

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

MINUTES of Meeting on 24th January 2007
 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 E Evans, Cllr G F Griffiths, Cllr M J Jones, Cllr D A Paterson, Cllr D L Powell, Cllr P A Rees, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens

Apologies – Cllr D H Latimer

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

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Agenda Number	Item	Councillor	Nature of Declaration
5.4	Planning applications	B J Davies	Personal interest in M20070014
5.4	Planning applications	D L Powell	Personal interest in M20061161
5.4	Planning applications	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)
9.1	Financial Year 2007-08 (Re. community hall)	B J Davies	Member of Chur'stoke Rec. Assoc.
9.1	Financial Year 2007-08 (Re. community hall)	E Evans	Member of Chur'stoke Rec. Assoc.
9.1	Financial Year 2007-08 (Re. village hall)	D A Paterson	Member of Hyss'n Vill. Hall Cttee.
9.1	Financial Year 2007-08 (Re. village hall)	D L Powell	Member of Chur'stoke Rec. Assoc.
9.1	Financial Year 2007-08 (Re. community hall)	B A Rowley	Member of Chur'stoke Rec. Assoc.
13.0	Village Green	M J Jones	Member of Powys CC Rights of Way Committee

2.0 Exclusion of Public and Press – to resolve on exclusion of public and press for items to be taken under private session, pursuant to Public Bodies (Admission to Meetings) Act 1960 Section 1 Subsections 2 and 3.

RESOLVED: *'Pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960 Section 1 Subsections 2 and 3, and in view of the confidential nature of the business about to be transacted, the Public and Press be temporarily excluded for items to be taken under private session:*

- *13.0 Application for registration of Village Green in Churchstoke, on the grounds that publicity would be prejudicial to the public interest whilst discussing preparations for the hearing.'*

3.0 Minutes of Meetings – to approve and sign the minutes of 20th December 2006 at Churchstoke Community Hall, as a correct record

The minutes of the business meeting 20th December 2006 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 20th December 2006 at Churchstoke Community Hall

3.1 (10.0) Low flying of model aircraft at recreation field

The Clerk reported that requisition of a sign is in hand but there is some difficulty in contacting the sign maker.

3.2 (14.3) Dyfed Powys Police – guest at March meeting

The Clerk reported that Inspector Curtis has been invited to attend the March meeting, and CCC is awaiting reply.

3.3 (15c) Powys Planning Officer – guest at February meeting

The Clerk reported that the Principal Planning Officer (and team) has accepted the invitation to attend the February meeting. Members agreed to pass possible topics for discussion to the Clerk in advance.

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	None	None

5.2 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	None	None

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

None

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

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

- M20061161 – Cllr D L Powell, having earlier declared a personal interest, withdrew from the meeting for this item.
- M20070014 – Cllr B J Davies, having earlier declared a personal interest, withdrew from the meeting for this item.
- 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.

RESOLVED: *‘to respond to consultation on applications as follows’:*

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

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20061148	Mr & Mrs Thomas, Middle Alport Barns, Churchstoke	Annex, Middle Alport Barns, Churchstoke	Section 73 application for development of land without complying with condition to which a previous permission was granted: removal of condition no.4, M20051357, amended M20060495 to allow annex to become residential	*
M20061159	Mr & Mrs G Williams, Red Hopton, Churchstoke	Red Hopton, Churchstoke	Erection of holiday chalet & installation of replacement septic tank	S
M20061161	Mr & Mrs L Powell, Camlad View, Old Churchstoke	Camlad View, Old Churchstoke	Variation of condition No 5 re M20060316 for modification to access	S
M20061164	Mr & Mrs M Walter, Holly Barn, Great Argoed, Churchstoke	Holly Barn, Great Argoed, Churchstoke	Variation of condition No 2 re M20041131 for amendments to design of barn conversion	S
M20061182	A C Norton, 45 Fir Court Drive, Churchstoke	Water Lilly Cottage, Castle Road, Churchstoke	Erection of dwelling & formation of vehicular access (Outline)	N
M20070009	Mr & Mrs Stevenson, 263 Woodstock Rd., Oxford	Barn at Upper Hurdley, Churchstoke	Section 73 application to vary condition No 2 re M20059978 to alter 41131 design of barn conversion	*S
M20070014	Mr & Mrs R Delves, c/o Hogstow Hall, Minsterley	The Garage, Castle Road, Churchstoke	Reserved matters for siting, design & external appearance of 6 dwellings (relating to outline M20031372)	*S

***M20061148** – CCC understands that this application has been withdrawn so consider that no response is necessary.

***M20070009** – CCC supported the application added the following comments

- a) Bedroom 2, as illustrated on the plan, does not appear to have any suitable means of escape in the event of fire. It has a fixed window, but no door as on the original plan M20059978, or even an opening window.
- b) The design drawings seem contradictory with regard to elevations, as compared to the original drawings on M20059978.

***M20070014** – CCC supported the application but has some concern on the houses designed for plots 1 and 2, in that the height proposed could have adverse affects on surrounding properties.

Action – Clerk to process

5.5 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

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

The Clerk reported on agenda for next meeting 8th February, 7pm, Llanbrynmair, and reminded Members that representatives of the Welsh Language Board will be present to discuss Welsh Language Schemes, arrangements for adoption, and the implications for councils.

Action – Chairman,
Members & Clerk to attend

7.0 BMX Area – to receive status report

The Chairman reported that work at the site remains paused during the dark evenings.

8.0 Playgrounds Inspection 2007 – to consider and resolve on inclusion in 2007 inspections round

The Clerk reported on an invitation from Powys CC to join the round of inspections for 2007, at £50.00 + vat per playground site.

RESOLVED: *‘CCC joins the Powys CC round of playground inspections for 2007, for Cae Camlad Playground and the BMX site, and to indicate that Hyssington Village Hall would like an inspection at the Hyssington playground’.*

Action – Clerk to process

9.0 Financial Report

9.1 Financial Year 2007-2008 – to report and resolve on final annual budget (previously circulated)

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

- Cllr B J Davies, having earlier declared an interest as a member of the Churchstoke Recreation Association, but with dispensation from the Standards Committee, refrained from voting.
- Cllr E Evans, having earlier declared an interest as a member of the Churchstoke Recreation Association, but with dispensation from the Standards Committee, refrained from voting.
- Cllr D A Paterson, having earlier declared an interest as a member of the Hyssington Village Hall Committee, but with dispensation from the Standards Committee, refrained from voting.
- Cllr D L Powell, having earlier declared an interest as a member of the Churchstoke Recreation Association, but with dispensation from the Standards Committee, refrained from voting.
- Cllr B A Rowley, having earlier declared an interest as a member of the Churchstoke Recreation Association, but with dispensation from the Standards Committee, refrained from voting.

The Clerk reported for the working party on the final draft 2007-2008 budget and reminded Members that the final budget return must be submitted to Powys CC by 26th January 2007.

RESOLVED: 'CCC accepts the 2007-2008 budget as presented, and set a precept to the value of £16.37 (3.4% change) 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.

9.2 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 2006	133.87
Powys County Council	3 rd installment of Precept & Recreation Grant	5,224.51
E R D Corfield & Sons	Cemetery Burial & Excl. Right fees (plot 235)	200.00

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

RESOLVED: 'CCC authorises items for payment as follows':

cheque	Payee	Description	£
379	Mr D Green	Village Green Opinion 6 th Dec	616.88
380	Mrs B A Rowley	Village Steward Oct-Dec 2006	93.43
381	E J Humphreys	Admin. expenses Oct-Dec 2006	228.72
St.Ord	E J Humphreys	Clerk's salary Jan 2007	324.06

Action – Clerk to process

9.4 Consolidated balances at 24th Jan 2007 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	23,735.42	500.00
Less ring-fenced funds	5,350.19	0.00
Net balances available	18,385.23	500.00

10.0 Highways Reports

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

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

- Unclassified road at Pentrenant between Cae Glass and Binwilkin, Peterman – a poor standard and a hazard to cyclists. Powys CC states that the road was resurfaced in 2003 but requires some treatment. It will be included for consideration for 2007-08.
- Unclassified road at Pentrenant between Bacheldre and Lake Farm turning (especially at Hafod) – very slippery surface in wet conditions and in need of surface dressing. There has been at least one accident there recently. Powys CC states that the road was resurfaced in 2003 but requires some treatment. It will be included for consideration for 2007-08.
- Between Lake Farm and Claerwen – south side of the carriageway seems inadequately drained and constantly covered in silt. Powys CC states that the road was resurfaced in 2003 but requires some treatment. It will be included for consideration for 2007-08.
- Between Pentrenant through White Hopton towards Sarn – drains blocked near Red Hopton and long stretches of slippery mud. Powys CC states that the jetting works have been undertaken recently, but if not effective then more extensive works will be considered.

- e) Marmian housing development, Hall Bank – construction vehicles parking on the road causing obstruction and lengthy delays. Members noted that this has already been reported by others to Powys CC Highways on 22nd November but there appears to be no improvement. Powys CC states that the site has been visited by officers and they will monitor the situation as works progress

10.2 Highways report from CCC to Powys CC – to report

- a) Cllr M J Jones – C2146 Coed Lane – the 30 mph restriction is too close to the A489 and needs to be extended down Coed Lane to cover developments further along.
- b) Cllr D A Paterson – U2717 Bagbury lane – contractors Balfour Beatty and Redmane working for Severn Trent Water have large dumper trucks using and turning off the road, causing damage to condition of the surface making it difficult for other vehicles to use the road
- c) Cllr P A Rees – C2054 near White Hopton – blocked culvert causing significant flow of water to run down the road in front of White Hopton
- d) Cllr E Evans – U2707 near Middle Alport – approx 150 yds east of junction with A489, fallen trees causing blockage
- e) Chairman – C2005 at Old Churchstoke – fly tipping taking place in Old Churchstoke quarry. Material appears to consist of household articles such as buckets, bowls, chairs, pipes, and some tyres
- f) Chairman – A489 near Tuffins – large lorries are parking on pavements and near ‘zebra crossing’ outside Tuffins causing obstruction and potential hazard to pedestrians using the crossing
- g) Cllr D L Powell – A489 near Tuffins – defective beacon lights on ‘zebra crossing’
Action – Clerk to process

11.0 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 that the Powys CC decision on precept for 2007-08 will be made by Council on Thursday 25th January. The budget will not contain increases for village hall grants. CCC asked that Cllr M J Jones, as County Councillor, continue to press for protection of education funding

12.0 Correspondence – to receive other items of general correspondence.

12.1 National Assembly for Wales – Committee Clerk

Re – Mid & West Wales Regional Committee

Notice of next meeting of the committee at Merlin Theatre, Haverfordwest, 16th February, 10am – 12.30pm. The focus topic will be ‘Energy and Environment’. Noted.

12.2 Dyfed Powys Police Authority

Re – Community Consultation Forums meetings

Dates of next meetings, the nearest to Churchstoke being 15th January, Welshpool. The Chairman noted that CCC does not have a position with special responsibility for police consultation (such as these forums), and recommended that such a position is considered for the AGM.

12.3 Various other correspondences, tabled

- a) Kidney Wales Foundation – promotional material for the ‘Walk for Life’ annual fundraising event. Noted

- b) PAVO – information that the Carnegie UK Trust is funding research into community engagement in Powys and enclosing a questionnaire survey of services undertaken by community councils. Clerk to reply.
- c) Play Wales / Chwarae Cymru – Winter 2006 magazine. Noted.

PRIVATE SESSION

13.0 Application for registration of Village Green in Churchstoke – to report on preparations for the hearing

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

- Cllr M J Jones, having earlier declared an interest as a member of the Powys CC Rights of Way Committee, refrained from discussion or voting.

The Chairman, Vice-chairman and Clerk reported on preparations for the hearing and of the success of the supporters meeting on 14th January at which there were several commitments to attend, speak at the hearing, or to gather additional evidence which the Clerk would make available to counsel.

Once again Members were urged to attend in support of the council's own application.

Members also expressed concern regarding vehicle damage to the green space near to the car park outside The Courthouse public house, adjacent to the public footpath 39.

RESOLVED: *'to write to the owner of the field adjacent to North Walk to protest at the damage to the green area alongside of the right of way, and asking that access arrangements are restricted to the claimed rights of way'.*

Action – Clerk to process

Action – Members to
attend hearing

END OF PRIVATE SESSION

14.0 Chairman's Announcements & date of next meeting

- a) Cllr B A Rowley – reported that during the recent period of exceptionally heavy rainfall, surface water at the recreation field soak-away had passed around the earth bund into Cae Camlad.
- b) Chairman – reported that the waste recycling bins at Tuffins are in need of more regular emptying.
- c) Chairman – reminded Members of the guests at February meeting.

Action – Clerk to process

Next meeting – Wednesday 21st February 2007, 7:30 p.m. at Churchstoke

Meeting ended 9:25 p.m.