Members would wish to see adequate arrangements to minimise this
- c) Abstraction – Members understand that an Environment Agency report into water abstraction in the area is due to be published by end 2006. Members would like to see (and urge planners to review) the report before the application is determined, and would wish to see any expansion comply with the conditions of the report.

M20061094 – Council supported the application, and urged planning officers to require the use of non-obtrusive colour for the container, so that it will more easily blend into the environment.

M20051137 – Council objected to the application on the following grounds:

- a) Access to the Highway – Members are of the view that access to the highway and lines of sight has not been set out sufficiently to ensure safety
- b) Traffic – access arrangements to the site do not appear to be adequate to cope with a likely increase in traffic which will result from the enterprise
- c) Open Countryside – the dwelling is a new development in open countryside and although there are a number of proposals made in the supporting documentation, Members are of the view that no actual need for the dwelling has been demonstrated.

Action – Clerk to process

5.5 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 and resolved as follows –

Ref.	Site	Description
None	None	None

6.0 One Voice Wales / Society of Local Council Clerks, Guidance Notes – to receive reports of area meetings/guidance notes/correspondence

None.

7.0 BMX Area – to receive status report

The Chairman reported that work at the site is paused during the dark evenings.

8.0 Consultation on Draft Guidance on Clean Neighbourhoods and Environment Act 2005 – to resolve a response to the Welsh Assembly Government consultation document

The Chairman reminded Members and Cllr B A Rowley reported briefly on the public consultation (responses welcomed by 29th December 2006). Members agreed no response was necessary.

9.0 Consultation on Draft Communications Strategy for Powys – to resolve a response to the Powys CC consultation document

The Chairman reminded Members and reported briefly on the public consultation (responses welcomed by 22nd December 2006.). Members agreed no response was necessary.

10.0 Low flying model aircraft – to consider dangers posed by low flying model aircraft

The Chairman reminded Members of their wish to discuss risks and safety concerns arising from low flying model aircraft, particularly at the recreation field.

Cllr M J Jones reported incidents of low flying of model aircraft at Alport-A490 junction. Members agreed that no action is needed at present but would monitor the situation.

The Chairman reported incidents of low flying of model aircraft at the Churchstoke Recreation Field and Members agreed that CCC has a duty of care to users of the field and safety was being compromised.

RESOLVED *‘that a sign(s) would be posted at the gate to the field indicating that low flying of model aircraft is not permitted within the boundaries of the recreation field’.*

Action – Clerk to process

11.0 Financial Report

11.1 Financial Year 2005-2006 – to report and approve conclusion of external audit

The Clerk reported on conclusion of external audit for financial year 2005-2006, and on the single matter raised by the auditor, which requires no action to be taken by the council. The Annual Return and Notice of Completion of Audit will be displayed on notice boards for a period of 14 days.

RESOLVED *‘to accept and approve the Annual Return following completion of external audit’.*

Action – Clerk to process

11.2 Financial Year 2007-2008 – to receive further appeals for financial assistance

The Clerk reported on further financial appeals received as follows,

- Llangollen International Eisteddfod

Noted.

11.3 Financial Year 2007-2008 – to receive 2nd draft annual budget (previously circulated)

The Clerk reported on the 2nd draft 2007-2008 budget and informed Members of the Council Tax Base (£815.17), the Powys CC Recreation Concurrent Funding grant £3,006.33 (41%), and Powys CC Cemetery Grant £633 (41.61%).

Members agreed that CCC should aim to limit change to precept to 3%. The budget will be re-presented for final discussion and adoption at the January meeting

Action – for January agenda

11.4 Items received since last meeting – to report.

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

Payer	Description	£
Powys County Council	Re-cycling site proceeds Jul-Sep 2006(Qtr 2)	735.81
M & G Investments	Charibond Dividend Aug-Oct 2006	1.90

11.5 Items for payment this meeting – to authorise items for payment, including as follows, RESOLVED ‘CCC authorises items for payment as follows’:

cheque	Payee	Description	£
375	Colley Construction	Tree work at recreation filed	381.88
376	Soc. of Local Council Clerks	Subscriptions 2007	75.00
377	BDO Stoy Hayward	External audit 2005-2006 accounts	141.00
378	E J Humphreys	BT Openworld dial up Jul-Sep’06	4.55
D.Deb	Public Works Loan Board	Repay. Instal. (No.8) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk’s salary Dec 2006	324.06

Action – Clerk to process

11.6 Consolidated balances at 20th Dec 2006 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	18,175.14	1,000.00
Less ring-fenced funds	4,486.19	0.00
Net balances available	13,688.95	1,000.00

12.0 Highways Reports

12.1 Highways report from Powys/Shropshire CC to CCC – to report

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

- Todleth Road near entrance to Stone House lane – pothole in carriageway. Powys CC states that a recent inspection revealed holes and an instruction will be issued.
- Cae Camlad – potholes reappearing despite earlier repair work. Powys CC states that the road is on the list for resurfacing in this financial year. Potholes will be filled in the meantime.
- North of Church Lane Hyssington (on C2056) – ash and debris on carriageway from burnt out car. Powys CC states that instructions will be issued to remove debris and make repairs to carriageway.

12.2 Highways report from CCC to Powys CC – to report

- Cllr P A Rees – Unclassified road at Pentrenant between Cae Glass and Binwilkin, Peterman – a poor standard and a hazard to cyclists.
- Cllr P A Rees – Unclassified road at Pentrenant between Bacheldre and Lake Farm turning (especially at Hafod) – very slippery surface in wet conditions and in need of surface dressing. There has been at least one accident there recently.
- Cllr P A Rees – between Lake Farm and Claerwen – south side of the carriageway seems inadequately drained and constantly covered in silt.
- Cllr P A Rees – between Pentrenant through White Hopton towards Sarn – drains blocked near Red Hopton and long stretches of slippery mud.
- Cllr G Griffiths – Marmian housing development, Hall Bank – construction vehicles parking on the road causing obstruction and lengthy delays. Members noted that this has already been reported by others to Powys CC Highways on 22nd November but there appears to be no improvement.

Action – Clerk to process

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

Cllr M J Jones reported:

- a) Powys CC – Restructuring – continues with several cost saving redundancies at a senior level which appear to have achieved the required savings, although there are likely to be some service cuts.
- b) Powys CC – Planning – recruitment has enabled new applications to be dealt with in the required time limits, but the backlog is still outstanding.

14.0 Correspondence – to receive other items of general correspondence.

14.1 Powys CC – recycling technician

Re – Recycler Newsletter 2007

Copies of the newsletter, including article on the Churchstoke Green Grants Awards 2006. Distributed to Members.

14.2 National Assembly for Wales – Local Government & Public Services Committee

Re – Electoral Arrangements in Wales scrutiny project

Copy of the report and recommendations from the consultations and study undertaken in 2006 (to which CCC made a response in August 2006). Noted.

14.3 Dyfed Powys Police – Inspector Chris Curtis, Newtown

Re – Neighbourhood Inspector

Letter of introduction and information that Inspector Curtis has taken over as neighbourhood inspector for the area. Members agreed to invite Inspector Curtis to a future meeting.

Action – for future meeting

15.0 Chairman’s Announcements & date of next meeting

- a) Cllr A R Stephens – reported observing web site maintenance and commended the Clerk for the efficiency of the process. Cllr Stephens asked that all Members check (and update if necessary) the web site details for organisations of which they are members.
- b) Cllr E Evans – reminded Members that the recreation field group needs to reconvene to finalise the regulations.

Action – Clerk to arrange

- c) Cllr E Evans – reminded Members of their wish to invite the new Powys CC Principal Planning Officer to a meeting.

Action – for future meeting

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

Next meeting – Wednesday 24th January 2007, 7:30 p.m. at Churchstoke

Meeting ended 9:30 p.m.