

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

MINUTES of Meeting on Wednesday 22nd June 2005
 at Churchstoke Community Village Hall, 7.00 p.m.

1.0 Attendance – Cllr Mrs B J Davies (Chairman), Cllr G C Hamer, Cllr G F Griffiths, Cllr Mrs P J Jones, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs A R Stephens.

Apologies – Cllr E Evans, Cllr M J Jones, Cllr Mrs B A Rowley

The Chairman welcomed guests from Powys CC Planning Service.

Declarations of Members' Interests:

Agenda Number	Item	Councillor	Nature of Declaration
5.5	All planning applications	G C Hamer	Member of planning authority

2.0 Minutes of Meetings – to approve and sign the minutes of

2.1 AGM on 25th May 2005 at Churchstoke Community Hall, as a correct record

The minutes of the meeting of AGM 25th May 2005 were approved and signed as a correct record.

2.2 Business meeting 25th May 2005 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting of business meeting 25th May 2005 were approved and signed as a correct record.

3.0 Matters Arising for Information – to report matters for information from minutes of

3.1 AGM on 25th May 2005 at Churchstoke Community Hall

3.1.1 (3.2) Special Responsibility Allotments & Recreation Field

Cllr G Griffiths accepted office.

3.1.2 (3.9) Representative to Churchstoke Recreation Association

Cllr G Griffiths accepted office.

3.1.3 (3.10) Representative to Hyssington Village Hall Committee

Cllr P Jones accepted office.

3.2 Business meeting 25th May 2005 at Churchstoke Community Hall

3.2.1 (5.1) Powys CC Community Strategy 2005-2020

The Chairman reported on the significance of the substantial document and encouraged all Members to study it.

3.2.2 (5.7) Severn Uplands Catchment Abstraction Management Strategy (CAMS)

Cllr D A Paterson reported that the CAMS document makes it clear that Churchstoke and the Camlad area is exempt from abstraction rules.

3.2.3 (10.0) Churchstoke Cemetery

The Clerk reported that he had contacted local contractors who are agreeable to undertaking a preliminary safety study during the summer.

4.0 Guest – Principal Planning Officer Powys CC (Mr J Berriman) – to meet the community council to help establish a strong working relationship and mutual understanding. The Chairman welcomed Mr Jake Berriman (Principal Planning Officer Powys CC) and Mr Eddie Hrustanovic (Planning Officer Powys CC) to the meeting.

Mr Berriman and Mr Hrustanovic described the background to their appointments, the geographic areas of responsibility, and their wish to establish positive and strong working relationships and mutual understandings with community councils. Members asked questions across a range of issues.

Points of particular discussion and note included,

- Basics – good communications as the key to a sound relationship; use of the UDP as the starting point for all planning decisions
- Consultations – flexibility on consultations deadline if necessary; additional comments (other than support or object) are always welcome as they give planners more insight into local concerns
- Training – Powys CC wishes to enhance the quality of consultation responses by developing the skills of community councils through training workshops
- Conservation Areas – applications within such areas must preserve or enhance the areas, as must adjacent developments; Planners have to assess what actually makes the conservation area to be in need of conservation
- Natural Environment – there are a range of natural sites and range of protection needed; consultation is always made with relevant conservation bodies; sustainability and habitat are taken into consideration; eco-friendly design is seen as important
- Payback by Developers – there are no clear guidelines on the type or extent of community payback and it is very much ad-hoc; a community plan or vision would assist in providing grounds for formalising or justifying pay-back
- Affordable Housing – requirement that 35% of housing in developments over 5 dwellings should be ‘affordable’; acknowledgement that the term ‘affordable’ is imprecise and difficult to define but would include local needs housing, rented social housing, lower priced housing influenced by size (less than 130 sq.m.)

The Chairman thanked Mr Berriman, and Mr Hrustanovic for the opportunity to meet planning officers first hand and that CCC looked forward to a good relationship.

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		

5.2 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
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None	None		
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5.3 Powys CC Planning Service Decisions – to report recent Powys CC planning decisions.

The Clerk reported formal notification of planning decisions by Powys CC as follows –

Ref.	Site	Powys CC Planning Decision
M20050465	Claerwen Pig farm, Bacheldre	Full planning permission granted
M20050474	Rocklea House, White Grit	Full planning permission granted

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

5.4.1 Powys CC Planning Services – Senior Planning Officer Policy & Conservation

a) Re – Powys UDP Deposit Draft – Consultation on representation 3898.D1

Consultation seeking CCC's views on representation by Churchstoke Methodist Church stating that the allocated car park (adj. Methodist Church) is unsuitable for such a use due to liability to flooding and distance from village centre. Members agreed that *'the car park adjacent to the Methodist Church is inappropriately identified in the UPD Deposit Draft as a public car park. It is actually a private parking area'*.

Action – Clerk to process

b) Re – Powys UDP Deposit Draft – Consultation on representation 451.D14

Letter seeking clarification of CCC's representation that it would like to see the area west of Fir House and south to the river, safeguarded as an area of Green Open Space. The Clerk reported that clarification has been given.

5.4.2 The Clerk reported other correspondence relating to planning applications as follows –

Ref.	Site	Description
None	None	

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

Declarations of Members' Interests:

- All applications – Cllr G Hamer, having earlier declared an interest as a member of the planning authority, refrained from comment and from voting.

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

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

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20050565	M & W Thomas, Middle Alport Farm Barns, Churchstoke	Middle Alport Farm Barns, Churchstoke	Conversion of barn to dwelling & installation of septic tank	S

Action – Clerk to process

5.6 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
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M20040731	Bank Cottage, Hyssington	Erection of detached garage and garden store
The Chairman reminded Members of their wish to consider further the administration of this application by Powys CC Planning Service in the light of CCC original letter and the reply from Powys CC Chief Executive.		
RESOLVED	<i>'That CCC does not consider a 30% increase in external volume from the original plans is 'minor' and that the community council feels that it should have been consulted on such an amendment. CCC would wish to be consulted on all amendments within a conservation area in future. CCC will reply to Powys CC making these points and draw the correspondence to a conclusion'.</i>	

Action – Clerk to process

6.0 Correspondence – to receive items of general correspondence.

6.1 Powys County Council – Principal Accountant

Re – Public Inspection of Accounts 2004-05

Correction to previous notice. The period for public inspection of the accounts is now set as 11th to 29th July 2005. Noted.

6.2 Welsh Assembly Government – Rt Hon Rhodri Morgan AM, First Minister

Re – Report 2005

Copies of the First Minister's mid term report 2005. Distributed to Members.

6.3 National Assembly for Wales Mid & West Wales Regional Committee

Re – Next meeting Mid & West Wales Regional Committee

Notice of next meeting of the committee, Friday 17th June 2005, Ivy Bush Hotel, Carmarthen, 10:00am-12:30pm. focusing on 'Sustainable Development – is Wales learning to live differently?'. Noted.

6.4 Welsh Assembly Government – Minister for Social Justice & Regeneration

Re – Fire & Rescue National Framework for Wales

Copy of the National Framework prepared under the Fire & Rescue Services Act 2004. Noted.

6.5 HLB AV Audit

Re – Change of Name

Notification that HLB AV Audit have changed name to BDO Stoy Hayward. Audit arrangements are unchanged. Audit day is set as 21st October. Noted.

6.6 Ms C Price, 14 Fir Court Drive

Re – Speeding Traffic in Churchstoke Village

Letter raising the matter of speeding traffic in Churchstoke village, and asking for CCC's support. The Clerk reported that Cllr E Evans intended to discuss this with Ms Price, but that in his absence it would remain for the July meeting.

Action – for July meeting

6.7 Various other correspondence

- a) Powys Local Health Board – first issue of quarterly 'Roundup' news-sheet. Tabled.
- b) Care & Repair in Powys – Spring Newsletter and notice of AGM 15th July at Llandrindod Wells. Tabled.

7.0 One Voice Wales, Guidance Notes – to receive guidance notes/correspondence on,

- a) Montgomeryshire/Maldwyn Area Committee – minutes of Annual Meeting 19th May 2005. The document is already with Cllr M J Jones. Noted.
- b) Montgomeryshire/Maldwyn Area Committee – notice of a Special Meeting Wednesday 13th July 2005, 7.30pm, Caersws Village Hall, to re-run election of Chairman and Vice Chairman. The document is already with Cllr M J Jones. Noted.

8.0 Casual Vacancy in the Office of Community Councillor (Churchstoke Ward) – to receive nominations for co-option and to proceed to fill the vacancy by co-option

The Clerk reported that 2 names have been nominated for co-option to the vacancy –

- Mr D H Latimer, Morgans, White Grit
- Mr M Jones, Corndon Manor, Hyssington

It was resolved unanimously *'to co-opt Mr D H Latimer to the council as a Member for Churchstoke Ward'*.

Action – Clerk to process

9.0 Financial Report

9.1 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 interest Feb – Apr 2005	1.90
Powys County Council	Re-cycling site proceeds Jan-Mar 2005 (Qtr 4)	782.22
E R D Corfield & Sons	Cemetery burial fee (plot 219)	75.00
H M Customs & Excise	VAT reclaim 2005-2006	1,033.29

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

RESOLVED *'to authorise items for payment as follows'*,

cheque	Payee	Description	£
296	Harry Tuffin Supermarket	Works at BMX area	1,292.50
297	E J Humphreys	BT Openworld calls Jan-Mar 2005	2.70
D.Deb	Public Works Loan Board	Repayment instal. (5) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk's salary June 2005	314.77

Action – Clerk to process

9.3 Consolidated balances at 22nd June 2005 after sweep, receipts & payments – to report

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

	Reserve account £	Current account £
Gross balances	17,705.80	500.00
Less ring-fenced funds	3,227.66	0.00
Net balances available	14,478.14	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 letter of intention to investigate/deal with issues from Powys/Shropshire CC regarding,

- a) Fir Court Avenue – name sign broken & needs replacement. Referred to Powys CC Planning Office.
- b) Old Post Office – a reminder that cars are still being parking on the pavement. Acknowledgement. To be monitored by Powys CC.
- c) Hyssington, in front of Old Post Office, pothole – a reminder that no work has been undertaken. To be programmed. Cllr D Paterson reported that works have already been done.
- d) Hyssington, on lane to Church, 2 areas of edge breakdown– a reminder that no work has been undertaken. To be programmed. Cllr D Paterson reported that works have already been done.
- e) Hyssington road – pothole adj. The Gables near entrance to Hyssington village. To be programmed. The Chairman reported that works have already been done.

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

- a) Chairman – reported that she had checked the new footbridge (unclassified road from Rock Farm to Alport), and although wheelchairs would not be able to pass over the bridge, that given the situation and constraints described by Powys CC, the new bridge appears adequate
- b) Cllr G Griffiths – Rock Lane to Rock farm – reminder that the surface is still badly worn
- c) Cllr G Griffiths – Blue Barns corner – potholes

Action – Clerk to write to PCC

11.0 Chairman's Announcements & Dates of AGM and next meeting

- a) Chairman – reminded members that Green Grants Panel will meet early July with an intention to present awards Friday 5th August, 7pm, at Hyssington Village Hall
- b) Clerk – informed members that latest updates to the SLCC Clerks' manual will be ordered.

Next meeting –

Wednesday 27th July 2005, 7:30 p.m. at Hyssington

Meeting ended 8:52 p.m.