

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

MINUTES of Meeting on 25th January 2006
 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 G F Griffiths, Cllr M J Jones, Cllr Mrs P J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens

Apologies – Cllr E Evans

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

| Agenda Number | Item | Councillor | Nature of Declaration |
|---------------|-----------------------|------------|---------------------------------|
| 5.6 | Planning applications | B J Davies | Pecuniary interest in M20060007 |

2.0 Minutes of Meetings – to approve and sign the minutes of meeting 21st December at Churchstoke Community Hall, as a correct record.

The minutes of the meeting of 21st December 2005 were approved and signed as a correct record.

3.0 Matters Arising from minutes for Information – to report matters for information arising from minutes of meeting 21st December at Churchstoke Community Hall,

3.1 (5.2) Powys Recycling

Cllr D A Paterson commended the Powys Recycler newsletter. He pointed out that collection of garden waste from households is to become a chargeable service, and encouraged more use of the green waste collection bank at Tuffins car park

3.2 (10a) Cae Camlad Playground

Cllr B A Rowley reported that she had checked the condition of the ramp, and recommended that remedial work is undertaken. The Clerk stated that arrangements have already been made for the repair, and that the coming RoSPA inspection would most likely recommend further work.

4.0 Application for registration of Village Green in Churchstoke – progress report

The Clerk reported progress as follows,

- Applications have been submitted for registration of the green triangle (Cherry Tree Land) and North Walk, and acknowledgement of application has been received from the Registration Authority
- The Registration Authority indicates that progress will be slow due to a new bill passing before Parliament, and due to a court appeal which is being heard elsewhere in the country which may set precedent
- Evidence questionnaire returns, which are to follow the applications, have been collated. The Registration Authority indicate that at least some of these will need to be in the form of 'statutory declaration'

5.0 Planning Matters

5.1 Powys UDP Public Inquiry – to receive notification of the inquiry and procedure thereof

The Clerk reported on notification of the Powys UDP Public Inquiry, which will hear unresolved objections to the Powys UPD, and of the procedure to be followed,

- Representor Questionnaire to be returned by 31st January, indicating contact details, and attendance at the Pre-Inquiry Meeting
- Representation Questionnaires (one for each objection) to be returned by 31st January, indicating whether the representation is to be presented in person, or in writing, or withdrawn
- Pre-Inquiry meeting, 28th February, 10am, The Gwalia, Llandrindod Wells

RESOLVED *'that CCC proceed with its 14 representations in their present written form'*.

Action – Clerk to process

5.2 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 |

5.3 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 | None | None |

5.4 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 |
|-----------|---------------------------------|----------------------------------|
| M20051197 | Great Argoed Farm, Mellington | Full planning permission granted |
| M20051225 | Land at The View, Churchstoke | Reserved matters approved |
| M20051226 | Land at The View, Churchstoke | Reserved matters approved |
| M20051227 | Land at The View, Churchstoke | Reserved matters approved |
| M20051239 | Adj. Marmian Cottage, Hall Bank | Full planning permission granted |
| M20051368 | 30 Cae Camlad, Churchstoke | Full planning permission granted |
| M20051278 | Llanerch Lodge, Hyssington | Full planning permission granted |
| M20051279 | Old Post Office, Churchstoke | Full planning permission refused |
| M20051327 | Upper Castlewright Cottage | Full planning permission granted |

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

5.5.1 Powys County Council Planning Services

Re – M20051225, M20051226, M20051227 Land at The View, Churchstoke

For information, revised drawings of layout of the site and access road as approved by planning authority. Noted.

5.5.2 Powys County Council Planning Services

Re – M20051257 – Land to rear of The Courthouse, Churchstoke

Detail drawing showing proposed landscaping, fencing and surface within the conservation area, and provision of a riverside walk. Members agreed to consider this under agenda item 5.6.

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

Declarations of Members' Interests:

- M20060007 – Cllr B J Davies, 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,

| Ref. | Applicant | Site | Description | rec. |
|---|--|---|--|------|
| <i>New Plans</i> | | | | |
| M20051327 | Mr T & Mr L Waite, Malthouse, Llandyssil | Upper Castlewright Cottage, Churchstoke | Erection of extension & installation of septic tank | * |
| M20051356 | Mr & Mrs M Thomas, Middle Alport Farm Barns, Churchstoke | Middle Alport, Churchstoke | Erection of 3 car garage block | S* |
| M20051357 | Mr & Mrs M Thomas, Middle Alport Farm Barns, Churchstoke | Middle Alport, Churchstoke | Conversion of former agricultural building to residential annex to Middle Alport House (amended proposal) | S* |
| M20060007 | Harry Tuffins Supermarket, Churchstoke | Harry Tuffins Supermarket, Churchstoke | Erection of steel curtain wall enclosure extension to garden centre & erection or replacement greenhouse | S |
| M20060014 | Ms L E Snodin, New Seals, Hall Bank, Churchstoke | New Seals, Hall Bank, Churchstoke | Erection of dwelling house & alteration to existing access (outline application) | S |
| <i>Review – in the light of further planning information received</i> | | | | |
| M20051257 | Mr R W H Jones & Mrs J M Jones, Oakdale, Broadway, Churchstoke | Land to rear of Courthouse Hotel, Churchstoke | Erection of 3 dwellings with garages & formation of access. Alterations to existing car park at the Courthouse | * |

***M20051327** – CCC noted that this application has already been determined and no comment is necessary

***M20051356** – CCC supported the application provided that planning permission is given only for a garage, and that no future conversion to dwelling is permitted as such a conversion would be new dwelling in open countryside

***M20051357** – CCC supported the application provided that planning permission is given only for a 1-unit annex to Middle Alport house, and that it is not subsequently split into more than 1 unit or converted into a dwelling separate from the house

***M20051257** – CCC noted that this application has been withdrawn and no comment is necessary

Action – Clerk to process

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 and resolved as follows –

| Ref. | Site | Description |
|------|------|-------------|
| None | None | None |

6.0 Correspondence – to receive items of general correspondence.

6.1 Powys County Council – Electoral Returning Officer

Re – Election of County Councillor for Churchstoke Electoral Division

Notification that an election has been called and nominations are invited to be submitted by noon on 27th January 2006. An election, if contested, will be held on 23rd February 2006. The Clerk reported that he has already posted these notices to the notice boards.

6.2 Powys County Council – Head of Legal, Scrutiny & democratic Services

Re – Public Path Order for Footpath No 4 at The Drilleth, Old Churchstoke

Copy of the Order confirming proposed diversion of the footpath. Responses to the proposed order to be made by 7th March. CCC noted that the Order is unchanged from the proposals discussed at October 2005, and had already replied stating it had no objections. Noted.

6.3 Powys County Council – Head of Recreation & Countryside Services

Re – Strategy for Sport, Leisure & Recreation 2005-2010

Copy of the new Strategy for 2005-2010. Noted

6.4 Powys Community Safety Partnership – Community Safety Officer

Re – Seminars on Anti Social Behaviour

Notice of another round of seminars on Anti Social Behaviour to include an update on last 12 months work – the closest to Churchstoke being Wednesday 8th March 2006, 6pm at Elephant & Castle Hotel, Newtown. Noted.

6.5 Welsh Assembly Government – Rt Hon Rhodri Morgan AM

Re – Supporting Health Challenge Wales campaign

Invitation to give public support for the Health Challenge Wales campaign together with copy of Newsletter issue 1. Passed to Cllr D A Paterson.

6.6 Welsh Assembly Government – Office of Minister for Social Justice & Regeneration

Re – Consultation on Fire & Rescue Service Risk Reduction Planning (RRP)

Copy of consultation paper with responses welcomed by 31st January 2006. Noted.

6.7 Welsh Assembly Government – Head of Local Government Policy Division

Re – Local Government Partnership Scheme Annual Report 2004-2005

Copy of Annual Report 2004-2005. Noted.

6.8 Welsh Assembly Government – Local Government Modernisation Division

Re – Loan Sanctions 2006-2007 for Town & Community Council Borrowing

Notification of loan sanctions for borrowing, and that applications must be made by 17th March 2006. Noted.

6.9 Montgomery Community Health Council – Chief Officer

Re – Third meeting to discuss changes to provision of health services in Powys

Invitation to the third of three meetings on 11th January 2006 at Theatre Hafren to discuss changes to provision of health services in Powys. Noted.

6.10 Various other correspondence,

- a) PAVO – invitation to attend meeting of Welshpool & District 50 Plus Group 19th January 2006, at Methodist Church, Newtown
- b) Play for Wales / Chwarae dros Cymru – Winter 2005 newsletter
- c) Kidney Wales Foundation – invitation to join the organisations ‘Walk for Life’ event on 19th March. Noted
- d) Severn Hospice Lottery – information on the role of the Lottery Representatives, and an offer to speak at meetings in the interests of promoting the lottery as a way of fund raising for the hospice
- e) Dogs Trust – publicity poster for the charity

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

7.1 One Voice Wales Montgomeryshire Area Committee

Cllr M J Jones reported that he was unable to attend the Montgomeryshire Area Committee, 4th January 2006 7:30pm, at Llandrinio.

7.2 Wales Spatial Plan

The Chairman reported that she and the Clerk attended a meeting arranged by OVW to introduce and explore implications of the Wales Spatial Plan for Town & Community Councils in Powys. Meeting for Montgomeryshire took place on Tuesday 17th January 2006, 7pm, Neuadd Maldwyn, Welshpool. Presentations were made by Powys County Council and by the Welsh Assembly Government. Six key questions posed by the WAG Spatial Plan were discussed.

7.3 Planning Handbook

Copy of the handbook produced in co-operation with Planning Aid Wales and the WAG. Additional copies available at £5 per copy inc. postage & packing.

7.4 The Voice Newsletter – Volume 2

Copy of the newsletter. Noted.

7.5 National Salary Award for Local Council Clerks, 2006-2007

Details of the national award 2006-07 adopted by OVW and SLCC, along with confirmation of car allowances 2005-06. The Clerk reported that this was the final year of the 3-year salary agreement, and had already been built into the 2006-07 budget projection. Noted.

8.0 Playgrounds Inspection 2006 – to consider and resolve on inclusion in 2006 inspections round

The Clerk reported on an invitation from Powys CC to join the round of inspections for 2006, at £50.00 + vat per playground site. Members discussed the current status of the BMX site, which is currently out of use, and the difficulty of finding interested parents to supervise. Members agreed to review the future of the site.

RESOLVED that 'CCC joins the Powys CC round of playground inspections for 2006, for Cae Camlad Playground and the BMX site'.

Action – Clerk to process
Action – BXM for March
agenda

9.0 Casual Vacancy in the Office of Community Councillor (Churchstoke Ward) – to receive information from the elections office on the vacancy in the office of community councillor

The Clerk reported that no on notification had yet been received from the office of the Returning Officer on whether an election has been called in Churchstoke ward. Members note that if no election is called then the co-option process will take effect.

10.0 Financial Report

10.1 Financial Year 2006-2007 – to receive further appeals for financial assistance

The Clerk reported on further financial appeals received as follows,

- Llangollen International Eisteddfod. Noted

10.2 Financial Year 2006-2007 – to report and resolve on final annual budget

The Clerk reported for the working party on the final draft 2006-2007 budget and reminded Members that the final budget return must be submitted to Powys CC by 27th January 2006. Members noted the additional precept that CCC must be raised in order to ensure continuation of village hall grants from Powys CC.

RESOLVED that 'CCC accepts the 2006-2007 budget as presented, and set a precept to the value of £15.83 (2.45% change) per Band D property'.

Action – Clerk to process

The Chairman, on behalf of Members, thanked the working party and Clerk for preparation of the budget.

10.3 Items received since last meeting – to report.

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

| Payer | Description | £ |
|----------------------|---|----------|
| Nat West Bank plc | Gross interest Oct – Dec 2005 | 98.12 |
| Powys County Council | 2 nd installment of Precept & Recreation Grant | 5,096.86 |

10.4 Items for payment this meeting – to authorise items for payment, including as follows, RESOLVED 'CCC authorises items for payment as follows',

| cheque | Payee | Description | £ |
|--------|------------------|------------------------------------|--------|
| 324 | BDO Stoy Hayward | External audit 2004-2005 accounts | 141.00 |
| 325 | Mrs B A Rowley | Village Steward Oct-Dec 2005 | 89.73 |
| 326 | E J Humphreys | Green trade refuse bags (cemetery) | 19.89 |
| 327 | E J Humphreys | Admin. expenses Oct-Dec 2005 | 196.95 |
| St.Ord | E J Humphreys | Clerk's salary Jan 2006 | 314.77 |

Action – Clerk to process

10.5 Consolidated balances at 25th Jan 2006 after sweep, receipts & payments – to report

The Clerk reported on the M&G first six monthly annual statement for 1st July to 31st December 2005,

| Fund | Number of shares | Share Price £ | Value at 31/12/2005 £ |
|-----------|------------------|---------------|--------------------------|
| Charibond | 100 | 130.20 | 130.20 |

The Clerk reported on gross, ring-fenced funds, & net available balances as follows,

| Item | Reserve account £ | Current account £ |
|------------------------|-------------------|-------------------|
| Gross balances | 18,791.14 | 237.66 |
| Less ring-fenced funds | 2,591.16 | 0.00 |
| Net balances available | 16,199.98 | 237.66 |

10.0 Highways Reports

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

The Clerk reported on replies/correspondence from Powys CC regarding,

- Hyssington Village, at road junction with Church Lane (and towards village) – severe edge erosion caused by surface water. Although not a safety concern at present, future maintenance will be carried out as appropriate
- Werndu Lane, Churchstoke – potholes as a result of flooding and standing surface water. Instructions have been issued during a recent routine inspection to repair potholes.

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

- Cllr G Griffiths – stones have been placed to obstruct the verge opposite Hyssington Church. Cllr Paterson reminded Members of a local disagreement in which CCC are not involved, and that Powys CC inspectors were to visit the site to try to resolve the situation.
- Cllr G Griffiths – Rock lane – surface is still badly worn due to water erosion. Previous reports to Powys CC (Sept 2004 and June 2005) have brought no improvement despite Powys CC noting the problem and stating that appropriate action will be taken. A reminder to Powys CC is needed
- Cllr G Griffiths – entrance to Broadway & Den Cottage – traffic travelling towards Snead and waiting to turn right into the entrance for Broadway and Den Cottage are at risk of traffic approaching from the rear. Warning signs would be helpful.

Action – Clerk to write

10.0 Chairman's Announcements & Date of next meeting

- Cllr M J Jones – fly tipping is taking place at Pentre Wood.
Action – Clerk to write to Powys
- Clerk – distributed notice of dates of meetings in 2006 for all notice boards
- Chairman – reminded Members to ensure that agenda and minutes are put to notice boards promptly, in order to give the necessary 3 clear days notice of meetings.

Next meeting –

Wednesday 22nd February 2006, 7:30 p.m. at Churchstoke

Meeting ended 9:35 p.m.