

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

MINUTES of Meeting on 27th June 2007
 at Churchstoke Community Hall, at 7.30 p.m.

1.0 Attendance, Apologies and Declarations of Members' Interests

Attendance: Cllr E Evans, (Chairman), Cllr Mrs B J Davies, Cllr G F Griffiths, Cllr M J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr Mrs B A Rowley, Cllr P A Rees, Cllr Mrs A R Stephens.

Apologies: Cllr Mrs P J Jones

The Chairman welcomed members of the public.

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

Agenda Number	Item	Councillor	Nature of Declaration
5.6	Planning Applications/Notices	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)

2.0 Guest: Mr. B Humphreys, Rights of Way Maintenance Officer, Powys CC – to outline the work of the Rights of Way section and the programmed work in the Churchstoke area.

The Chairman welcomed Mr Humphreys to the meeting.

Mr Humphreys described the work of the Rights of way Section and more specifically the work programme for Churchstoke area. Members took the opportunity to discuss and ask questions across a range of issues including,

- Rights of Way officers are currently working in the Churchstoke area and will do so over the next 12 months; Churchstoke having been set as a priority area due to the number of rights of way reports from the public
- The work of the section covers all rural rights of way – footpaths, bridleways, restricted by-ways, by-ways open to all traffic ('boats'), green lanes (mainly highways); rights of way extend to 6,232 miles (25% of all Wales); new disability legislation requires wider access for footbridges on the principle of 'least restrictive access'
- The work also includes 'Access Land' i.e. Corndon, Todleth, Roundton, plus Forestry Commission land) as mapped by CCW
- Powys CC offers 100% landowner grant to fund installation of structures such as gates/stiles, and staff try to accommodate landowner concerns wherever possible
- Staff resource comprises a definitive map staff x2, volunteer co-ordinators looking after 100 volunteers, enforcement officer, national trails officers x2 (e.g. Offa's Dyke, Glyndwr's Way), plus a recreational trail officer (e.g. Kerry Ridgeway)
- Notifying landowners of clearance or enforcement work – an obligation under law, but officers prefer to discuss with the landowner at prior stage
- Fences between landowner – permissions for ensuring the path is negotiated with fence owners

- Paths through crops – 1.8m maximum width is required
- Overgrown paths – Powys CC is responsible for clearing on a cyclical basis, landowner is responsible for encroaching hedges.

The Chairman thanked Mr Humphreys for attending the meeting to discuss the work first hand.

3.0 Minutes of Meetings – to approve and sign the minutes of,

3.1 AGM on 23rd May 2007 at Churchstoke Community Hall, as a correct record

The minutes of the AGM 23rd May 2007 were approved and signed as a correct record.

3.2 Business meeting 23rd May 2007 at Churchstoke Community Hall, as a correct record.

The minutes of the business meeting 23rd May 2007 were approved and signed as a correct record.

4.0 Matters Arising from Minutes for Information – to report matters for information arising from minutes of,

4.1 AGM on 23rd May 2007 at Churchstoke Community Hall, as a correct record

4.1.1 (3.1) Special Responsibility: Democratic Governance and Organisation

The Chairman invited nominations for one vacancy for Special Responsibility: Democratic Governance and Organisation. There were no nominations. Members asked the Clerk draw up a list of topics the post might cover, and agreed to carry forward to July.

Action – Clerk to process
and for July agenda

4.2 Business meeting 23rd May 2007 at Churchstoke Community Hall, as a correct record.

4.2.1 (10.1b) Highways Report – C2056 Hyssington

Cllr D L Powell reported that the stop tap boxes outside Hyssington Methodist Chapel had been repaired.

4.2.2 (13.0) Chairman's Announcements – Waste Recycling collection

The Clerk reported that notices have been posted to notice boards and to the web site encouraging more and continued use of the recycling 'bring-site' at Harry Tuffin's Car Park.

5.0 Planning Matters

5.1 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
M20070106	The Farm, Snead	Full planning permission granted
M20070286	Fir Court House, Churchstoke	Listed building consent granted
M20070348	Former hatchery, Churchstoke	Full planning permission granted

5.2 Powys CC Planning Spring Liaison Meeting – to report on matters from the meeting

The Chairman reported on attendance, with Cllr B J Davies and the Clerk, at the Powys CC / Town & Community Councils Autumn Planning Liaison Meeting, on 13th June at Welshpool. Subjects discussed included,

- Update on UDP and the new LDP

- UDP – following the draft and the public consultation, 1400 objections were made to the public enquiry; the inspector’s report is due June 2007 to which Powys CC will respond with modifications taking a 6 week period of consultation; adoption planned for early 2008
- LDP – work commenced on the successor to the UDP; the document to be more strategic than the UAP and will include a scheme of community involvement
- Interim Development Control Guidance (IDCG) on Energy Efficiency Development
 - A supplement to the general planning policy aiming to assist planning applications by building in energy efficiency at the design stage
 - A focus on solar energy efficiency including layout and orientation of buildings
 - A design statement will be required to accompany planning applications to demonstrate how applicants have addressed the 10 measures of efficiency
 - Aiming for adoption in October 2007
- Update on TAN 15 (flooding)
 - Environment Agency no longer has a policing role but is required to guide planning authorities when considering flooding implications of planning applications; planning authorities continue to have the decision role
 - Flood zone mapping continues; Severn flood plain is complete; tributaries to be completed by 31st July 2008
- Update on Wind Energy
 - Currently 15 pre-applications discussions in progress for wind farms; 8 to be taken to DTI and 7 smaller scale to remain with Powys CC
 - The community development Fund – Powys CC received guidance from DTI that local authorities will use community development officers (not planning officers) to negotiate with developers for community gain
- Affordable Housing:
 - Recent surveys have shown that the majority of communities have identified affordable housing as a priority concern and that there has been approx. 100% increase in house prices in 7 years
 - Powys CC published Interim Development Control Guidance (IDCG) in Feb. 2007 with the aim of ensuring that ‘affordable homes’ remain ‘affordable’ in perpetuity
 - The definition of affordability includes a banding of build costs and also incorporates rent levels used by the housing benefits system
 - New planning policies have resulted in new developments incorporating and increase in affordable housing (both in number and percentage) and the aim is now for 30-35% affordable housing on all planning developments
 - Members noted the progress being made by South Shropshire DC on its affordable housing policies.

5.3 Consultation: Draft Interim Control Guidance on Designing Energy Efficient Development – to receive and resolve a response to the consultation document (previously circulated)

The Clerk reported on draft Interim Development Control Guidance (IDCG) from Powys CC with replies welcomed by 13th July. The guidance supplements general planning policy by assisting planning applicants build in energy efficiency at the design stage. Members noted the focus on solar energy efficiency, including layout and orientation of buildings, and that a design statement will be required to accompany planning applications to demonstrate how applicants have addressed the 10 measures of efficiency.

RESOLVED 'CCC congratulates Powys CC on the initiative and the proposed policy, on its clarity of statements in the content, and that CCC looks forward to its implementation'.

Action – Clerk to process

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

5.4.1 Powys CC – Planning Office

Re – Access Statement to accompany planning applications

The Clerk reported on information from Powys CC Planning Officer that as from 30th June 2007, it will be a statutory requirement for 'Access Statements' to accompany applications for planning and listed building consent. Distributed to Members.

5.5 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

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

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

- All applications – Cllr M J Jones, having earlier declared an interest as a member of Powys CC Montgomeryshire Planning Authority (decision role), refrained from discussion or voting.

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

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

Ref.	Applicant	Site	Description	rec.
<i>New Applications</i>				
M20070498	Mr & Mrs Bright, Little Brompton Farm, Montgomery	Land at Barn Lane, Hyssington	Erection of dwelling, alterations to vehicular access & installation of septic tank (resubmission)	S*
M20070515	Mr & Mrs Roberts, Crow Wood, Churchstoke	Land adj. Cockshutt, Montgomery	Erection of egg production unit & temporary living accommodation with alterations to vehicular access & installation of septic tank	S
M20070531	R Philpott, The Meadow, White Grit	The Meadow, White Grit	Erection of an agricultural building	S*

***M20070498** – CCC supported the application on the basis of the current Montgomeryshire Local Plan (1995) which indicates Hyssington as a 'Minor Settlement' with a development boundary, and that this application falls within that boundary.

***M20070531** – CCC supported the application on condition that building materials and colours used in the construction are suitable to the local environment. In addition CCC requested that planning officers clarify the meaning of the term 'agricultural use' and are satisfied that requirements of 'agricultural use' are met.

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
M20050963	Land opp. Cwm Chapel, Mellington	The shed erected at the pump is still present although retrospective planning permission had been refused.
Cllr M J Jones reported that an enforcement notice has been served, and that owners have an opportunity to appeal.		

6.0 One Voice Wales / Society of Local Council Clerks – to receive reports of area meetings/guidance notes/correspondence.

6.1 One Voice Wales

6.1.1 Maldwyn Area Committee 12th June

The Clerk reported on attendance at the committee at Newtown. Discussion included:

- Guest speaker Mr Simon White, Chief Executive OVW
- Welsh Language Scheme – lack of response from the Welsh Language Board
- Area Committee model constitution – distributed for adoption at the AGM
- Planning Aid Wales – an offer of a ‘Planning Training Taster’ session on 19th July Welshpool prior to the July Maldwyn Area meeting at 7pm, 19th July, Welshpool
- Liaison with Powys CC – consideration as to how the meetings might be facilitated by OVW
- Annual Conference – motions to be submitted by 14th July
- Complaints procedure – request for training

Noted.

6.1.2 Maldwyn Area Committee 19th July

The Clerk reported on notice of meeting of the next committee 7pm, 19th July, at Welshpool. The meeting will be preceded by a Planning Aid Wales ‘Planning Training Taster’ session for councils’ representatives. Nominations for Chair and Vice Chair of Maldwyn Area Committee are invited by 28th June. Noted.

6.1.3 Annual Conference and AGM 2007

The Clerk reported on notice of the AGM and Annual Conference to be held on Saturday 13th October at the Metropole Hotel, Llandrindod Wells as follows:

- Conference at 10:30am two delegates per council
- AGM at 2.15pm, one vote per council (maximum of two motions for debate per council to be submitted by 7th July)

Noted.

6.2 Society of Local Council Clerks

Nothing to report.

7.0 BMX Area – to receive status report

The Clerk reported that notices had been posted to the notice boards and to the website informing of the intention to dismantle of the BMX Site. CCC is awaiting a response from Harry Tuffins regarding re-use of materials.

8.0 Green Grants Awards 2007 – to receive the report and recommendations of the Green Grants Panel for Green Grants Awards 2007 (previously circulated)

The Clerk reported on the meeting of the Green Grants Panel on 15th June, and the recommendations for awards of the Green Grants 2007.

RESOLVED ‘a) to receive and accept the recommendations of the Green Grants Panel on Green Grants Awards 2007 as follows,

Organisation	£ allocated	Item description
<i>Churchstoke Bowling Club</i>	<i>250.00</i>	<i>Contribution to new motor for lawn spiker</i>
<i>Churchstoke CP School Infant Dept</i>	<i>300.00</i>	<i>Further development of outdoor classroom</i>
<i>Churchstoke Friends of School</i>	<i>300.00</i>	<i>Re-landscaping memorial garden</i>
<i>Churchstoke Guides</i>	<i>180.00</i>	<i>Autumn visit to Staylitttle Outdoor Pursuits centre</i>
<i>Corndon Amateur Dramatic Association</i>	<i>352.50</i>	<i>Ten lights stands for use in productions</i>
<i>Hyssington PCC, Hyssington</i>	<i>200.00</i>	<i>Purchase of 2 folding tables</i>
<i>St Nicholas PCC, Churchstoke</i>	<i>500.00</i>	<i>New pump for upgrade to heating system</i>
Total	2082.50	

b) that excess funds are retained as ring fenced funds (Green Grants) for future years, with nominal bank interest thereon being added to the fund

c) to make the presentations on 4th August (subject to confirmation) at the waste collection site at Harry Tuffins Supermarket’.

Action – Clerk to process

The Chairman thanked the panel for the report.

9.0 First Time Sewerage Scheme at White Grit – to report (Cllr D H Latimer)

Cllr D H Latimer reminded Members of the history of the lack of a sewerage scheme at White Grit. It was also reported that the Environment Agency has undertaken a recent survey of sewerage arrangements at White Grit has indicated that if sufficient householder need can be demonstrated that Powys CC may require the water authority to undertake a ‘Section 101a First Time Scheme’.

RESOLVED ‘That CCC requests that Powys CC conduct a needs survey which explains any advantageous charges that may be available from Severn Trent Water, together with the consequences of non-connection apropos monitoring by the Environments Agency. Furthermore CCC requests that Powys CC feeds back with the results of survey’.

Action – Clerk to process

10.0 Noise Pollution at White Grit – for information (Cllr D H Latimer)

Cllr D H Latimer reported that residents have not submitted log sheets to South Shropshire DC nor to Powys CC, and that neither council can act until complaints are lodged. Members agreed not to pursue the matter.

11.0 Financial Report

11.1 Financial Accounts & Audit for Financial Year 2006-2007 – to report and to approve the pre-audit accounts and the Annual Return to external auditor (previously circulated)

The Clerk presented the Financial Accounts for 2006-2007, and the Annual Return/Statement of Assurance, and answered Members queries. Members noted the internal audit report. The Chairman thanked the Clerk for the work in the preparation and explanation of the accounts.

RESOLVED *‘To approve the accounts and Annual Return/Statement of Assurance as presented, and to that the Annual Return and Statement of Assurance should now be submitted to external auditor for 24th August’.*

Action – Clerk to process

11.2 Items received since last meeting – to report.

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

Payer	Description	£
H M Customs and Excise	VAT reclaim 2006-2007	1,525.07
M & G Investments	Charibond interest Feb – Apr 2007	1.90

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

RESOLVED: *‘CCC authorises items for payment as follows’:*

cheque	Payee	Description	£ inc. vat
403	Churchstoke Recr’n. Assoc.	Room hire Feb-March 2007	16.90
404	E J Humphreys	Back pay to 2 nd April 2007	81.02
405	D P Morris	Internal audit of 2006-07 accounts	126.00
D.Deb	Public Works Loan Board	Repay. instal. (no.9) loan 487805	1,169.09
St.Ord	E J Humphreys	Clerk’s salary June 2007	364.57

Action – Clerk to process

11.4 Consolidated balances at 27th June 2007 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	21,952.83	500.00
Less ring-fenced funds	5,523.70	0.00
Net balances available	16,429.13	500.00

12.0 Highways Reports

12.1 Highways report from Powys/Shropshire CC to CCC – to report

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

a) Nothing to report.

12.2 Highways report from CCC to Powys CC – to report

- a) Cllr B J Davies – Cae Camlad, Churchstoke, road entrance to recreation field – flooding onto the school playspace from the middle right side (when entering recreation field)
- b) Cllr B A Rowley – Cae Camlad, Churchstoke – flooding surface drains needing inspection
- c) Cllr D L Powell – foot of Hall Bank adj. Tudor Rose – surface drain blockages indicated by silting and appearance of subsidence
- d) Cllr M J Jones – C2193, Old Churchstoke at entrance to The View – flooding onto road and water flowing along C2193 towards Todleth
- e) Cllr D A Paterson – C2056, Hyssington – previously reported erosion (21st Feb 2007) opposite U2714 Church Lane, exacerbated by recent rainfall, now extending towards play area
- f) Cllr D L Powell – defective beacon light on ‘zebra crossing’ (opp. Tuffins)
- g) Cllr D L Powell – C2193, Todleth Farm to Hurgay Quarry, Old Churchstoke – previously reported (31st July 2006) hedge encroachment obstructing high loads and risk of snagging and slipping of loads still needs attention
- h) Cllr P A Rees – Pentrenant to Bacheldre – potholes still not filled
- i) Cllr P A Rees – Binwilkin – water emanating onto road
- j) Cllr G F Griffiths – C2056 at Rock Lane – blocked culvert

Action – Clerk to process

13.0 County Council Matters – to receive and discuss other general Powys CC, Shropshire CC, and South Shropshire DC matters

- a) Powys CC: Cllr M J Jones reported
 - A likelihood of school closures in Powys, with the possibility of further closures as recommended in Estyn (inspectors) report
 - Local Community Forums are under review
- b) South Shropshire DC:
 - No report.

14.0 Correspondence – to receive other items of general correspondence.

14.1 Powys CC – Schools Modernisation Manager

Re – School Closure Proposals

Consultation documents on proposed closure of 6 primary schools in Powys. Replies welcomed by 23rd August 2007. Passed to Cllr B J Davies.

14.2 Powys CC – Highways and Transportation Manager

Re – Part Night Lighting

Notice that Powys CC is introducing part night lighting between midnight and 5.30am, in the interests of reduction of light pollution and of economy. Councils are invited to identify routes and areas where part night lighting might be considered. Powys CC also states that where part night lighting is proposed, that proposals and impact will be discussed with community councils. Noted

14.3 Mid and West Wales Fire and Rescue Authority – Chairman of the Authority

Re – Draft Risk Reduction Action Plan 2008-2009

Consultation documents on Draft Risk Reduction Action Plan 2008-2009. Replies welcomed by 14th August 2007. Noted.

14.4 Mr P R Williams, Cross Likey

Re – Football at cross Likey

Letter drawing attention to poor condition of the green play area at Cross Likey with consequence of disturbance caused by children kicking footballs on the estate and the resulting risk to cars. Members agreed to contact Powys CC to support Mr Williams representation that the green play area needs to be made safer and risk assessment / remedy undertaken

Action – Clerk to process
and write to Mr Williams

14.5 Mr Chris Haycock, Chirbury U11 Football

Re – Use of Churchstoke Pitch at recreation field

Letter explaining the need for a suitable pitch and requesting use of the Churchstoke pitch for the ‘under-11’ team on Sunday mornings (explaining that many players come from Churchstoke area). Members agreed that the pitch is made available to Chirbury U11 team on Sunday mornings, provided there is no conflict with needs of Churchstoke based teams.

Action – Clerk to process

14.6 Various other correspondences, tabled:

- a) PAVO – summer 2007 newsletter. Noted.
- b) South Montgomeryshire Volunteer Bureau – poster for AGM 6th July. Noted.

15.0 Chairman’s Announcements & Date of Next Meeting

- a) Cllr B A Rowley – enquired whether baby/toddler swings could be provided at Cae Camlad playground to supplement the existing swings. Members agreed that enquiries be made of equipment providers and of RoSPA
Action – Clerk to process
- b) Cllr G F Griffiths – enquired as to public liability for accidents at North Walk
Action – Clerk to process
- c) Cllr M Jones – enquired whether there was any progress with modification of the entrance at Cae Camlad playground. The Clerk explained that School Governors had been contacted with a view to a joint approach to Powys CC, that they are favourable to the suggestion, and that further discussion at next Governors meeting is expected.

Next meeting – Wednesday 25th July 2007, 7:30 p.m. at Hyssington

Meeting ended 10:15 p.m.