

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

**MINUTES of Meeting on Wednesday 24<sup>th</sup> March 2010**  
 at Churchstoke Community Hall at 7.30 p.m.

**1.0 Attendance, Apologies and Declarations of Members' Interests**

Attendance: Cllr S V Griffiths, Cllr M J Jones, Cllr L D Owen, Cllr D H Payne, Cllr I Philpott, Cllr B A Rowley, Cllr V E D Tudor.

In the absence of the Chairman, and the Vice-Chairman, Cllr M J Jones was elected as Chair for this meeting.

Apologies for Absence: Cllr D L Powell (Chairman), Cllr K H J Dowbiggin, Cllr C S Fowles, Cllr P C Rigg, Cllr J Stelmasiak.

Declarations of Members' interests: Members declared interests during the meeting as follows:

Agenda Number	Item	Councillor	Nature of Declaration
4.4	Planning Applications	M J Jones	Personal not Prejudicial Interest as a Member of Powys CC Planning Committee
4.4	Planning Applications	V E D Tudor	Personal and Prejudicial Interest as employee of Harry Tuffins Ltd
6.0	Allotments	M J Jones	Personal not Prejudicial Interest as a Member of Powys CC Planning Committee
7.0	Village Green at Hyssington	M J Jones	Personal not Prejudicial Interest as a Member of Powys CC Rights of Way Committee
11.4	Finance Items for Payment	D H Payne	Personal and Prejudicial Interest as member of Hyssington Village Hall Committee
11.4	Finance Items for Payment	B A Rowley	Personal and Prejudicial Interest as member of Churchstoke Recreation Association
11.4	Finance Items for Payment	V E D Tudor	Personal not Prejudicial Interest as member of Hyssington Village Hall Committee appointed by CCC

**2.0 Minutes of Meetings** – to approve and sign the minutes of business meeting 24<sup>th</sup> February 2010 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting on 24<sup>th</sup> February 2010 were approved and signed as a correct record with one amendment as follows:

2.1 (4.1.2) Planning Specific Correspondence: reference to planning application at Blue Barns Farm should be P20091205, not P2091205 as originally shown. The Clerk stated that the official council copy and the web site would be amended.

**3.0 Matters Arising from Minutes for Information** – to report matters for information from minutes of business meeting 24<sup>th</sup> February 2010 at Churchstoke Community Hall.

3.1 (5.2) Society of Local Council Clerks – Cemetery Management Training

The Clerk reported that he did not have an opportunity to attend the training session, but thanked Members for their support on training matters, and indicated that further training opportunities will arise in 2010 through either One Voice Wales or the SLCC.

3.2 (9.1.2) Welsh Assembly Government Review of Councillors' Allowances Regulations

The Clerk distributed the consultation papers for consideration and reminded Members of their wish to resolve on the matter at the April meeting.

3.3 (12.4a) Dyfed Powys Police Authority Community Consultative Meetings

The Clerk reported on a reply from the Authority explaining that it works to the county administrative boundaries, and the locations of meetings are held at a central point in each of the 4 county areas.

3.4 (13.0b) Dog Mess/ Waste Bin in Wernddu Lane

The Clerk reported that Powys CC Amenities Service Manger confirms that a waste bin will be placed near the cemetery gate and added to the refuse collection round. Cllr B A Rowley reported that the bin is now in place.

#### **4.0 Planning Matters:**

4.1 Planning Specific Correspondence – to receive planning specific correspondence (if any).

4.1.2 Powys CC – Built Heritage Team

Re: Built Heritage Advice Leaflets

Council received information that the team has produced the first four in a planned series of advice leaflets for owners of historic buildings or those who live in historic areas. The Clerk tabled a copy of each leaflet:

- Listed Building Consent
- Conservation Area Consent
- Maintenance of Historic Buildings
- Repair of Historic Buildings

Noted.

4.2 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
P20091323	Upper Aldress, Old Churchstoke	Full planning permission granted
P20091205	Blue Barn Farm, Green Lane	Full planning permission refused
P20100049	Land adj. Churchstoke Rec'n Field	Full planning permission granted

4.3 Planning Inspectorate Appeals – to receive & resolve responses to notifications/reports (if any).

The Clerk reported on notification of planning appeals/decision as follows:

Plan Ref.	Appeal Ref	Site
None		

4.4 Planning Applications/Notices – to receive & resolve responses to consultations by Powys CC including –

Declarations of Members' interests

- Cllr M J Jones: declared a Personal not Prejudicial Interest as a Member of Powys CC Planning Committee.
- Cllr V E D Tudor: P20100187 – declared a Personal and Prejudicial Interest as an employee of Harry Tuffins Ltd and left the meeting for this item.

**RESOLVED** ‘CCC responds to planning consultations as follows:’

Ref.	Applicant	Site	Description	rec.
P20100169	Mr W Pugh, The Bungalow, Bank Farm, Chtichstoke	The Bungalow, Bank Farm, Chtichstoke	Erection of single storey extensions	S
P20100187	Montgomeryshire Natural Springwater Co Ltd, Churchstoke	Harry Tuffin Ltd, Churchstoke	Erection of open sided canopy roof to articulated lorry loading area	S*
P20100216	Mr R Syngé, Hollybank House, Hyssington	Hollybank House, Hyssington	Erection of carport & first floor extension (inc games room) to existing garage	*
P20100248	Mr & Mrs J Richardson, New House, White Grit	New House, White Grit	Erection of 2 storey extension and erection of porch	S

\***P20100187** – CCC supported the application but requested that planning permission, if granted, carries a condition that the development should remain an open sided canopy as described and does not later become enclosed and thereby evolve into a shed or warehouse.

\***P2010216** – CCC noted that section 3 ‘Site Address Details’ indicated a site address of ‘Abinger’ – a property in the village some distance from Hollybank House – and that it was not clear to which site the application relates. CCC considered that scope for confusion must be removed, and requested that determination is deferred until the precise site is made clear.

Action – Clerk to process

4.5 Planning Enforcement Appeals – to receive & resolve responses to notifications/reports (if any).

The Clerk reported on notification of planning enforcement appeals/decision as follows:

Ref.	Site	Description
None		

4.6 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 as follows –

Ref. / Site	Description
Off C2193 near Hurgay Quarry	Stone and rock removal from a field, and set down as a stone track across agricultural land. CCC had enquired of the Planning Enforcement Office whether this is a matter for planning enforcement, and whether the field should be

	reinstated to its original condition. No reply received from Powys CC. Members had asked the Clerk to chase progress.
Powys CC reply	The enforcement officer assumes this to be associated with mineral water extract in. The owners have been advised to cease works as planning permission is required.  Noted.
A489 at Tuffins Supermarket	Advertising billboards near the zebra crossing are a distraction to drivers approaching the crossing. Members had asked the Clerk to contact the Planning Enforcement Office to ascertain whether this is a matter for planning enforcement, especially in regard to maintaining safety of pedestrians using the crossing.
Powys CC reply	The enforcement officer is seeking advice of current advertising legislation before approaching the owners.  Noted.
Off A489 opp entrance to Cae Coed, Churchstoke	Large lorry container. No further report from Powys CC. Members had asked the Clerk to chase progress.
Powys CC reply	The enforcement officer has undertaken another visit and later informed by telephone that the container will be moved soon, and intends to revisit in due course.  Noted.

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

**5.1 One Voice Wales – Written Statement by Welsh Assembly Government (previously circulated).**

Council received the statement ‘Update on Community and Town councils’ by Brian Gibbons, Minister for Social Justice and Local Government. Matters highlighted included:

- Aberystwyth Study August 2003 and the fundamental requirement for comprehensive training for clerks and councillors: an update on the WAG support for the OVW series of training sessions, together with news of the bursary scheme
- Representational Role: update on the commitment to extend the new Power of Well-being to community councils
- Relationships with Unitary Authorities: the launch of the Torfaen Charter
- Community Development: the Minister had attended the OVW 2009 Conference and was pleased to note the large attendance and professional approach taken by OVW
- One Voice Wales: continuity support and encouragement for OVW as the established national representational body for community and town councils.

Noted.

**5.2 Society of Local Council Clerks – Report on 4<sup>th</sup> Practitioners’ Conference February 2010 (previously circulated)**

Council received the Clerk's written report of proceedings. The Clerk remarked on the quality of the training event. Members supported the recommendations.

### 5.3 Society of Local Council Clerks – Powys Branch meeting 20<sup>th</sup> March 2010

The Clerk reported on attendance at the Branch meeting in Newtown where clerks welcomed Mr John Whitney, SLCC National President and 'Small Councils Champion', and guest speaker Mr Ken Davies of the Pensions Service. Noted.

### 6.0 Allotments – to receive status report from the task group

Council received confirmation from the property agent that planning permission has been granted for the allotments, and noted the conditions of the permission. Members agreed to clarify (via the agent) the condition regarding a single communal shed. Members also recalled that further expenditure and effort had been inadvisable until permission was obtained, and were pleased that this opens the way for work on both practical and administrative matters.

Action – Clerk to contact agent

Action – task group to meet to plan next actions

### 7.0 Village Green at Hyssington – to receive status report from the task group.

The Clerk reported for the task group on the meeting of the task group 21st March. The draft application had been reviewed by the task group and refinements and further work set out in order to finalise the application and map, and to gather evidence statements (as opposed to questionnaires) for submission.

Action – task group to meet to plan next actions

### 8.0 Waste Recycling – to resolve on the new 'Adopt-a-Site' agreement with Powys CC (previously circulated)

Council discussed the draft agreement and differences highlighted by the Clerk, compared to the existing agreement ceasing 31<sup>st</sup> March.

RESOLVED *'CCC asks the Clerk to liaise directly with Powys CC to discuss amendments and report back'.*

Action – Clerk to process

### 9.0 Green Grants 2010 – to invite applications for Green Grants 2010.

The Clerk reported that applications for Green Grants 2010 will be open during April and May (closing date 31<sup>st</sup> May). Notices of application will be posted to notice boards and web site.

Action – Clerk to process

### 10.0 North Powys Community Council Forum – to receive a copy of correspondence from Powys CC to Welshpool Town Council regarding support for the forum (previously circulated).

Council received a copy of correspondence from Powys CC to Welshpool Town Council regarding the forum. The Portfolio Holder for Corporate Governance states that he will not be recommending county council support for the forum, and will continue to work through One Voice Wales to foster its links with town and community councils. Noted.

### 11.0 Financial Report:

11.1 Finance Specific Correspondence – to receive finance specific correspondence (if any).  
None.

11.2 Annual Investment Strategy 2010-2011 – to receive & adopt the strategy (previously circulated)

The Clerk presented the Annual Investment Strategy 2010-2011, prepared according to Welsh Assembly statutory guidance.

RESOLVED ‘CCC accepts and adopts the Annual Investment Strategy 2010-2011 as presented’.

11.3 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 dividend Nov’09-Jan’10	1.90

11.4 Items for payment – to report and resolve to approve items for payment as follows:

RESOLVED ‘CCC authorises payments as follows’:

Chq	Payee	Description	£ex vat	£vat	£inc vat
To authorise items for payment this meeting:					
549	Ch’stoke Recr. Assoc.	Com. hall grant 2009-10	1,651.00	0.00	1,651.00
550	Hyssington Village Hall	Vill. hall grant 2009-10	645.00	0.00	645.00
551	E R D Corfield & Sons	Rec field fence re-wiring	133.00	0.00	133.00
552	E J Humphreys	Admin exp. Oct-Dec’09	158.00	0.00	158.00
Total to authorise for payment this meeting			2,587.00	0.00	2,587.00
To report items previously authorised to be paid by direct debit or standing order:					
SO	E J Humphreys	Clerk’s salary Mar’10	387.70	0.00	387.70
Total previously authorised to be paid by d.deb. or st.ord.			387.70	0.00	387.70
Grand total for payment this meeting			2,974.70	0.00	2,974.70

Action – Clerk to process

11.5 Consolidated balances at 24<sup>th</sup> Mar 2010 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	29,483.70	500.00
Less ring-fenced funds	5,072.91	0.00
Net balances available	24,410.79	500.00

## 12.0 Highways & Rights of Way Reports:

12.1 From Powys CC/Shropshire Council to CCC – to report.

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

- a) C2056 between Little Cefn Farm and Brook House – severely eroded surface in need of attention. Powys CC states that this stretch of road is already included in the repair programme for the coming year and the ‘Jetpatcher’ will visit to attend to safety defects.

- b) U4776 Cae Camlad – has recently been resurfaced but not correctly levelled outside No 20 & 22 and collects standing water. Powys CC states that minor adjustments will be addressed when other work is planned for the area.
- c) B4385 – the border between Shropshire and Powys was a significant hazard at a dangerous corner during the recent snowfall, where gritting had been undertaken in Shropshire but not in Powys. Members urged greater co-operation between authorities in order to reduce the hazard of sudden change of road surface conditions Powys CC states that CCC's comments will receive consideration during the seasonal review. It also states that the B4385 is on the secondary route treatment and that in this particular circumstance the limited reserves of salt were reserved for primary routes.
- d) C2193 at Old Churchstoke – ice hazard caused by water emanating from a field and flowing across road from near Haulfryn to Glebe Farm. Members were reminded that this was first reported by CCC in April 2006, and despite intentions to remedy given by Powys CC no works have taken place. Members were also informed the local residents have written to Powys CC directly and asked CCC for its support. Powys CC states that works are in this year's programme and will commence week beginning 1<sup>st</sup> March. The Clerk reported that the Chairman indicates that works are near completion and commends Powys CC for the considerable investment and quality of the works.
- e) A489 at Blue Bell junction – Shropshire Council has erected reflective post-bollards restricting visibility for driver approaching from Mellington and looking towards Newtown. Shropshire Council states that the marker posts were placed in order to prevent vehicles parking on the verge, but that they will shortly be replaced with posts of a lower height to prevent sight-line obstruction.

#### 12.2 From CCC to Powys CC/Shropshire Council – to report.

- a) Cllr V E D Tudor: C2009 – surface breaking up and new potholes developing near to the Llanerch.

Action – Clerk to process

#### 13.0 County Council Matters– to receive & discuss other general Powys CC/Shropshire Council matters.

- a) Powys CC: Cllr M J Jones reported:
  - Budget Precept: 4.25% increase in county precept is above the Wales average, principally due to the frozen settlement from the Welsh Assembly Government balanced against the need to continue service provision
  - Secondary Schools Review: a new Project Board has been established which now includes Member participation
  - Planning UDP: is now formally adopted and in operational use. The adoption of the UDP now opens the way for work on the eventual successor LDP.
- b) Shropshire Council:
  - No report.

#### 14.0 Correspondence – to receive other items of general correspondence.

##### 14.1 Various other correspondences listed:

- a) Rural Housing Enabler, North Powys – information on the role of the Rural Housing Enabler in promoting affordable homes, an offer to attend meeting of community

councils, and an invitation to attend a housing event 'Sustainable Communities How Affordable Housing Contributes' 15<sup>th</sup> April 9:30-13:30, Royal Welsh Showground..  
Noted.

- b) Dyfed Powys Police Authority – change of date for the community consultative meeting in Llandrindod Wells to 8<sup>th</sup> March. Noted.
- c) Dyfed Powys Police Authority – notice of consultation on employment targets in relation to employment of Black Minority Ethnic Groups and Gender, ending 19<sup>th</sup> March. Noted.
- d) Dyfed Powys Police Authority – notice of conclusion of audit and publication of Statement for Accounts 2008/09, together with copy for the notice board. Noted.
- e) NHS Shropshire, Telford and Wrekin – 'Developing Health and Health Care' briefing 15. Noted.
- f) Welshpool Town Council – information on availability of notice board space at Welshpool Tourist Information Centre. Noted.
- g) Torfaen County Borough Council – information on training and development opportunities for councillors across Wales together with an invitation to attend. Noted.

#### **15.0 Chairman's Announcements & Date of Next Meeting**

- a) Cllr B A Rowley: reported that the slide at Cae Camlad playground has a hole in the wooden ascend board and needs repair or replacement. Members asked the Clerk to contact local contractors to effect repair.

Action – Clerk to process

- b) Clerk: reported receipt of donation cheque (via Harry Tuffins) from Grovenor Samaritans Ltd in lieu of hosting the clothing recycling bank at the Harry Tuffins site.

Next business meeting: Wednesday 28<sup>th</sup> April 2010, 7:30 p.m. at Hyssington

Meeting ended – 9.10 p.m.