

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

**MINUTES of PLANNING Meeting on Wednesday 25<sup>th</sup> August 2004**  
 at Churchstoke Community Hall, 7.30 p.m.

**1.0 Attendance** – Cllr E Evans (Vice-chairman), Cllr G F Griffiths, Cllr M J Jones, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies – Cllr Mrs B J Davies (Chairman), Cllr G C Hamer, Cllr P J Jones, Cllr D A Paterson

In the absence of the Chairman, the Vice-chairman took the Chair.

The Vice-chairman welcomed members of the public.

**2.0 Minutes of Meeting** of 28<sup>th</sup> July 2004 at Hyssington Village Hall were approved and signed as a correct record.

**3.0 Matters Arising for Information** from minutes of 28<sup>th</sup> July 2004 at Hyssington Village Hall

3.1 (4.4) Powys CC Planning, Notification of Decisions

The Clerk reported on a reply from Powys CC regarding the correct name for Maes Chwarae (or Hall Bank Gardens). Powys CC confirms that the correct name is 'Maes Chawrae' and that 'Hall Bank Gardens' is not an official name.

3.2 (5.3) Draft Community Strategy and Draft Health, Social Care & Well-being Strategy

The Clerk reported confirmation from Powys CC that, after representations from community groups, the deadline for responses to the consultation on both strategy documents is extended to 11<sup>th</sup> October 2004.

**4.0 Planning Matters**

4.1 Planning Appeals – notification/report (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 – notification/report (if any) of Site Inspection Panel inc.

The Clerk reported on notification of site inspection panel visits as follows –

Ref.	Site	Description	Date & time
None	None		

4.3 Powys CC Planning decisions/notifications – to report

The Clerk reported formal notification of planning decisions by Powys CC as follows –

Ref.	Site	Powys CC Planning Decision
None	None	

4.4 Planning Specific Correspondence – to receive and resolve on correspondence (if any)

The Clerk reported on correspondence relating to planning matters as follows –

Ref.	Site	Description
M20040893	Quarry Garage, Churchstoke	Erection of dwelling, with septic tank and vehicular access (outline)
The Clerk reported on copies of 2 letters of objection sent to Powys CC regarding the application. These had been recently received and circulated immediately prior to the meeting. Members agreed to discuss these at item 4.5, along with planning application M20040893.		

#### 4.5 Planning Applications/Notices for consultation including – resolve on a response

Council RESOLVED ‘to comment on applications as follows’ –

S = support, O = object, N = note

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20040849	Mr D Keate, Kilchoan Farm, Kilmelford by Oban, Argyll	Great Argoed, Mellington, Churchstoke	Erection of agricultural building	S*
M20040869	Mr & Mrs S Edwards, Dolguan East, Milford Road, Newtown	Plot 3 Hollydene, Hall Bank, Churchstoke	Erection of dwelling – revised position for plot 3 dwelling	S*
M20040893	Mr G Griffiths, 23 Cae Camlad, Churchstoke	Quarry Garage, Churchstoke	Erection of dwelling, with septic tank and vehicular access (outline)	S*
M20040905	Mrs Puckle, Fixton House, Foxton, Camvridge	Ivy House, Churchstoke	Erection of an extension	S
M20040910	Mr & Mrs A Dowbiggin, Ger-y- nant, Churchstoke	Ger-y-nant, Churchstoke	Erection of porch & 1 <sup>st</sup> floor extension	S

\***M20040849** – CCC supported the application and noted that the new building appears to be a replacement for a demolished building.

\***M20040869** – CCC supported the application conditional that the extra space created by re-positioning is not used for further dwellings, and would be suitable for parking to avoid congestion on Hall Bank.

\***M20040893** – CCC supported the application in principle, but recognised that there are issues of water supply to be resolved before development proceeds.

Action – Clerk to process

## 5.0 Other Urgent non-planning matters

### 5.1 BT consultation on telephone kiosk removal – to resolve on a response

The Clerk reported on consultation from BT (previously circulated to all Members), on the proposed removal on economic grounds, of 6 of the 9 payphones in CCC area. The consultation exercise lasts 42 days with a deadline for response of 9<sup>th</sup> September 2004.

Members discussed the proposals and RESOLVED,

*'CCC objects to the proposal to remove the payphones in the Churchstoke Community Council area on grounds that*

- *There is no comprehensive alternative mobile phone coverage in the area*
- *In the rural area there is little direct assistance easily available in an emergency*
- *Payphones are used by visitors and passers-by, and benefit the local economy'.*

Action – Clerk to reply

5.2 Powys CC Highways – to report on deferral of road closure at Old Churchstoke

The Clerk reported on formal notification from Powys CC that the proposed works and closure of C2193 near Glebe farm, Old Churchstoke has been deferred until October, to allow the badgers to vacate the area beneath the highway. Noted.

## 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	Nil

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

cheque	Payee	Description	£
<i>Items previously authorised (meeting 28<sup>th</sup> July 2004)</i>			
250	Churchstoke Football Club	Green Grant 2004	300.00
251	Churchstoke Rec'n. Assoc'n	Green Grant 2004	373.52
252	Churchstoke School Wild Team and Gardening Club	Green Grant 2004	373.53
253	Churchstoke Tennis Club	Green Grant 2004	373.53
254	Corndon Amateur Dram Soc.	Green Grant 2004	373.53
255	Hyssington PCC	Green Grant 2004	373.53
256	Hyssington Village Institute	Green Grant 2004	373.53
<i>Items to authorise this meeting</i>			
257	Hyssington Village Hall	Room hire Apr-Aug 2004	30.00
258	Mr S Hockly	Snead Notice Board Repairs	32.50
259	Powys County Council	Internal Audit Fee (2003-04 accs.)	100.00
260	E J Humphreys	Admin. Expenses Apr-Jun 2004	163.60
261	E J Humphreys	BT Openworld calls Apr-Jun 2004	7.31
St.Ord	E J Humphreys	Clerk's salary August 2004	260.35

Action – Clerk to process

6.3 Consolidated balances at 25<sup>th</sup> August 2004 after sweep, receipts & payments

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

	reserve account £	current account £

Gross balances	15,012.08	556.24
Less ring-fenced funds	1,596.02	0.00
Net balances available	13,416.06	556.24

### **7.0 Chairman's Announcements & Date of next meeting**

- a) Vice-chairman – reported safety concerns at The Bridge, Churchstoke. Tree branches around The Willows are restricting visibility, for A489 westbound vehicles turning north onto the A490 towards Welshpool. This is especially noticeable for high vehicles.

Action – Clerk to write to PCC

Next meeting –Wednesday 22<sup>nd</sup> September 2004, 7:30 p.m. **at Churchstoke**

Meeting ended 8:20 p.m.