

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

MINUTES of PLANNING Meeting on Wednesday 24th August 2005
 at Churchstoke Community Hall, at 7.30 p.m.

1.0 Attendance – Cllr Mrs B J Davies (Chairman), Cllr G F Griffiths, Cllr M J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies – Cllr E Evans, Cllr G C Hamer, Cllr Mrs P J Jones, Cllr D L Powell

The Chairman welcomed Cllr D H Latimer as a new member for Churchstoke ward.

The Chairman welcomed members of the public.

Declarations of Members' Interests:

Agenda Number	Item	Councillor	Nature of Declaration
4.5	Planning Applications	Cllr G Griffiths	Pecuniary interest in M20050857

2.0 Minutes of Meetings – to approve and sign the minutes of meeting 27th July 2005 at Hyssington Village Hall, as a correct record.

The minutes of the meeting of 27th July 2005 were approved and signed as a correct record.

3.0 Matters Arising for Information – to report matters for information from minutes of meeting 27th July 2005 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
M20050565	Middle Alport Barns, Churchstoke	Full planning permission granted
M20050666	Red Hopton, Churchstoke	Full planning permission granted
M20050702	Rockfields, Hyssington	Full planning permission refused
M20050744	Hillview, Hyssington	Full planning permission granted

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

4.4.1 Powys County Council – Head of Planning Services

Re – Environmental Report on Powys UDP, Deposit Draft October 2005

Notice that the Environmental Report on the Powys UDP is published and copies are available for public inspection free of charge at Powys CC main offices, area offices and libraries. Opinions in respect of the report should be sent to the Head of Planning Services, Neuadd Maldwyn on or before Monday 5th September 2005.

The consultation document is also available free of charge on the Internet at, <http://ecr.powys.gov.uk>

Noted.

4.4.2 The Clerk reported other correspondence relating to planning applications as follows –

Ref.	Site	Description
None	None	

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

Declarations of Members' Interests:

- M20050857 – Cllr G Griffiths, having earlier declared a pecuniary interest, left the meeting for this item

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

S = support, O = object, N = note, * = additional comment,

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20050744	Mr & Mrs J Wilkes, Hillview, Hyssington	Hillview, Hyssington	Erection of conservatory & detached double garage	*
M20050844	Mr & Mrs I Roberts, Crow Wood, Churchstoke	Pt OS 9100 adj. Cockshutt, Montgomery	Erection of agricultural workers dwelling with installation of septic tank (outline application)	S*
M20050857	Mrs A Hughes, Cliffdale, Cottage, Weston Road, White Grit	Pt OS 2365 land at Cliffdale Cottage, Weston Road, White Grit	Erection of local needs dwelling and installation of septic tank (outline application)	S*
M20050859	Mrs S M Puckle, Ivy House, Churchstoke	Ivy House, Churchstoke	Listed building consent for erection of a rear extension and alterations	N*
M20050860	Mrs S M Puckle, Ivy House, Churchstoke	Ivy House, Churchstoke	Erection of extension	S
M20050898	Mr L Jones, Upper Snead Farm, Snead	Barns adj. Snead farm, Snead	Conversion of barns to 2 dwellings, installation of 2 septic tanks, and formation of vehicular access	S

M20050903	Mr & Mrs W E Davenport, Marmian Cottage, Hall Bank, Churchstoke	Marmian Cottage, Hall Bank, Churchstoke	Reserved matters application for siting, design, appearance & access in connection with proposed dwelling & garage at land adj. Marmian Cottage	O*
-----------	--	---	---	----

***M20050744** – CCC noted that this application has already been determined before the community council has been able to respond

***M20050844** – CCC supported the application and made additional comment as follows,

- a) CCC recommends that the planning office seek further clarification regarding the access onto the road before making decision. Access arrangements are not clear from the submitted plans
- b) the applicant states that he will be giving up tenancy at Crow Wood. This is an integral part of the application (by showing a need for a dwelling at Cockshutt), therefore CCC recommends that the planning office take steps to ensure that this does in fact take place; otherwise this application would represent a new dwelling in open countryside without due need as stated in the application

***M20050857** – CCC supported the application and made additional comment that there are currently 3 properties on this site, draining into separate septic tanks. This application presents an opportunity for a communal facility to be installed, which would go some way to addressing long-standing and well-known concerns on lack of a sewerage scheme in the White Grit area

***M20050859** – CCC noted the application and leaves further comment to the listing authorities

***M20050903** – CCC objected to the application for the following reasons,

- a) it remains very concerned (as stated in its response to outline application) regarding access arrangements to the road, on the bend at the narrowest point on Hall Bank. It is of the view that in the interests of highways safety, the access should be splayed further up Hall Bank, north towards Old Churchstoke. This would provide an opportunity to gain additional overall benefits for highways safety by increasing visibility at this point
- b) it is of the view that the detailed plans as submitted, are an over development of the site and recommends a smaller development.

Action – Clerk to process

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 and resolved as follows –

Ref.	Site	Description
None	None	

4.7 Notices to Remove Hedgerows – to receive and resolve responses to consultations by Powys CC including –

Ref.	Applicant	Description
------	-----------	-------------

MHED20050008	BW & DE Davies, Castlewright, Churchstoke	Removal of hedgerow at Castlewright Church, Churchstoke
RESOLVED	'CCC does not wish to make any comment on this application to remove hedgerow'	

Action – Clerk to process

5.0 Other Urgent non-planning matters

5.1 Powys County Council Consultation – to receive a consultation document on proposed changes to funding arrangements for Village Halls / Community Centres

The Clerk reported on consultation by Powys CC on proposed changes to arrangements for funding Village Halls and Community Centres. The proposal would relate the grant from Powys CC to what community councils provide to halls & community centres, and would transfer powers and responsibility to community councils. A major effect would be to transfer the cost of halls from Powys CC precept to community council precept.

Consultation meetings have been arranged at main council offices and at village hall locations, the nearest to Churchstoke being on Tuesday 6th September 2005, 7pm, at Neuadd Maldwyn, Welshpool, and on Thursday 15th September, 6.30pm, at Guilsfield Village Hall. This is a consultation exercise focussed to specific organisations and documents are not available on the internet.

Members noted that this move would fundamentally alter the relationship between Powys CC, the community councils and village halls/community centres, and that CCC would have to precept for two halls.

Consultation responses welcomed by 31st October 2005.

Action – Members to
to attend meetings and
for September agenda

5.2 Powys County Council Autumn Liaison Meeting – to receive notice of the October meeting and invitation to submit agenda items by 21st September 2005

The Clerk reported on notice from Powys CC of the Autumn Liaison Meeting on 12th October 2005, 7pm, at Neuadd Maldwyn, Welshpool, and CCC is invited to send up to 3 representatives plus Clerk. A draft agenda is set, and town and community councils are invited to submit agenda items by 21st September 2005.

Action – Chairman
to attend

5.3 Welsh Assembly Government Consultation – to receive a consultation document on draft National Service Framework for Older Peoples in Wales

The Clerk reported on consultation by WAG on draft National service Framework (NSF) for Older People in Wales, setting out standards for health and social care, and ensuring quality and equality for all older people across Wales, and relates to the earlier Strategy for Older People in Wales (see minutes April 2005).

Consultation responses welcomed by 14th October 2005.

Action – for September agenda

5.4 Welsh Assembly Government Consultation – to receive a consultation document on an Environment Strategy for Wales

The Clerk reported on consultation by WAG on an Environment Strategy for Wales, seeking views on outcomes and priorities.

Consultation responses welcomed by 3rd October 2005.

Action – for September agenda

5.5 Powys Association for Voluntary Action (PAVO) – to receive a notice of events regarding Older Peoples Services in Powys

The Clerk reported on information from PAVO on the establishment of local action groups dealing with issues for people aged 50+ in Powys, and on launch meeting Monday 15th September 2005, 11am-1.30pm, Royal Oak Hotel, Welshpool. Noted.

5.6 Montgomeryshire family Crisis Centre – to receive invitation to the AGM

The Clerk reported on invitation to the MFCC AGM on Tuesday 20th September, 11:30am, at St Giles Business Park, Newtown. CCC agreed that it would not be represented.

Action – Clerk to reply

6.0 Financial Report

6.1 Items received since last meeting – to report.

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

Payer	Description	£
None	None	

6.2 Items for payment this meeting – to authorise items for payment, including as follows, RESOLVED 'to authorise items for payment as follows',

Cheque	Payee	Description	£
310	Churchstoke Rec'n Assoc.	Room Hire Apr-Jun 2005	14.00
311	E J Humphreys	BT Open world calls Apr-Jun 2005	5.04
St.Ord	E J Humphreys	Clerk's salary August 2005	314.77

Action – Clerk to process

6.3 Consolidated balances at 24th August 2005 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	14,517.29	159.19
Less ring-fenced funds	273.88	0.00
Net balances available	14,243.41	159.19

7.0 Chairman's Announcements & Dates of AGM and next meeting

- a) Cllr D H Latimer – requested debate at the September meeting on his ideas and proposals for possible ward boundary changes at White Grit

Action – for September agenda

- b) Cllr D H Latimer – requested debate at the September meeting on BT's inability to supply Internet Broadband to White Grit

Action – for September agenda

Next meeting –
Wednesday 28th September 2005, 7:30 p.m. at Churchstoke

Meeting ended 8:30 p.m.