

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

MINUTES of Meeting on Wednesday 22nd September 2004
 at Churchstoke Community Hall, 7.30 p.m.

1.0 Attendance – Cllr Mrs B J Davies (Chairman), Cllr E Evans (Vice-chairman), Cllr P Delves, Cllr G F Griffiths, Cllr M J Jones, Cllr Mrs P J Jones, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies – None.

The Chairman welcomed members of the public.

2.0 Minutes of Meeting of 25th August 2004 at Churchstoke Community Hall were approved and signed as a correct record.

3.0 Matters Arising for Information from minutes of 25th August 2004 at Churchstoke Community Hall

3.1 (5.1) BT consultation on telephone kiosk removal

The Clerk reported on acknowledgment of CCC's response to the consultation. BT states that due to the large volume of responses to the nationwide exercise that it will be some time before BT reply.

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		

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
M20040893	Quarry Garage, Churchstoke	Erection of dwelling, with septic tank and vehicular access (outline)	15 th September 2004, 10:00am

The site panel are recommending refusal on grounds of,

- a) the development is outside the village boundary and would be in open countryside
- b) the development is not attached to the business
- c) the development is not tied to a S106 local needs application
- d) the hazardous entrance onto the busy A489

4.3 Powys CC Planning Service Decisions – to report recent planning decisions

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

Ref.	Site	Powys CC Planning Decision
None		

4.4 Planning Specific Correspondence – to receive and resolve on correspondence (if any)

The Clerk reported on correspondence relating to planning matters as follows –

Ref.	Site	Description
None		

4.5 Planning Applications/Notices for PCC Planning Service including –

Declarations of Members' Interests:

- M20040979 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.
- M20040979 – Cllr P Delves declared a pecuniary interest and left the meeting for this item.
- M20040981 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.
- M20040981 – Cllr P Delves declared a pecuniary interest and left the meeting for this item.
- M20040982 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.
- M20040982 – Cllr P Delves declared a pecuniary interest and left the meeting for this item.
- M20040996 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.
- M20040996 – Cllr P Delves declared a pecuniary interest and left the meeting for this item.

Council RESOLVED *'to comment on applications as follows'* –

S = support, O = object, N = note

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20040945	Mr H Brackenbury, Pentre Mill, Pentre	Mill House adj. Pentre Mill, Pentre	Conversion & extension of outbuilding to dwelling annex	S*
M20040946	Mr R S Kinsey, Upper Address, Old Churchstoke	Upper Address, Old Churchstoke	Erection of agricultural building	S
M20040979	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at The View, Churchstoke	Erection (detail) of 2 dwellings & garages with vehicular access	S*
M20040980	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at The View, Churchstoke	Erection (detail) of 4 dwellings & garages with vehicular access	S*
M20040981	Mr D P & Mrs R A Delves, c/o Hogstow Hall, Minsterley	Land at The View, Churchstoke	Erection (detail) of 7 dwellings & garages with vehicular access	S*
M20040996	Mr Steven Davies, Pye-D-Vies, Old Churchstoke	Pye-D-Vies, Old Churchstoke	Erection of 1 st floor extension & alterations	S*

***M20040945** – CCC supports this application for conversion of the outbuilding into an annex to the dwelling. Council would not wish to see conversion into a separate dwelling.

***M20040979** – CCC supports the application but is concerned that this is a development of substantial dwellings and purchase is likely to be beyond the resources of those in the immediate local community. Council strongly urges the planning authority to look again at how to incorporate more affordable housing into developments.

***M20040980** – CCC supports the application but is concerned that

- a) this is a development of substantial dwellings and purchase is likely to be beyond the resources of those in the immediate local community. Council strongly urges the planning authority to look again at how to incorporate more affordable housing into developments
- b) although the application and plans state that there will be no removal of trees, it is difficult to see how this can be the case for the development to proceed. Council considers it important that trees are safeguarded.

***M20040981** – CCC supports the application but is concerned that this is a development of substantial dwellings and purchase is likely to be beyond the resources of those in the immediate local community. Council strongly urges the planning authority to look again at how to incorporate more affordable housing into developments.

***M20040996** – CCC supports the application, but believes that there was a S106 condition on the original development and urges Powys planners to check that there is no breach of the S106 conditions.

Action – Clerk to process

5.0 Correspondence – to consider items of general correspondence

5.1 Powys County Council – Head of Economic Development

Re – BT Programme of closure of payphone boxes

Letter informing that the Board of the County Council has resolved to object to the programme of closures, principally on the grounds of real and significant impact on rural life. Powys CC also urges community councils to make representations directly to BT. The Clerk reminded Members that they have already responded to the consultation, objecting to proposed closures. Noted.

5.2 Powys County Council – Economic & Community Regeneration Directorate

Re – Powys Arts Strategy 2004-2007

Copy of the Strategy and Action Plan. Passed to Cllr A Stephens.

5.3 Powys County Council – North Powys Car Crime Reduction Forum

Re – Minutes of Forum meeting 8th July 2004

Copy of the minutes and notice of next meeting 7th September 2004. The Clerk reminded Members that CCC has already given apologies for absence and asked to be kept informed of developments. Noted.

5.4 Powys County Council – County Emergency Planning Officer

Re – Emergency Contacts and Powys Careline

Confirmation that arrangements for emergency contacts remains as the 24hour duty room.

The Emergency 24 Hour Duty Room contact number is,

POWYS CARELINE 0845 054 4847

Also enclosing a booklet 'Emergency Contacts Directory'.

- 5.5 Powys County Council – Community Planning & Regeneration Officer
Re – Appointment of new Community Planning & Regeneration Officer
Information on the appointment of the new officer, Lowri Jones, who will be working with local organisations in Montgomeryshire. Noted.
- 5.6 Powys County Council – Welsh Language Officer
Re – Simultaneous Translation courses
Information that Powys CC is organising translation courses for councils interested in conducting meetings bilingually. Noted.
- 5.7 Welsh Assembly Government – Head of Local Government Modernisation Division
Re – Local Government Partnership Scheme and Report 2002-2003
Copies of the revised statutory Scheme and Report 2002-2003, outlining the basis of collaboration and partnerships arrangements between the WAG and local government. Noted.
- 5.8 Welsh Assembly Government – Head of Local Government Administration Team
- a) Re – The Conduct Of Members (Model Code of Conduct) (Wales) (Amendment) (No.2) Order 2004
Notification and copy of the Order coming into effect 1st September 2004, disapplying (among others) the statutory provisions relating to the National Code of Local Government Conduct in Wales. The Clerk explained that this removes obligations under the old code but does not affect obligations under the new Model Code of Conduct of the Local Government Act 2000. Noted.
- b) Re – The Local Elections (Declaration of Acceptance of Office) (Wales) Order 2004
Notification and copy of the Order coming into effect 1st September 2004, prescribing the form of declaration of acceptance of office by members of county, county borough, and community councils in Wales. The Clerk explained that this consolidates the several existing forms and removes reference to the old National Code of Local Government Conduct. Noted.
- 5.9 Welsh Assembly Government – Head of Local Government Modernisation Division
Re – Research Study into the Role, Functions and Future Potential of Community & Town Councils in Wales
Copy of the WAG responses o the study together with a summary of consultation responses received. Comments are invited on the WAG response by 12th November 2004. Passed to Cllr D A Paterson.
- 5.10 Welsh Assembly Government – Local Government Finance Division
Re – Council Tax Revaluation and Rebanding 2005
Letter informing that the new council tax valuation list will be published 1st September 2004, and that letters are being sent to every home in Wales regarding the dual exercise of revaluation and rebanding. Noted.

5.11 National Assembly for Wales – Chair Local Govern't & Public Services Committee
Re – Committee report 'The Operation of New Political Management Structures in Local Government'

Copies of the report and recommendations designed to improve transparency, efficiency and accountability of local political management in Wales. Noted.

5.12 National Assembly for Wales – Mid Wales Regional Committee, Committee Clerk
Re – Next meeting of Mid Wales Regional Committee

Notification that the next meeting of the committee is Friday 8th October 2004, 10:00am-12:30pm, Llanerfyl Village Hall. The meeting will focus on and receive presentations of 'The Future of the National Assembly: Implications for Mid-Wales' relating to the recent Richard Commission report. Noted.

5.13 National Assembly for Wales

Re – Regional Teams and Co-ordinators

Information on the new service being offered – Regional Teams and Co-ordinators – to work with local community groups, and offering to provide short presentation on the work of the Assembly. Noted.

5.14 Mid & West Wales Fire Authority – Chair of the Authority

Re – Integrated Risk Management Plan 2005-2006 Action Plan

Notification that the authority has published its draft action plan available in libraries and on the Fire and Rescue Service website (www.mawwfire.gov.uk), with responses to the consultation welcomed by 5th November 2004. Noted.

5.15 One Voice Wales – Acting Chief Officer

a) Re – Notice of AGM

Notice of the 1st AGM on 23rd October, at the Pavilion, Llandrindod Wells, 10:30am – 4:00pm, with guest speaker Sue Essex AM, Welsh Assembly Government, Minister for Local Government. Noted.

b) Re – Notice of Montgomeryshire Area Committee meeting

Minutes of meeting 26th July 2004, and notification of next meeting Monday 18th October 2004, 7:30pm at Plas Dolerw, Newtown. Noted

5.16 British Red Cross – Senior Services Manager, Mid Wales

Re – Carers Emergency Card Scheme in Powys

Information on the prospective scheme, and questionnaires to gauge support for such a scheme. Distributed to Members.

5.17 Various other material

a) Montgomeryshire Family Crisis Centre – notification of AGM 21st September. Noted.

b) Mid Wales Energy Agency – background information on the organisation. Noted

6.0 Countryside and Rights of Way Act 2000 – to receive notifications of appeals relating to the Provisional Maps of Open Access Land, and to consider making representations to the appeals

The Clerk reported on notification by the Planning Inspectorate of appeals, in the Churchstoke area, under Section 6 of the Act, and inviting written representations to the appeals.

Council RESOLVED *'to comment on appeals as follows'* –

Ref	APP/CROW/04/MAP/1502
Appeal by	Trustees of the Powys Castle Estate
Site at	Land adj. To Corndon Hill, North of Corndon Farm, Priestweston (SO 308 965)
Grounds of appeal	Not open country
CCC representation	<i>Support the appeal on grounds 'not open country'.</i>
Ref	APP/CROW/04/MAP/1547
Appeal by	R W H and J M Jones
Site at	Todleth Hill, Churchstoke, Montgomery, Powys (SO 285 941)
Grounds of appeal	Not open country
CCC representation	<i>Support the appeal on grounds 'not open country'.</i>
Ref	APP/CROW/04/MAP/1564
Appeal by	Mr and Mrs T D V Wallace
Site at	Calcot, Priestweston Montgomery, Powys (SO 298 972)
Grounds of appeal	Not open country
CCC representation	<i>Support the appeal on grounds 'not open country'.</i>

Action – Clerk to process

7.0 Application for Public Entertainment Licence – consultation by Powys CC on application at Hyssington Village Hall

The Clerk reported that consultation by Powys CC has not yet been received.

Action – on October agenda

8.0 BMX Site – to report further on plans for site improvements by CCC

The working party reported on the work to be done, and approximate (estimated) costs. Work would be to a written specification to bring the site up to a standard suitable for use. The working party also considered provision of a hard core surface and would like to contact RoSPA for advice.

Action – group to prepare spec
& Clerk to contact RoSPA

9.0 Powys Community Strategy and Health, Social, & Well-being Strategy – to consider a response to the 2 consultation documents (previously received at July meeting)

The Clerk reminded Members of the 2 consultation documents and the deadline for responses of 11th October. The Chairman reported on the Powys Community Strategy and Cllr D Paterson reported on the Health, Social, & Well-being Strategy.

Members accepted their recommendations and RESOLVED to reply as follows,

'Powys Community Strategy – CCC considers that more emphasis should be placed on Housing and the requirement for 'affordable housing'. CCC has constant concerns at the growth in the numbers of substantial dwellings and a lack of 'affordable housing'.

'Well-being Strategy – 'CCC considers that far more emphasis should be placed on the major public concerns of hospital waiting times and the lack of dental services, and on the strategies to be employed to deliver improvement. In terms of hospital waiting times, CCC considers it is very clear that the National Health Service is breaking down following devolution, into an English Health Service and a Welsh Health Service'.

Action – Clerk to reply

10.0 Financial Report

10.1 Crowther Memorial Fund – to discuss removing the funds from 'ring-fence'

The Clerk reminded Members of their wish to consider removing the Crowther Memorial Fund from 'ring-fenced funds'.

RESOLVED that *'Crowther Memorial monies be removed from ring-fence'.*

Action - Clerk to process

10.2 Members Allowances 2004-2005 – to report progress with 2004-2005 allowances

The Clerk reported that regulations on Members allowances for financial loss, and subsistence/travel expenses, are usually set out at this time of year, but have not yet been finalised by the Welsh Assembly Government. Details are expected to be available for the October meeting.

Action – for October agenda

10.3 National Pay Settlements 2004-2005 – report & to resolve on 2004-2005 settlements

The Clerk reported on the National Settlement of Clerks' Salaries 2004-2005.

Members RESOLVED to *'adopt the settlement presented, to pay back-pay due, and to amend the standing order'.*

Action - Clerk to process

10.4 Financial Year 2005-2006 – Annual Budget preparations

The Clerk reported that the draft budget and precept for the Financial Year 2005-2006, will be prepared over the coming months and a 1st draft is intended for the October meeting in order to meet the deadline for application to Powys CC for recreation concurrent funding.

Members agreed that *'in view of the success of the budget working party last year, that the same approach is taken and that the Chairman, Vice-Chairman, Cllr A Stephens and Clerk, proceed to prepare the draft'.*

Action – Clerk to arrange
& for October meeting

10.5 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 136)	75.00

E R D Corfield & Sons	Cemetery burial & excl. right fees (plot 350)	150.00
M&G	Charibond dividend May-Jul 2004	1.90
Powys County Council	2 nd instalment precept & recreation grant	4,127.52
Powys County Council	Re-cycling site proceeds Apr-Jun 2004 (Qtr 1)	730.62

10.6 Items for payment this meeting – to authorise items for payment, including as follows, Members RESOLVED ‘to authorise items for payment as follows’,

cheque	Payee	Description	£
262	Colley Construction	Tree work at recreation filed	898.87
263	E J Humphreys	Clerk’s back-pay Apr-Sep 2004	226.90
264	Soc. Local Council Clerks	Training for Councillors/Clerks	30.00
St.Ord	E J Humphreys	Clerk’s salary September 2004	305.73

Action – Clerk to process

10.7 Consolidated balances at 22nd September 2004 after sweep, receipts & payments
The Clerk reported on gross, ring-fenced funds, & net available balances as follows,

	reserve account £	current account £
Gross balances	18,496.86	500.00
Less ring-fenced funds	2,326.64	0.00
Net balances available	17,170.22	500.00

11.0 Powys County Council and Highways Reports

11.1 Highways report from Powys CC to CCC

The Clerk reported on a letter of acknowledgement from Powys CC regarding,

- Old Churchstoke to Todleth Road – continued evidence of renewed digging by badgers and subsidence further along the road – works will be undertaken after liaison with wildlife groups
- Pentrenant to Pen-y-Cwm road – deep potholes across the road – inspected, and repairs have been programmed
- Cae Camlad, Churchstoke – deep potholes in the road – inspected, and repairs have been programmed
- A489 lay-by in Churchstoke, opposite the Willows – the high retaining wall overgrown with vegetation making is difficult for easy passage of pedestrians along the pavement – overgrowth will be removed
- Cae Camlad, Churchstoke – the drains appear blocked (especially opposite number 15 Cae Camlad), resulting in overflow during heavy rainfall – will be checked and cleared as necessary

11.2 Highways report from CCC to Powys CC

- Cllr M Jones – at Aston – the C class road between Burnt House entrance and Sunny Bank to Moat Road (near Broughton Farm) has severe erosion across much of the road, and risk of grounding for low vehicles
- Cllr G Griffiths – Rock Lane, (off Green Lane) Old Churchstoke – water erosion causing potholes and resurfacing needed
- Cllr B Rowley – North Walk, The Bridge, Churchstoke – trees are obstructing the path and need trimming

Action – Clerk to write

12.0 Chairman's Announcements & Date of next meeting

- a) Chairman – reported that Severn Trent Water are installing 3 holding tanks and new pumps to alleviate sewerage flooding around the Bridge, and will be paying for repairs to nearby properties damaged by past flooding
- b) Cllr A Stephens – reported that as CCC representative to the School Governing Body, that she has spent some time at the school and is willing to raise issues of mutual concern
- c) Clerk – reported on attendance at the day-long training course for councillors and clerks, organised by Society of Local Council Clerks and One Voice Wales, Saturday 18th September. The Clerk noted that the course was very well attended, with active participation, by a wide range of councils from across Mid-Wales, was a valuable overview of the variety of work undertaken by local councils, and was of particular value to new councillors
- d) Chairman – in view of the imminent publication of the Powys UDP and the recent publication of the new Powys Planning Guide, that CCC discuss the merits of a CCC Planning Guide/Terms of Reference/Policy at the October meeting.

Next meeting –Wednesday 27th October 2004, 7:30 p.m. **at Churchstoke**

Meeting ended 9:25 p.m.