

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

**MINUTES of Meeting on Wednesday 22<sup>nd</sup> December 2004**  
 at Churchstoke Community Hall, 7.30 p.m.

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

Apologies – Cllr P Delves, Cllr D L Powell

**2.0 Minutes of Meetings** – to approve and sign the minutes, as a correct record,

2.1 of 24<sup>th</sup> November 2004 at Hyssington Village Hall

The minutes of the meeting of 24<sup>th</sup> November 2004 were approved and signed as a correct record.

2.2 of 1<sup>st</sup> December 2004 (Special Planning Meeting re. UDP) at Hyssington Village Hall

The minutes of the meeting of 1<sup>st</sup> December 2004 were approved and signed as a correct record.

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

3.1 of 24<sup>th</sup> November 2004 at Hyssington Village Hall

3.1.1 (6.0) Application for Public Entertainment Licence

Cllr D A Paterson reported that due to various delays, Hyssington Village Hall currently does not have a Public Entertainment Licence.

3.1.2 (14.0 c) Car Parking at the foot of Hall Bank

The Clerk reported on a reply from Mid-Wales Housing, regarding the hazards caused by parking at foot of Hall Bank. Mid-Wales Housing states that it has written to all tenants at Hall Bank Road asking residents & visitors to use the off-road parking spaces provided, and would like to know if the situation does not improve.

3.2 of 1<sup>st</sup> December 2004 (Special Planning Meeting re. UDP) at Hyssington Village Hall

None

**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
None	None		

4.3 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
M20040945	Mill House, adj Pentre Mill, Pentre	Full planning permission refused
M20041123	Syringas, Churchstoke	Full planning permission refused
M20041189	Green Acres, Old Churchstoke	Full planning permission granted

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

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

##### 4.4.1 Powys County Council – Planning Liaison Officer

Re – Town & Community Councils influence on the Planning Process

Response to recent concerns expressed by some Town & Community Councils on their apparent lack of influence in the planning process, plus a customer survey questionnaire.

Powys CC reassures Town & Community Councils that,

- a) Objections by T&CCs will ensure that the application will go before Planning Committee
- b) A right for T&CCs to speak at Planning Committee is being established
- c) When decisions are not in accordance with the view of T&CCs, planning officers are being reminded of their obligations to T&CCs

Action – Clerk & Chairman  
to reply to questionnaire

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

##### Declarations of Members' Interests:

- All applications – Cllr G C Hamer declared an interest as a member of the planning authority and refrained from voting.
- M20041294 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.
- M20041338 – Cllr B J Davies declared a pecuniary interest and left the meeting for this item. Cllr E Evans took the Chair.

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

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

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20041292	Exors of Mr A G Stark	Garden Plot at Maesyronnen, Hyssington	Erection of dwelling, formation of vehicular access & installation of septic tank	S*
M20041294	Montgomery Natural Spring Water Co. Ltd., Castle Road, Churchstoke	Harry Tuffins Supermarket, Castle Road, Churchstoke	Installation of 10 water storage tanks & associated steel work	S
M20041307	D R Owen & Sons, Upper Aston, Churchstoke	Pt OS 0060 land at Upper Aston, Churchstoke	Erection of agricultural worker's dwelling & installation of septic tank (outline)	O*
M20041338	Mr & Mrs S	Three Ashes, Old	Erection of two storey	S

	O'Donnell, Three Ashes, Old Churchstoke	Churchstoke	extension	
M20041364	Messrs J G Rogers & Sons, Pond House, Bacheldre, Churchstoke	Bacheldre Farm, Bacheldre, Churchstoke	Conversion of redundant agricultural building to 2 dwellings, installation of sewerage treatment plant and alteration to vehicular access	S

**\*M20041292** – CCC supported the application, and added additional comments,

- a) The site is within the village conservation area, and development needs to be consistent with protecting this aspect and amenity
- b) The entrance from the site to the road is slightly restricted and safety needs to be ensured

**\*M20041307** – CCC objected to the application on grounds that although the application is for an agricultural worker's dwelling, there is lack of supporting information on the need for a dwelling on open countryside

Action – Clerk to process

## 5.0 Correspondence – to receive items of general correspondence

### 5.1 Powys County Council – Community Safety Officer

Re – Powys Community Strategy & Crime Audit

Copy of Powys Community Safety Partnership Crime Audit for 2002-2005. Comments welcomed by 17<sup>th</sup> January 2005. Passed to Cllr B A Rowley.

### 5.2 Various other material

- a) Montgomery Community Health Council – copy of 'Montgomeryshire Pulse' newsletter issue 7. Noted.
- b) Chwarae Cymru/Play Wales – Autumn 2004 newsletter. Noted

## 6.0 Financial Report

### 6.1 Financial Year 2005-2006 – to receive appeals for financial assistance

The Clerk reported on financial appeals received during the year as follows,

- Llangollen International Eisteddfod 2005

Noted.

### 6.2 Financial Year 2005-2006 – to report on draft annual budget

The Clerk reported for the working party on the draft 2005-2006 budget and informed Members of the Council Tax Base (802.99), and the Powys CC Recreation Concurrent Funding grant £2,886.74 (42%).

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

Action – on January agenda

### 6.3 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 2004 (Qtr 2)	685.96

M & G Investments	Charibond Dividend Aug-Oct 2004	1.90
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6.4 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	£
272	D A Paterson	Hire of OHP, & UDP slides prep.	15.75
D.Deb	Public Works Loan Board	Repay. Instal. (No.4) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk’s salary December 2004	305.73

Action – Clerk to process

6.5 Consolidated balances at 22<sup>nd</sup> Dec. 2004 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	13,161.24	500.00
Less ring-fenced funds	2,790.46	500.00
Net balances available	10,370.78	500.00

## 7.0 Powys County Council and Highways Reports

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

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

- a) A489 The Bridge, Churchstoke – visibility at The Willows is still slightly obstructed by trees, for traffic travelling towards Welshpool and Newtown. Although some trimming may have been done (it is not immediately obvious), there is still a problem
- b) Cwm to Argoed junction, Mellington – road markings at the junction are very worn, and do little to improve safety for traffic travelling to and from The Cwm. An accident involving a mini-bus carrying children has been recently narrowly avoided. In view of the increasing development at Argoed, it will become even more of a priority to have clear safety markings

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

- a) Cllr M J Jones – top of Pulletts, Mellington to Upper Rolva entrance – potholes and worn surface

Action – Clerk to write to PCC

## 8.0 Chairman’s Announcements & Dates of next meetings

- a) Cllr G C Hamer – reported on correspondence between PAVO and Powys CC on consultation on funding/grant allocation to village halls. Cllr Hamer expressed concern as to the security of future funding.
- b) Cllr E Evans – reported fallen tree at Belle Vue
- c) Cllr E Evans – reported local concerns at the possible dangers which might arise from the use of remote control devices on the Churchstoke Recreation Field.

Action – for January agenda

- d) 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 26<sup>th</sup> January 2005, 7:30 p.m. at Churchstoke

Meeting ended 8:35 p.m.