

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

MINUTES of Meeting on 21st December 2005
 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 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.

Apologies – Cllr E Evans, Cllr G F Griffiths, Cllr Mrs A R Stephens.

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

Agenda Number	Item	Councillor	Nature of Declaration
4.5	Planning applications	B J Davies	Pecuniary interest in M20051213
4.5	Planning applications	B J Davies	Pecuniary interest in M20051225
4.5	Planning applications	B J Davies	Pecuniary interest in M20051226
4.5	Planning applications	B J Davies	Pecuniary interest in M20051227

2.0 Minutes of Meetings – to approve and sign the minutes of meeting 23rd November 2005 at Hyssington Village Hall, as a correct record.

The minutes of the meeting of 23rd November 2005 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 meeting 23rd November 2005 at Hyssington Village Hall

3.1 (4.4.1) Powys UDP – Pre-Inquiry Proposed Changes & Related Documents

Cllr D A Paterson reported that he had visited Powys CC offices to view the Pre-Inquiry Proposed Changes. The document contains one comment relating to Churchstoke and one relating to Hyssington. The comment for Hyssington related to an offer of development land which was rejected due to hazardous access roads, and that the land is outside the village.

3.2 (4.6) Land adj. Courthouse Public House

The Clerk reported that council solicitors advise that attempting to obtain title to the land at the front of the Courthouse by registration with the land Registry is unlikely to be a successful means of protecting the amenity area. Registration as a Village Green may be more successful, and evidence of use as village green will need to be gathered by questionnaire. Members reaffirmed their intent to protect the areas adj. to the Courthouse and asked the Clerk to proceed with application for 'Registration as Village Green'. Questionnaires were distributed for a survey of local households

Action – Clerk to process

4.0 Planning Matters

4.1 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

4.2 Powys CC Site Inspection Panel – notifications/reports (if any) of Site Inspection Panel

The Chairman reported on attendance at site inspection panel visits as follows –

Ref.	Site	Description	Date & time
None	None	None	None

4.3 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
M20050997	Barn at Upper Hurdley, Hurdley	Full planning permission granted
M20051129	Land at The View, Churchstoke	Full planning permission granted
M20051167	Blue Barn, Green Lane	Full planning permission granted

4.4 Planning Specific Correspondence – to receive correspondence (if any).

4.4.1 Powys County Council Planning Services

Re – M20051239 at Marmian Cottage

Information that the highways authority finds the access arrangements acceptable, and that planning services find the new design an improvement on earlier versions. Members agreed to consider this under agenda item 4.5.

4.4.2 Powys County Council Planning Services

Re – M20051196 at the Old Dairy, Hall bank

Information that the approval of this application may result in an earlier application M20000853 for adjacent farm building conversion, being in breach of its planning consent. For that reason the planning service had asked if CCC would review its November reply, but subsequent information now shows the application has been withdrawn.

4.4.3 Powys County Council Planning Services

Re – M20051257 at land adj. The Courthouse

Copy of a request from Powys CC to the applicant for further detail on proposed landscaping, fencing and surface within the conservation area; on protection of the visual amenity in the rear spaces behind proposed dwelling; on provision of riverside walk as a positive amenity for the community. Members agreed to consider this under agenda item 4.5.

4.4.4 Several Residents of Churchstoke

Re – M20051257 at land adj. The Courthouse

Letter indicating that flooding to neighbouring properties might be caused by the embankments planned in the development. Members agreed to consider this under agenda item 4.5.

4.5 Planning Applications/Notices – to receive and resolve responses to consultations by

Powys CC including –

Declarations of Members' Interests:

- M20051213 – Cllr B J Davies, having earlier declared a pecuniary interest, left the meeting for this item

- M20051225 – Cllr B J Davies, having earlier declared a pecuniary interest, left the meeting for this item
- M20051226 – Cllr B J Davies, having earlier declared a pecuniary interest, left the meeting for this item
- M20051227 – Cllr B J Davies, having earlier declared a pecuniary interest, left the meeting for this item

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

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

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20051213	Montgomeryshire Natural Spring Water Co. Ltd., Churchstoke	Montgomeryshire Natural Spring Water Co. Ltd., Churchstoke	Erection of warehouse extension to existing water bottling plant	S*
M20051225	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at rear of The View, Churchstoke	Reserved matters for siting, design, appearance, landscaping in connection with erection of 4 dwellings	S*
M20051226	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at rear of The View, Churchstoke	Reserved matters for siting, design, appearance, landscaping in connection with erection of 7 dwellings	S*
M20051227	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at rear of The View, Churchstoke	Reserved matters for siting, design, appearance, landscaping in connection with erection of 2 dwellings	S*
M20051239	Mr & Mrs W E Davenport, Marmian Cottage, Hall Bank, Churchstoke	Land adj. Marmian Cottage, Hall Bank Churchstoke	Reserved matters for siting, design, appearance in connection with dwelling & garage (resubmission)	S
M20051257	Mr R W H Jones & Mrs J M Jones, Oakdale, Broadway, Churchstoke	Land to rear of Courthouse Hotel, Churchstoke	Erection of 3 dwellings with garages & formation of access. Alterations to existing car park at the Courthouse	O*
M20051268	Mrs L Atkins, 30 Cae Camlad, Churchstoke	30 Cae Camlad, Churchstoke	Installation of dormer window to front of property	S
M20051278	Mr C Taylor & Miss C Jones, Llanerch Lodge, Hyssington	Llanerch Lodge, Hyssington	Erection of an extension	S
M20051279	Simon & Susan Norris, c/o Company of Architects Ltd, Woodside, Hinksey Hill, Oxford	Old Post Office, Churchstoke	Erection of residential dwelling, formation of access, and alteration to existing access	O*

M20051298	WG & MS Chislett, Lower Alport, Churchstoke	Lower Alport, Churchstoke	Conversion of barn to form residential dwelling, installation of septic tank & alterations to existing access	
<i>Review – in the light of further planning information received</i>				
M20051196	Millington & Vaughan, Millbrook, Crows Nest Dingle, Snailbeach	Cart shed adj. The Old Dairy, off Hall Bank, Churchstoke	Change of use to form residential dwelling	*

***M20051216** – CCC supported the application, but added the comment that the development will take 48 existing car parking spaces, and urged planning officers to take this into consideration as the overspill car park is often full on Sundays.

***M20051225, M20051226, M20051227** – CCC supported the application, but added the comments regarding affordable housing,

- a) splitting the overall site into three separate applications may circumvent requirements with regard to provision of affordable housing
- b) the dwellings all appear to be of a substantial nature and are likely to be beyond the financial means of many local people. Council strongly urged the planning authority to look again at how to incorporate affordable housing into the developments

***M20051257** – CCC objected to the application in its present form on grounds,

- a) access – proposed access arrangements via North Walk, would disturb the public right of way, would disturb the public amenity areas, and would appear to actually take land from a neighbouring property
- b) conservation area – the development is in a conservation area and would be to the detriment to the character of the area. In view of this factor, far more detail is needed on proposed landscaping, fencing and surface within the conservation area; on protection of the visual amenity in the rear spaces behind proposed dwelling; on provision of riverside walk as a positive amenity for the community
- c) flooding – the river is prone to frequent flooding to higher level than the 1:1000 year line shown on the plans (there is documentary and photographic evidence showing this). The proposed embankments would be likely to force flooding upstream to other properties
- d) sewerage problems are well known in the riverside area and pumping would be required. This could be problematic particularly at times of flood
- e) registration of ‘Village Green’ – this is in progress for public amenity areas included within the application, and CCC considers that this matter should be resolved before any planning decision is reached
- f) public amenity areas – these are clearly included within the application. CCC considered that public areas should be protected by remaining outside the perimeter of any application

***M20051279** – CCC objected to the application in its present form on grounds,

- a) access – plans indicate access across Belle Vue public amenity area, (which is owned by the County Council)
- b) access – CCC has concerns over safety where the proposed new access lane would join the A489 trunk road

***M20051196** – the application is now withdrawn so no consideration is necessary

Action – Clerk to process

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 and resolved as follows –

Ref.	Site	Description
None	None	None

5.0 Correspondence – to receive items of general correspondence.

5.1 Powys County Council – Head of Lifelong Learning & Community Services

Re – County Council Support for Village Halls / Community Centres

Notice that on 13th December Powys CC approved changes in the way of allocating funds to Village Halls / Community Centres. The formula approved is different to the one put out for consultation, and is designed to protect rural communities who would be disadvantaged by the original formula, and is based on increase in precept by Town & Community Councils rather than on overall amount. The scheme will come into effect for 2007-08 based on Town & Community Council contributions in 2006-07. Other details and illustrative calculations were provided.

Action – for budget process

5.2 Powys County Council – Technical & Local Services

Re – Powys Recycling

Copies of ‘Powys Recycler’ December newsletter. Tabled for Members.

5.3 Welsh Assembly Government – Minister for Finance, Local Govern’t & Public Services

Re – Consultation on three-year review of revenue & capital settlement

Copy of consultation paper seeking views on issues that need to be addressed in moving to a three-year revenue & capital settlement for local authorities in Wales. Responses welcomed by 27th January 2006. Noted.

5.4 Dyfed Powys Police Authority – Clerk to the Authority

Re – next meeting Powys Community Consultation Forum

Notice of the meeting on Monday 12th December 2005, 7pm, at Llandrindod Wells High School to discuss reorganisation of policing structure in Wales. Noted.

5.5 Montgomery Community Health Council – Chief Officer

Re – Second meeting to discuss changes to provision of health services in Powys

Invitation to the second of three meetings to discuss changes to provision of health services in Powys (inc. Commissioning Strategy) by Powys Local Health Board, on 7th December 2005, 7.00pm, Newtown High School. Noted.

5.6 Powys Local Health Board

Re – Commissioning Strategy

Copy of the Commissioning Strategy setting out,

- Which services are commissioned and from whom
- Changes required to achieve the objectives
- Background information used in devising the strategy

Passed to Cllr B A Rowley.

5.7 Powys Local Health Board – Director of Corporate Services

Re – Vacancy for Members of the Board

Copy of press advertisement of five vacancies for non-officer members of the PLHB to be filled by 1st April 2006.

5.8 Churchstoke CP School – Headmaster

Re – Cae Camlad Play Area

Suggestion, in the light of risks assessments undertaken, that CCC make improvements (self-close mechanism) to safety at the gate entrance play area, along with RoSPA advice notes. Members agreed to requisition a self-close mechanism.

Action – Clerk to process

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

Re – One Voce Wales next meeting Montgomeryshire Area Committee

Notice and agenda for next meeting Montgomeryshire Area Committee, 4th January 2006 7:30pm, at Llandrinio. The agenda includes an item on the review of community area and electoral arrangements.

Action – Cllr M J Jones to attend

7.0 Consultation on Notice to Remove Hedgerows – to receive and resolve responses to consultations by Powys CC including –

Ref.	Applicant	Description
MHED20050011	Mr J T Kinsey, The Green, Churchstoke	Removal of hedgerow at Pt OS 0418 & 1819 land near Lower Alport, Churchstoke
RESOLVED	'CCC does not wish to make any comment on this application to remove hedgerow'	
MHED20050012	Carl Bro Group, Bristol on behalf Severn Trent Water	Removal of hedgerows at 12 points 5m wide to allow construction of water main and to provide construction access at Pts OS 282 951 at Old Churchstoke
RESOLVED	'CCC does not wish to make any comment on this application to remove hedgerow'	

Action – Clerk to process

8.0 Casual Vacancy in the Office of Community Councillor (Churchstoke Ward) – to declare the occurrence of a vacancy in the office of community councillor

The Clerk formally reported the vacancy caused by the death of Cllr G C Hamer and that contact has been made with the elections office at Powys CC to co-ordinate the community council vacancy with that of the county council. The timetable is as follows,

Public notice of vacancy & opportunity to call for election	19 th Dec'05-11 th Jan'06
Notice of election (if called)	20 th Jan'06
Election (if any nominations)	23 rd Feb'06

RESOLVED 'in accordance with Section 86 of the Local Government Act 1972, CCC declares a casual vacancy in the Office of Community Councillor in Churchstoke ward as a result of the death of Cllr G C Hamer. Publication of the declaration of vacancy has

been distributed to the notice boards in accordance with Section 87(2) of the Local Government Act 1972, and the Deputy Returning Officer has been informed’.

Action – Clerk to process

9.0 Financial Report

9.1 Financial Year 2006-2007 – to receive further appeals for financial assistance

The Clerk reported on further financial appeals received as follows,

– WRVS

Noted.

9.2 Financial Year 2006-2007 – to receive 2nd draft annual budget

The Clerk reported for the 2nd draft 2006-2007 budget and informed Members of the Council Tax Base (£797.24), the Powys CC Recreation Concurrent Funding grant £3,057.03 (41%), and Powys CC Cemetery Grant £599 (29.1%).

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

Action – for January agenda

9.3 Items received since last meeting – to report.

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

Payer	Description	£
M E & A Hughes	Cemetery memorial fee (plot 436)	75.00
Powys County Council	Re-cycling site proceeds Jul-Sep 2005(Qtr 2)	711.52
M & G Investments	Charibond Dividend Aug-Oct 2005	1.90

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

cheque	Payee	Description	£
320	G F & M Astley Landscapes	Grass-cutting contract 2005	3,818.75
321	Severn Waste Disposal	Emptying of soak-away chambers	111.63
322	Cllr B J Davies	Chairman’s Allowance (part)	20.00
323	Soc. of Local Council Clerks	Subscriptions 2006	84.00
D.Deb	Public Works Loan Board	Repay. Instal. (No.6) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk’s salary Dec 2005	314.77

Action – Clerk to process

9.5 Consolidated balances at 21st Dec 2005 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	14,048.38	500.00
Less ring-fenced funds	2,291.16	0.00
Net balances available	11,757.22	500.00

10.0 Highways Reports

10.1 Highways report from Powys/Shropshire CC to CCC – to report items from Powys CC

The Clerk reported on replies/correspondence from Powys CC regarding,

- a) Hall Bank, Churchstoke – deepening hollow in the road at the entrance to Churchstoke Hall causing risk of load-tilt for large vehicles. Passed to inspector for consideration and action. Members remarked that repairs have been undertaken.
- b) C2009 Hyssington Road – fire damage to road surface, which is likely to cause further deterioration over the winter months. Passed to inspector for consideration and action.
- c) Fishpool Road from junction of A488, between the boundary brook and the Appletree turn – blocked culvert causing flooding onto the road. To be investigated and appropriate action taken.
- d) Churchstoke ‘Pottery’ Car Park adj. Golden Fish Chinese restaurant – potholes making parking difficult. To be investigated and appropriate action taken.
- e) Hall Bank and A489 – parking at foot of Hall Bank. Area Traffic Engineer has visited on several occasions but on those occasions finds no problems at the junction. However as waiting restrictions may assist in deterring parking and the item will be discussed at next Powys CC Montgomeryshire Committee with a view to undertaking consultations on the introduction of waiting restriction.

10.2 Highways report from CCC to Powys CC – to report items to Powys CC

- a) Cllr D A Paterson – Hyssington Village, at road junction with Church Lane (and towards village) – severe edge erosion caused by surface water
- b) Cllr D L Powell – Werndu Lane, Churchstoke – potholes as a result of flooding and standing surface water

Action – Clerk to write

10.0 Chairman’s Announcements & Date of next meeting

- a) Cllr B A Rowley – Cae Camlad Playground – stated she has received reports of erosion at foot of slide and some slight damage on slide.
Action – Cllr Rowley to check
- b) Chairman – wished all Members and residents within the community council area a “VERY HAPPY CHRISTMAS, AND A HEALTHY AND PEACEFUL NEW YEAR”.

Next meeting –

Wednesday 25th January 2006, 7:30 p.m. at Churchstoke

Meeting ended 9:10 p.m.