

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

MINUTES of Meeting on Wednesday 27th April 2005
at Hyssington Village Hall, 7.30 p.m.

1.0 Attendance – Cllr Mrs B J Davies (Chairman), Cllr E Evans (Vice-chairman), Cllr G F Griffiths, Cllr M J Jones, Cllr Mrs P J Jones, Cllr D A Paterson, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies – Cllr G C Hamer, Cllr D L Powell

The Chairman welcomed members of the public.

2.0 Minutes of Meetings – to approve and sign the minutes of 23rd March 2005 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting of 23rd March were approved and signed as a correct record.

3.0 Casual Vacancy in the Office of Community Councillor (Churchstoke Ward) – to report the continuous absence of a community councillor from meetings for a period of more than 6 months and thereby disqualification from office; and to declare the occurrence of the resulting casual vacancy in the office of community councillor.

The Clerk reported that having reviewed the attendance records in the approved minutes, it is clear that there has NOT been an absence for more than 6 months, and that it is not necessary to discuss this item.

The Clerk also reported on a letter of resignation from the office of community councillor in Churchstoke ward from Mr P Delves.

RESOLVED ‘ in accordance with Section 86 of the Local Government Act 1972, CCC declares a casual vacancy in the Office of Community Councillor in Churchstoke ward as a result of the resignation of Cllr P Delves. Publication of the declaration of vacancy will be distributed for the notice boards in accordance with Section 87(2) of the Local Government Act 1972, and the Deputy Returning Officer will be informed’.

Action – Clerk to process

4.0 Matters Arising for Information – to report matters for information from minutes of 23rd March 2005 at Churchstoke Community Hall.

4.1 (13.2e) Hall Bank – continued obstruction by parked cars at foot of Hall Bank

The Clerk reported on a reply from Powys CC, of CCC’s March letter requesting appropriate safety measures to deal with hazards caused by parking on the carriageway at the foot of Hall Bank. The reply states that the moratorium on new parking restrictions has been lifted, and that traffic engineers will consider proposals to be put to the Montgomeryshire Highways & Local Services Committee.

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
M20041169	AP/t6850/A/05/1177793	Barn at Snead Farm, Snead	Appeal in progress – additional comments to be made by 18 th May 2005.
RESOLVED	'CCC supported the application in October 2004 and does not wish to make further comment'.		

5.2 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		

5.3 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
M20041364	Bacheldre Farm, Churchstoke	Full planning permission granted
M20050012	Mill House (adj. Pentre Mill), Pentre	Full planning permission refused
M20050182	Marmian Cottage, Hall Bank, Churchstoke	Outline planning permission granted
M20050223	Hyssington Farm, Hyssington	Full planning permission granted
M20050239	Oak Cottage, Old Churchstoke	Full planning permission granted

5.4 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
None	None	

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

RESOLVED 'to respond to consultation on planning applications/notices as follows' –

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

Ref.	Applicant	Site	Description	rec.
<i>New Plans</i>				
M20050271	Mr M Davies, The Meadows, Churchstoke	The Meadows, Churchstoke	Erection of poultry building, formation of vehicular access, & construction of earth bund	S
M20050288	K Bickley, Cockshut, Montgomery	Cockshut, Montgomery	Conversion of outbuilding to 1 holiday unit	S
M20050295	Mrs S Puckle, Ivy House, Churchstoke	Ivy House, Churchstoke	Listed building consent for alterations	N
M20050310	Exors of Mr A G Stark	Garden Plot, Maesyronnen, Hyssington	Erection of dwelling, formation of vehicular access & installation of septic tank	O*
M20050311	Mr & Mrs M	Pentre Farm, Pentre	Conversion of 2 redundant	S

	Windsor, Pentre Farm, Pentre		buildings to form 2 dwellings	
M20050338	Mr & Mrs N Rowbottom, Waterlily Cottage, Churchstoke	Waterlily Cottage, Churchstoke	Erection of replacement dwelling & detached garage, & siting of temporary residential caravan	S

***M20050310** – CCC objected to the application on grounds that,

- a) the development is an invasion of the conservation area
- b) there appears to be inadequate access arrangements onto the highway particularly with regard to safety
- c) council has concerns over the proximity of the drainage scheme to neighbouring properties.

Action – Clerk to process

5.6 Powys CC Planning Liaison Meeting – to report on attendance at the Spring meeting, and discuss matters arising therefrom

The Clerk reported on attendance, with the Chairman and Cllr P Jones, at the Powys CC Town & Community Councils Spring Planning Liaison Meeting, 14th April at Welshpool. The meeting was well attended by both Town & Community Councillors and by Powys CC Members and Officers. Subjects discussed were,

- Recent Developments in Planning – including, legislation changes and technical advice notes on Renewable Energy, Flooding, Affordable Housing, Design; streamlining planning procedures; difficulties providing sufficient staff resource to match service demand
- Community Council User Evaluation Survey – results of the survey
- Enforcement Policy – presentation on enforcement policy and enforcement procedure. Handouts from the meeting were distributed to Members

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
M20040731	Bank Cottage, Hyssington	Erection of detached garage and garden store
Cllr D A Paterson declared an interest as a neighbour of the site and refrained from voting, but was invited by Council to describe the situation.		
CCC considered the history of the application within the conservation area (and subsequent amendment), and the increase in volume and height from the original plan. CCC also heard of the actions of Powys planners in authorising the amendment and continuation of works within the conservation area without consultation with the community council.		
RESOLVED	<i>‘CCC writes to Powys CC Chief Executive to bring the matter to his attention (with particular relevance to the conservation area) and to ask what criteria would have been necessary to require a resubmission and consultation’.</i>	

Action – Clerk to process

6.0 Correspondence – to receive items of general correspondence

- 6.1 Powys County Council – Acting Returning Officer
Re – Parliamentary Election May 2005
Formal notice of the forthcoming election on 5th May, and information on deadline for nomination of 4pm Tuesday 19th April 2005. The Clerk reported that this has already been posted to notice boards. Noted.
- 6.2 Powys County Council – Community Services, Licensing Team
Re – Licensing Act 2003 – changes to consultation procedure
Information on changes to licensing consultation procedures. This includes a change from one where community councils are consultees, to one where community councils are not in themselves consultees but can make representations on behalf of others persons or bodies. Noted.
- 6.3 Powys County Council – Corporate & Democratic Support Services
Re – Communications Review
Information on the current review of communications with the public, other public bodies, other partners, and the media, and notes from the recent Spring Liaison Meetings. Noted.
- 6.4 Powys County Council – Community Services, Emergency Planning Officer
Re – Emergency Contact
Confirmation that arrangements for emergency contacts remains as the 24-hour duty room.
- The Emergency 24 Hour Duty Room contact number is,**
- POWYS CARELINE 0845 054 4847**
- Also enclosing a booklet ‘Emergency Contacts Directory’. Noted.
- 6.5 Mid Wales Trunk Road Agency – Trunk Road Manager
Re – New Arrangements for maintenance of trunk roads in Wales
Information of rationalisation of existing 8 trunk road agencies into 3 larger agencies, and that the new Mid Wales Trunk Road Agency is a partnership between Powys CC and Ceredigion CC, based at Llandrindod Wells. Noted.
- 6.6 Welsh Assembly Government – Local Government Modernisation Division
Re – Account & Audit Regulations 2005
Formal notice that the Account & Audit (Wales) Regulations 2005 came into force on 1st April 2005, along with copy of the Regulations and guidance notes. The Regulations apply to accounts for 2005-2006 and beyond. The Clerk reported that the guidance notes are very clear and anticipates that CCC will be able to prepare accounts in accordance with Regulations. Noted.
- 6.7 HLB AV Audit
Re – Audit of accounts for 2004-2005
Formal notice that the audit date for accounts for the year ending 31st March 2005 has been set for October 2005. Noted.
- 6.8 Welsh Assembly Government – Minister for Health & Social Services

Re – Draft Commissioner for Older People (Wales) Bill
 Consultation on the recently published draft bill together with explanatory notes. The draft Bill includes a proposal for the appointment of a new Commissioner for Older People. Comments welcomed by 14th June. Passed to Chairman.

Action – for May meeting

6.9 Audit Commission Wales – Deputy Auditor General for Wales

Re – Separation of business in Wales to the Wales Audit Office (WAO)
 Information on progress towards separation of audit business in Wales to the Wales Audit Office. From 1st April 2005 the Auditor General for Wales will take over the audits from the Audit Commission. Noted.

6.10 Various other correspondence

- a) Play for Wales / Chwarae dross Cymru – Spring Newsletter. Tabled.
- b) Senedd '04 – information on the campaign for reopening the Machynlleth Parliament as a permanent democratic forum. Tabled.
- c) Transborder Crafts – publicity for the Textile Workshops, Oriel Davies Gallery, Newtown Saturday 23rd April 2005. Tabled.
- d) Trafalgar Weekend – publicity and guide material for participation in Trafalgar Weekend 21st to 23rd October 2005. Tabled.

7.0 One Voice Wales, Guidance Notes – to receive guidance notes/correspondence on,

7.1 Safety in Cemeteries

Copies of Legal Note 57 Tombstones and Memorials in Council Cemeteries and Closed Churchyards. The Clerk reported that this provided excellent guidance on the obligations of community council for safety in cemeteries, and would usefully inform future council discussions of the subject. Noted.

7.2 Montgomeryshire Area Committee

Notice of the next meeting of the committee on Thursday 19th May 2005, 7.30pm, at the Presbyterian Church School Room, Severn St., Caersws. Noted.

8.0 Welsh Assembly consultation on Statutory Rights on Consultation for Community & Town Councils in Wales – to resolve a response to the consultation

The Clerk reminded Members of prior correspondence from the Welsh Assembly Government on its review of topics on which Town & Community Councils have a statutory right to be consulted. Clerk's research into the list of subjects over the last 2 years has been circulated and it was

RESOLVED 'CCC will submit the list of consultations received over the last 2 years to the WAG with the additional comment that CCC considers is appropriate to have been consulted on these matters, and that there are no further matters on which it feels it should have been consulted'.

Action – Clerk to process

9.0 Community Plan – to receive progress report from working group

The Clerk reported that the working party will next meet on 13th May 2005.

Action – for working party

10.0 Churchstoke Recreation Field

10.1 Guidelines for usage – to receive progress report from working group

The Clerk reported that the working party will next meet on 20th May 2005.

Action – for working party

10.2 Dog nuisance on the recreation field – to report and agree an appropriate course of action

The Chairman reminded Members of the issue recently brought to their attention of dog nuisance on the recreation field. Members agreed that this should be included in working party discussions on ‘Guidelines for Usage’.

Action – for working party

11.0 Powys CC Draft Strategy for Sport, Leisure & Recreation 2005-2010 – to resolve a response to the consultation document

The Clerk reminded Members of the previous circulation of Powys CC draft strategy. Cllr E Evans had reviewed the strategy and commended it on content and principle.

RESOLVED ‘CCC accepts the Draft Strategy for Sport, Leisure & Recreation 2005-2010 and considers the strategy to be particularly commendable in its encouragement of facilities and participation by all ages of the community’.

Action – Clerk to process

12.0 Playground Inspections – to receive the reports of the March 2005 inspections

The Clerk reported on the results of the 2005 RoSPA safety inspections of 6th March at Cae Camlad and at the BMX area Report, and highlighted items of low risk, medium risk, high risk, and the other recommendation of the inspector

RESOLVED ‘To requisition repairs as appropriate and to open the site for use forthwith’

Action – Clerk to arrange

13.0 Financial Report

13.1 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 Jan-Mar 2005	87.60
M E & A Hughes	Cemetery memorial fee (plot 29)	75.00
	Allotment No.3 rent 2005-2006	70.00
Churchstoke Bowling Club	Peppercorn rent 2005-2006	1.00
Central Networks	Pole rent	26.12
	Allotment No. 2 rent 2005-2006	60.00
	Allotment No. 4 rent 2005-2006	70.00

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

RESOLVED ‘to authorise items for payment as follows’,

cheque	Payee	Description	£
285	Powys County Council	Field Aeration (3 sess’ns) 2004-05	217.70
286	Mrs B A Rowley	Village Steward Jan-Mar 2005	85.50
287	E J Humphreys	Admin. expenses Jan-Mar 2005	106.01
288	One Voice Wales	Subscription 2005-2006	143.00

289	Local Council Review	Subscription 2005-2006	13.00
290	Powys CAB	Donation 2005-2006	60.00
291	Mont. Family Crisis Centre	Donation 2005-2006	25.00
292	The Samaritans	Donation 2005-2006	25.00
293	Severn Waste Disposal	Emptying of soak-away chambers	111.63
St.Ord	E J Humphreys	Clerk's salary April 2005	314.77

Action – Clerk to process

13.3 Consolidated balances at 27th Apr. 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	13,434.50	500.00
Less ring-fenced funds	3,545.44	0.00
Net balances available	9,889.06	500.00

14.0 Highways Reports

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

The Clerk reported on letter of intention to investigate/deal with issues from

Powys/Shropshire CC regarding,

- Priestweston, on road from Old Churchstoke – pothole – remedial works have been completed
- Hyssington, in front of Old Post Office – pothole – inspector to investigate and take appropriate remedial action
- Hyssington, on lane to Church – 2 areas of edge breakdown– inspector to investigate and take appropriate remedial action
- Cae Camlad, outside Nos. 20 & 22 – pothole– inspector to investigate and take appropriate remedial action

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

- None.

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

- Clerk – reminded members that the preparation of accounts for the year 2004-2005 for audit will be undertaken over the next few weeks
- Chairman – reported that the Bowling Club has carried out repairs to the fence but is currently experiencing difficulties with neighbourhood disputes. CCC agreed that as owners of the site, it is important to protect the public property and people on the property, and if necessary to seek legal advice.
- Cllr A R Stephens – reported that some communities receive contributions to local schools from developers who were developing sites within that community, but that there appeared to be variation in the levels of contributions. CCC agreed that it would be useful to have a clear definition of the formula, or level, or sort of contribution it would expect from developers and which would be appropriate for the Churchstoke community.

Next meeting –

Wednesday 25th May 2005, 7:30 p.m. at Churchstoke

Meeting ended 9:25 p.m.