

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

MINUTES of Meeting on 23rd January 2008
 at Churchstoke Community Hall at 7.30 p.m.

1.0 Attendance, Apologies and Declarations of Members' Interests

Attendance: Cllr E Evans (Chairman), Cllr Mrs B J Davies, Cllr M J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr P A Rees, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies: Cllr G F Griffiths.

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

Agenda Number	Item	Councillor	Nature of Declaration
5.5	Planning Applications/Notices	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)
5.5	Planning Applications/Notices	B J Davies	Personal interest in M20071218
12.2	Financial Year 2008-09	M J Jones	Member of Powys CC
12.2	Financial Year 2008-09	B J Davies	Member Chur'stoke Rec. Assoc.
12.2	Financial Year 2008-09	E Evans	Member Chur'stoke Rec. Assoc.
12.2	Financial Year 2008-09	D A Paterson	Member Hyss'n Vill. Hall Cttee. representing CCC
12.2	Financial Year 2008-09	D L Powell	Member Chur'stoke Rec. Assoc.
12.2	Financial Year 2008-09	P A Rees	Member Chur'stoke Rec. Assoc. representing CCC
12.2	Financial Year 2008-09	B A Rowley	Member Chur'stoke Rec. Assoc.

2.0 Guests re. First Time Sewerage Scheme at White Grit – to receive officers from the Environment Agency and Powys CC to discuss implications of application for Section 101a First Time Sewerage Scheme at White Grit (questions previously circulated).

The Chairman welcomed Mr Carwyn Jones (Powys CC Environmental Health) and Ms Kathryn Hodgson (Environment Agency) to the meeting, and reminded Members of their wish to discuss the recent drainage survey and the matter of Section 101a First Time Sewerage Scheme at White Grit. Initial questions from Members had been circulated in advance. Cllr D H Latimer described the history of sewerage problems and drainage surveys at White Grit.

Matters raised included:

- Survey 1997: proposal put forward to Severn Trent Water (STW) as a potential S101a scheme which was rejected around 2002 on grounds of cost
- Survey 2003: undertaken due to continuing concern, but to which there was a very low response from residents

- Survey 2007: problem properties identified and ranked according to risk. These properties were contacted for action to be taken to remedy the problems to environmental standards on a property by property basis
- Works: STW undertake the public sewers in such a scheme and residents responsible for connection
- Works: duration from application to completion can be 10-15 years
- Cost: no direct comparison between communities as the ground conditions and numbers of households varies
- Cost: residents pay for connection to the sewer. Cost can vary depending on contractor and distance from the sewer
- Cost: there is no grant aid
- Consequences: Installation of a scheme could result in further developments of the community although a scheme could only be installed based on current demand
- Alternatives: community schemes owned and maintained by residents but to environmental standards
- Alternatives: CCC could make an application by providing evidence of need which would then be assessed for alternatives and extent of a potential scheme
- Alternatives: reed beds are a very effective way of treating effluent if correctly installed
- Enforcement: watercourses a responsibility of Environment Agency; open field or ponds a responsibility of Powys CC
- Enforcement: the process involves formal sampling and can end in prosecuting. Powys CC are empowered to undertake the work and recharge to the property (a charge which can remain until the property is sold)
- Conclusion: for the foreseeable future the solutions are likely to be individual or community organised schemes. It is unlikely that STW will undertake a scheme on grounds of cost. The Environment Agency is proceeding with its current plan of improvement and enforcement based on the results of the 2007 drainage survey.

Council agreed that it encourages the Environment Agency to follow through their plans for current improvement and enforcement work, and that it would seek an update in 2-3 months.

The Chairman thanked Mr Jones and Ms Hodgson for attending the meeting to discuss the topic first hand.

Council asked the Clerk to write to Mr Jones and Ms Hodgson to formally thank them for their attendance and informative discussion, and to note the conclusions.

Action – Clerk to process

3.0 Minutes of Meetings – to approve and sign the minutes of 19th December 2007 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting 19th December 2007 were approved and signed as a correct record.

4.0 Matters Arising from minutes for Information – to report matters for information arising from minutes of 19th December 2007 at Churchstoke Community Hall.

4.1 (4.1) M20070957 Bachelde Cottage, Churchstoke

Cllr D L Powell reported that he is given to understand that the applicants have been required to alter the splay as part of planning consent and make provision for off-road turning.

4.2 (6.0) Pelican Crossing at Crosslikey / Tuffins

The Clerk reported on a reply from Powys CC Road Safety and Traffics Manager indicating that engineers will review the situation as regards to poor visibility and obstructions caused by parked vehicles. The reply also states that representation have been received directly from a resident of Crosslikey and encloses a copy of the Powys response which indicates that highways officers have asked the traffic engineers to monitor and measure speeds and when the results are known will discuss with the police whether enforcement action is needed.

4.3 (14.0a) Tennis Club Wall

The Clerk reported on a reply from the tennis club secretary, which states that the matter is being assessed, and the club will consider what necessary action should be taken in due course. Members noted that there is some uncertainty as to ownership and responsibility for maintenance and that investigations are underway by the Club and by Recreation Association.

Action – for Feb agenda

4.4 (14.0b) Moles infestation at Cemetery

The Clerk reported that the pest controller indicates that there is no best time of year for treating the problem. Members agreed to requisition another course of treatment.

Action – Clerk to process

5.0 Planning Matters

5.1 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
None		

5.2 Proposed dwelling to rear of the Courthouse Hotel, Churchstoke – to consider and respond to the request for a site visit by Roger Parry and Partners

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

- 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 Chairman reminded Members of previous correspondence in July 2007, and the Clerk reported a further letter requesting a site visit with regard to a proposal for a dwelling and riverside walk. Members noted that the Clerk has again written to Mr Corbett to request more specific detail on precise purpose, and matters a visit might consider, so that CCC can make a more informed response to the request. The Clerk reported that Mr Corbett replies that they prefer to finalise planning applications before proceeding further with proposals for a site visit.

Members received the advice of the Monitoring Officer as regards site visits at the invitation of applicants, and

RESOLVED unanimously *‘that having sought, received and considered advice of the Monitoring Officer and in the interests of maintaining impartiality when considering consultation on planning applications, Council will not attend site visits organised by, or at the behest of, applicants or objectors’.*

Action – Clerk to process

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

5.3.1 Powys CC – Head of Planning Services

Re. Consultation on Draft Interim development Control Guidance (IDCG) Planning Obligations (Jan 2008)

Notice of the consultation period from 21st January to Friday 29th February 2008 on the Draft IDGC to supplement the Powys UDP with guidance on negotiation of planning obligation in Powys.

Full documents are available for public inspection at main libraries and council offices and online at www.powys.gov.uk/index.php?id=4405&L=0.

Action – for Feb agenda

5.3.2 Powys CC – Principal Planning Officer

Re: UDP proposed modifications (November 2007)

The Clerk reported on acknowledgement of CCC’s response to the consultation.

5.3.3 Planning Application M20071240

- a) Letter from B & B Gillespie, Bwthyn Alport
- b) Letter from A & J Mathews, Middle Alport
- c) Letter from C Morrey, Upper Alport
- d) Letter from A Morrey, Upper Alport

Letters were received reminding Members of the history of previous applications at this site, and objecting to the application on ground that the site is outside the development boundary, and also requesting that CCC states reasons in their response to the consultation. Members agreed to consider these under item agenda item 5.5 ref. M20071240.

5.4 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			

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

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

- 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.
- M20071218 – Cllr B J Davies having earlier declared a personal interest left the meeting for this item

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

Ref.	Applicant	Site	Description	rec.
<i>New Applications</i>				
M20071171	Mr M A Swallow, The Bryn Hyssington	The Bryn, Hyssington	Erection of an extension & alterations to vehicular access	S*
M20071218	Mr P Delves, The View, Churchstoke	The View, Churchstoke	Erection of two dwellings and construction of vehicular access	N
M20071222	David and Caroline Fowles, Cefn Farm, Hyssington	Plot adj. The Barns, Hyssington	Erection of dwelling, alterations to vehicular access and installation of septic tank (outline)	O*
M20071240	Mr & Mrs M Bell, Middle Alport Barn, Churchstoke	Middle Alport Barn, Churchstoke	Erection of detached building for use as a garage, store and dog kennel	O*

***M20071171** – CCC supported the application but pointed out that the applicant has stated that foul water will be dealt with via main sewer. There is no mains sewer at that site and CCC urged planners to ensure that satisfactory alternative arrangements are made.

Members also noted that the consultation was dated 17th December 2007, received by CCC 21st December, with responses requested within 14 days. Members asked the Clerk to write separately to the planning office objecting to this short timetable now reduced from 21 days and that no account seems to have been taken of the Christmas and New Year holidays.

***M20071222** – CCC objected to the application for the following reasons

- there is no evidence to support the applicant's description 'local need'
- the site is outside the development boundary indicated by the current Montgomeryshire Local Plan
- the site is situated down an unmetalled narrow road, in a valley bottom with poor drainage, and CCC considers this as providing poor access for motor traffic

***M20071240** – CCC objected to the application on the same grounds given by planning officers for refusal of the previous and similar applications at this site (M20050565 and M20051356).

Action – Clerk to process

5.6 Planning Enforcement Appeals – notifications/reports (if any) of Planning Inspectorate Enforcement Appeals.

Ref.	Site	Description
M20050963	Land opp. Cwm Chapel, Mellington	The shed erected at the pump is still present although retrospective planning permission had been refused.
Cllr M J Jones reported that the enforcement notice has been upheld on appeal. The shed must be dismantled within 6 months, although a cover for the pump may be put in place.		

5.7 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 as follows –

Ref.	Site	Description
None	Maes Chwarae development site adj. Tudor Rose	Height of raised levels and infilled ditches giving rise to drainage problems
The Clerk reported on a reply from Powys CC Planning Enforcement Office, which states that building works will not commence until land has been lowered to the approved level as per drawings in the application. Furthermore it states that a site visit will be undertaken in due course to ensure development is carried out in accordance with approved plans.		

6.0 Vacancy in the Office of Community Councillor – to declare the occurrence of a casual vacancy in the office of community councillor for Hyssington Ward.

The Clerk reported that Cllr P J Jones has ceased to be a member of the council in accordance with Local Government Act 1972 Section 85, and therefore there is a vacancy for Hyssington Ward. The Powys CC Elections Office advises that, as the vacancy is within 6 months of council elections on 1st May a) no election can be called although co-option is still possible b) formal declaration is required c) the elections office should be informed.

RESOLVED: *‘a) in accordance with Section 85 of the Local Government Act 1972, CCC declares a casual vacancy in the Office of Community Councillor in Hyssington ward as a result of the cessation of office of Cllr P Jones*

b) in view of the proximity to the date of the May elections, CCC does not wish to co-opt to the vacancy’.

Action – Clerk to process

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

The Clerk reported

a) AGM translation arrangements

One Voice Wales confirms that lessons will be learnt from the 2007 AGM and that CCC comments and recommendations will be reported to the AGM working party. Noted.

b) Planning Training Seminar for Community & Town Councillors, Monday 11th February 2008, 6.30 p.m., The Cambria, Aberystwyth

Invitation to training event to be provided by Planning Aid Wales in partnership with OVW and fund aided by the Welsh Assembly Government. The fees are £25 per attendee for members. Noted.

c) Complaints Handling Seminar, Thursday 14th February 2008, 7.00 p.m., Park Lodge Hotel, Parc-y-Llyn, Aberystwyth

Invitation by the Public Services Ombudsman in association with OVW to an event to discuss the role of the Ombudsman and the principles of good complaint handling. There is no fee.

Action – Clerk to attend

d) Montgomeryshire Area Committee, 17th January 2008, at Carreghofa School

Notice of the meeting. Cllr P A Rees on attendance at the meeting and highlighted matters:

- guest speaker Mr Adrian Osbourne, Head of Communications and Business Development, Shrewsbury and Telford NHS Trust. Mr Osbourne presented the path forward for the future of the Trust, moving to a 'Foundation Trust' to be more inclusive of Powys residents and keeping and building better cross-border links
- dualing the A470 (in parts) – the subject also prompted representation regarding better east-west links
- next meeting 19th April, 7.00 p.m., at Churchstoke, where the guest speaker will be Mr Nick Smith, Powys CC, to discuss the Local Development Plan.

Action – Clerk to write to
check arrangements

- retirement of Mr John Lumley, Development Officer.

Action – Clerk to write
to thank

- e) Ammanford Youth Council and One Voice Wales, Saturday 5th April 2008, 11.00 a.m.-3.30 p.m., Ammanford Town Hall

Invitation to any council considering establishing a youth council in their area to meet the Ammanford Youth Council and Town Council to discuss experiences and ideas.

The fee is £20 per. attendee. Noted.

8.0 Dyfed Powys Police – to receive report back from meeting between community representatives and police communications centre officers at Newtown, 9th January 2008 (Cllr B A Rowley).

Cllr B A Rowley reported on attendance with the Clerk, at a meeting of community representatives and police communications centre officers on 9th January 2008, 7.00 p.m., at Newtown, to discuss the operations and targets of the centre.

Topics covered included:

- Purpose of the meeting was to seek constructive direct feedback and views of the community
- The service sees good communications as a very important and integral part of good neighbourhood policing
- The centre is a communications centre rather than call centre as it handles emails and text messaging in addition to telephone calls
- Prior to the communications centre, 27% of calls were unanswered, with 43 different telephone numbers, a poor night service, and of variable quality depending on other duties of the receptionist
- Currently there are approx 7% abandoned calls (below the national average 10%); 50,000 calls per month (5,000 emergency 999 calls); 15-18,000 incidents per month; 999 calls are answered in 10 seconds, and 0845 calls within 40 seconds
- The service seems very committed to the future and the development of the communications centre with an obvious and clear intent to make the centre work and to continuously improve where resources allow
- The centre acknowledges that it still has work to do to market itself better including disposal of old stationery headings carrying the old call numbers. It also realises that distance can often be used as a ready excuse for lack of services. It is willing to take organised visits from community groups in order to demonstrate its work

- The attendance at the meeting was good, and there were large number of topics raised from the floor including the need to move away from 0845 number (@35p per minute) to a cheaper 0345 number. Members agreed to write to the service suggesting alternative 01 or 02 number (in addition to 0845) for those who have all inclusive 01 and 02 call packages

Action – Clerk to process

- **NOTE: Communications Centre Number = 0845-300-2000**

9.0 Grounds Maintenance

9.1 Recreation Field aeration – to invite quotations for aeration treatment 2008-2009.

The Clerk reported that it is the time of year to seek costs and decision for aeration treatment for the recreation field, and that quotation will be sought for the March meeting.

Action – Clerk to process
& for March agenda

9.2 Grass-cutting & Grounds Maintenance – to invite tenders for contract 2008-2009.

The Clerk reported that it is the time of year to seek tenders for the grass cutting and grounds maintenance. Notices of Tender will be distributed for notice boards and posted to the web site so that the contract can be awarded at the March meeting.

Action – Clerk to process
& for March agenda

10.0 Allotments – to invite tenders for 5 years from 25th March 2008 for allotments 1, 2, 3, 4.

The Clerk reminded Members that the 5 year fixed term tenancies on allotments 1, 2, 3, 4 will end on 24th March 2008 and existing tenants have already been given 12 months notice. Notices of Tender will be distributed for notice boards and posted to the web site so that the tenancies can be awarded at the February meeting.

Action – Clerk to process
& for Feb agenda

11.0 Playgrounds Inspection 2008 – to consider and resolve on inclusion in 2008 inspections round.

The Clerk reported that the anticipated invitation from Powys CC to join the round of inspections for 2008 has not yet been received.

Action – for Feb agenda

12.0 Financial Report

12.1 Financial Year 2008-2009 – to receive further appeals for financial assistance.

The Clerk reported on further appeals for financial assistance as follows,

- The Severn Hospice

Noted.

12.2 Financial Year 2008-2009 – to receive 3rd draft annual budget (previously circulated).

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

- Cllr M J Jones, having earlier declared an interest as a member of Powys CC refrained from speaking or voting.

- Cllr B J Davies, having earlier declared an interest as a member of the Churchstoke Recreation Association with dispensation from the Standards Committee to speak on the matter, refrained from voting.
- Cllr E Evans, having earlier declared an interest as a member of the Churchstoke Recreation Association with dispensation from the Standards Committee to speak on the matter, refrained from voting.
- Cllr D A Paterson declared an interest representing CCC on the Hyssington Village Hall Committee with dispensation from the Standards Committee to speak and vote on the matter.
- Cllr D L Powell, having earlier declared an interest as a member of the Churchstoke Recreation Association with dispensation from the Standards Committee to speak on the matter, refrained from voting.
- Cllr P A Rees declared an interest representing CCC on the Churchstoke Recreation Association with dispensation from the Standards Committee to speak and vote on the matter.
- Cllr B A Rowley, having earlier declared an interest as a member of the Churchstoke Recreation Association with dispensation from the Standards Committee to speak on the matter, refrained from voting.

The Clerk reported for the working party on the final draft 2008-2009 budget and reminded Members that the final budget return must be submitted to Powys CC by 25th January 2008.

RESOLVED: 'CCC accepts the 2008-2009 budget as presented, and sets a precept to the value of £18.00 per Band D property'.

Action – Clerk to process

The Chairman, on behalf of Members, thanked the Clerk for the intense work during preparation of the budget.

12.3 Items received since last meeting – to report.

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

Payer	Description	£
NatWest Bank plc	Gross interest Oct-Dec 2007	204.77
Powys County Council	3 rd installment of Precept & Recreation Grant	5,450.31

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

cheque	Payee	Description	£ inc. vat
430	Mrs B A Rowley	Village Steward Oct-Dec 2007	104.33
431	E J Humphreys	Clerk's expenses Oct-Dec 2007	126.45
St.Ord	E J Humphreys	Clerk's salary Jan 2008	373.58

Action – Clerk to process

12.5 Consolidated balances at 23rd Jan 2008 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	23,526.11	395.64
Less ring-fenced funds	7,022.38	0.00
Net balances available	16,503.73	395.64

13.0 Highways and Rights of Way Reports

13.1 Highways and Rights of Way report from Powys/Shropshire CC to CCC – to report.

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

- a) A489 Churchstoke Village: speeding traffic through the village and consideration for the use of road reminder markings and/or speed activated warning signs. Powys CC states that speed counts are complete showing an 85th percentile figure of 38mph, and that it is reviewing all signs along the A489.
- b) B4385 between RVW Pugh and entrance to Mellington Hall: standing water indicating lack of, or blocked, road drainage. Powys CC states that the inspector will investigate and either issue instructions to unblock drainage, or highlight the need for extra drainage for future programmes of works.
- c) C2193 Old Churchstoke near junction with C2055: water emanating from the field onto and across the road creating a danger in frost conditions. Acknowledgement only.
- d) A489 Churchstoke: deep pothole outside Wilber House, Castle Road. Acknowledgement only. Cllr B A Rowley reported that the pothole has been filled.
- e) Cae Camlad: resurfacing seems still on hold since March 2007 pending remedy for a recent flooding incident. Members asked the Clerk to enquire when repairs can be expected. Acknowledgement only. Cllr B A Rowley reported that the potholes have been filled.
- f) C2151 between Bacheldre and Pentrenant: nothing has yet been done to remedy the case of water emanating from a field onto the road near Binwilkin as reported by CCC in June 2007. In July 2007 Powys CC replied that “the problem will be investigated and actioned as appropriate. Members asked the Clerk to enquire when appropriate works can be expected. Acknowledgement only.

13.2 Highways and Rights of Way report from CCC to Powys CC – to report.

- a) Cllr M J Jones – B4385: subsidence at the ‘Devil’s Elbow’ has been repaired but recommended that the whole length of the road needs inspection and gully emptying.
- b) Cllr M J Jones – C2148/U2703/U2704: water flowing down the road indicating there may be a blocked culvert or drain at the top of Pentre Wood near the Pentre Cwm junction.
- c) Cllr M J Jones – U2709 / U2711 Old Churchstoke / The Pant: shortage of salt grit during the recent frosts.
- d) Cllr D A Paterson – A488 / A489 at Bromleysmill: road markings on A489 are worn and nearly invisible giving rise to hazard at the junction.
- e) Cllr B J Davies – C2054 Wernddu Lane: damage caused by large vehicles; requesting a ‘no access for large vehicles’ sign.
- f) Cllr P A Rees – C2055 Old Churchstoke to Priest Weston: very badly damaged surface.
- g) Cllr D L Powell – A489 at Snead: the site meeting has taken place to review recent flooding and the understanding is that the situation will be rectified within 2 weeks
Action – Clerk to process (a-f)

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

- a) Powys CC: Cllr M J Jones reported:
 - Final budget meeting is set for Thursday 24th January

- Powys CC has granted planning permission for development of the Welshpool Smithfield site and that this will include a traffic gyratory scheme

b) South Shropshire DC:

- No report.

15.0 Correspondence – to receive other items of general correspondence.

15.1 Powys CC – Housing Officer

Re: Crosslikey, Churchstoke – access for emergency vehicles

Council received a reply from the Housing Office stating that it has written to residents of 7-36 Crosslikey and 1-4 Crosslikey Close highlighting the problem and asking them to park appropriately so that access for emergency access is unhindered. Noted.

15.2 Powys CC – Rights of Way Improvement Plan Officer

Re: Rights of Way Improvement Plan

Council received a copy of the recently published Rights of Way Improvement Plan. Members noted that this is a major piece of work and the product of 2 years of consultations, meetings, assessments and workshops, and also noted that CCC contributed to exercise in November 2005. Passed to Cllr A R Stephens.

15.3 Dyfed Powys Police Authority

a) Re: PACT

Council received notes from the meeting of 9th October 2007 at Montgomery, and notice of the next on 31st January 2008, 7.00 p.m. at Montgomery Town Hall.

Action – Cllr B A Rowley
to attend

b) Re: Community Consultative Forums

Council received notice of the next round of meetings, the nearest to Churchstoke being Tuesday 5th February, 7.00 p.m., Corn Exchange, Welshpool Town Hall. Topics to be discussed include: Budget Update 2008-09, Local Policing Priorities 2008-09, and Local Issues. Noted.

15.4 Various correspondences, tabled:

- a) Welsh Assembly Government – acknowledgement of CCC's response to the consultation on 'A Shared Community, building charters for unitary authorities and community and town councils'. Noted.

15.0 Chairman's Announcements & Date of Next Meeting

Next meeting – Wednesday 27th February 2008, 7:30 p.m. at Churchstoke

Meeting ended 10.30 p.m.