

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

**MINUTES of Meeting on Wednesday 28<sup>th</sup> April 2010**  
 at Hyssington Village Hall at 7.30 p.m.

**1.0 Attendance, Apologies and Declarations of Members' Interests**

Attendance: Cllr D L Powell (Chairman), Cllr C S Fowles, Cllr I Philpott, Cllr P C Rigg, Cllr B A Rowley, Cllr V E D Tudor.

Apologies for Absence: Cllr S V Griffiths, Cllr M J Jones, Cllr D H Payne, Cllr J Stelmasiak.

Declarations of Members' interests: Members declared interests during the meeting as follows:

Agenda Number	Item	Councillor	Nature of Declaration
4.4	Planning Applications	C S Fowles	Personal and Prejudicial Interest in application P20100346, as a member of the family

**2.0 Minutes of Meetings** – to approve and sign the minutes of business meeting 24<sup>th</sup> March 2010 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting on 24<sup>th</sup> March 2010 were approved and signed as a correct record.

**3.0 Matters Arising from Minutes for Information** – to report matters for information from minutes of business meeting 24<sup>th</sup> March 2010 at Churchstoke Community Hall.

**3.1 (8.0) Waste Recycling**

The Clerk reported that he has arranged to meet Powys CC waste recycling officers on the 10<sup>th</sup> May to review the draft proposed new agreement in detail.

**3.2 (15.0b) Cae Camlad Playground ramp**

The Clerk reported that emergency repairs were undertaken quickly and recommended that a new ramp is installed. The Chairman agreed to measure/ assess costs, and inform the Clerk.

**4.0 Planning Matters:**

**4.1 Planning Specific Correspondence** – to receive planning specific correspondence (if any).

**4.1.1 Powys CC – Spatial Planning & Built Heritage Manager**

Re: Powys Unitary Development Plan (UDP) Adopted March 2010

Council received information that Powys CC has now adopted the UDP on 1<sup>st</sup> March 2010, and when printed will be available at [www.powys.gov.uk](http://www.powys.gov.uk) and at offices and libraries around the county. Noted.

**4.1.2 Powys CC – Planning Liaison Officer**

Re: Spring Planning Liaison Meeting

Council received an invitation for representatives to attend the Powys CC Town & Community Council Spring Liaison Meeting Wednesday 12<sup>th</sup> May, 6.30 for 7.00pm, at Neuadd Maldwyn, Welshpool.

Action – Cllr C S Fowles  
& Clerk to attend

#### 4.1.3 Shropshire Council – Policy Manager

Re: Consultation on Shropshire LDP Site Allocations & Management of Development  
Council received information that Shropshire Council is addressing the second part of its new Local Development Framework (LDP) – the Site Allocations & Management of Development (SAMDev) – and is consulting on ‘Issues and Options’. The consultation document can be viewed at [www.shropshire.gov.uk/planning.nsf](http://www.shropshire.gov.uk/planning.nsf) or requested on CD or hard copy. Replies are welcomed by Friday 25<sup>th</sup> June 2010. Noted.

#### 4.2 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
None		

#### 4.3 Planning Inspectorate Appeals – to receive & resolve responses to notifications/reports (if any).

The Clerk reported on notification of planning appeals/decision as follows:

Plan Ref.	Appeal Ref	Site
None		

#### 4.4 Planning Applications/Notices – to receive & resolve responses to consultations by Powys CC including –

##### Declarations of Members’ interests

- Cllr C S Fowles: P20100346 – declared a Personal and Prejudicial Interest as a member of the family.

#### RESOLVED ‘CCC responds to planning consultations as follows:’

Ref.	Applicant	Site	Description	rec.
P20100216	Mr R Syngé, Hollybank House, Hyssington	Hollybank House, Hyssington	Erection of carport & first floor extension (inc games room) to existing garage	N*
P20100305	Mr R Banks, Dingle Cottage, Cwm, Churchstoke	Dingle Cottage, Cwm, Churchstoke	Erection of 2 storey rear extension to existing dwelling with extension to existing garden sunroom	S
P20100316	Churchstoke Football Club, c/o Mr G Landers, Meadow House, Priest Weston	Camlad Park, Churchstoke Rec Field, Churchstoke	Erection of Grandstand and associated access paths	N*
P20100346	R W H & J M Jones, Oakdale, Broadway, Churchstoke	Land to rear of The Court House Hotel, Churchstoke	Erection of detached dwelling, formation if private drive vehicular access, parking and associated works	N*

**\*P20100216** – CCC had previously requested and received clarification from Powys Planning Office that the site is located at Hollybank House and not Abinger, and was able to make an informed response as follows:

- a) CCC noted the application and had concerns regarding the size of the development. It requested a condition, should permission be granted, that the carport and extension development does not become a dwelling in future as this is in a rural settlement without any demonstrable local need for a dwelling at this site.

**\*P20100316** – CCC did not wish to make a response, as it is owner of the site and consequently has a possible conflict of interest.

**\*P20100346** - CCC noted the application, and submitted the following comments/observations:

- a) Flooding and field levels – development could result in raising the levels of the field between the site and the River Camlad, which would exacerbate flooding elsewhere. CCC requested that steps are taken to ensure that field levels are not raised by this development
- b) Flooding and perimeter wall – development could result in the perimeter wall deflecting floodwater onto other properties. CCC requested that steps are taken to ensure that such deflection of flooding does not occur as a result of this development
- c) Village Green – the development identifies a new drain under the village green known as Cherry Tree Land. CCC objected to any disturbance to the village green or to the cherry tree or to its roots as a result of laying the drain, and suggested that the drain is diverted slightly to an alternative line
- d) Right of Way – CCC notes that a claimed right of way along North Walk is identified to be closed in favour of the new entrance to the car park at the Court House. CCC pointed out that closure/stopping of this right of way was a feature of a previously granted application (P20090616) and therefore already closed/ stopped. CCC considered therefore that this cannot be claimed as a feature to protect the amenities of the area in this application, as such a closure cannot be made twice.

Action – Clerk to process

4.5 Planning Enforcement Appeals – to receive & resolve responses to notifications/reports (if any).

The Clerk reported on notification of planning enforcement appeals/decision as follows:

Ref.	Site	Description
None		

4.6 Planning Enforcement – to report on planning enforcement matters within the community.

Members discussed enforcement matters as follows, and the Chairman also invited

Members to bring forward planning enforcement matters for discussion:

Ref. / Site	Description
M19990540 Maes Chwarae	Council received information from Powys CC Planning Enforcement Monitoring Officer that after regular contact over a considerable time, the developer has been requested to undertake certain remedial action to the condition of the site by end April 2010. If the works is not undertaken by that time the authority will consider formal enforcement actions by way of Notice. Noted.

**5.0 One Voice Wales / Society of Local Council Clerks, Guidance Notes** – to receive reports of AGM / conference / area meetings / guidance notes / correspondence.

5.1 One Voice Wales – Montgomeryshire Area Committee, 7<sup>th</sup> April 2010

Council received notice and agenda for the Montgomeryshire Committee meeting Wednesday 7<sup>th</sup> April, 7pm at Trefeglwys Village Hall. Noted.

**6.0 Allotments** – to receive status report from the task group

The Clerk reported for the task group that the agent has obtained clarification from Powys CC that the condition regarding a single communal shed does not mean the shed is mandatory. The task group will arrange a meeting to plan next steps as soon as diaries can be set. The Clerk also reported on an enquiry from a resident of Cae Camlad as to the delays, and reported the reply explaining the absolute requirement to obtain planning permission before any further expenditure or effort.

Action – task group to meet to plan next actions

**7.0 Village Green at Hyssington** – to receive status report from the task group.

The Clerk reported for the task group that a meeting is arranged with the solicitor for 7<sup>th</sup> May to discuss amendments to the application form.

Action – Clerk to meet solicitor

**8.0 Playgrounds** – to receive the reports, of the February 2010 inspections

The Clerk reported that the results of inspection have not yet been received.

**9.0 Consultation by Welsh Assembly Government: Review of Councillors' Allowances Regulations** – to resolve a response, if desired, to the consultation (previously circulated).

The Chairman reminded Members of the consultation by the Welsh Assembly Government on its review of Councillors' Allowances Regulations, which is based on the findings of the 'Aberystwyth Report 2003', into the Role, Functions and Future Potential of Community and Town Councils in Wales. Responses are welcomed by 11<sup>th</sup> June.

RESOLVED      '*CCC does not wish to respond to the consultation*'.

**10.0 Financial Report:**

10.1 Finance Specific Correspondence – to receive finance specific correspondence (if any).

10.1.1 BDO LLP – Senior Manager

Re: Annual Audit for year ending 31<sup>st</sup> March 2010

Council received the timetable from the external auditors leading to the annual audit, and that and that accounts will be prepared through May and June. The Clerk also reported that CCC has been randomly selected receive the additional intermediate audit questionnaire as part of a 5% sample of basic audits. The timetable will run as follows:

Display of public notice	19 <sup>th</sup> July-1st August
Records available to the public	2nd August-27 <sup>th</sup> August
Audit day and exercise of electors rights before the auditor	3 <sup>rd</sup> September

10.2 Financial Appeals 2010-2011 – to resolve on appeals/donations for 2010-11 (previously circulated).

The Clerk reported on new financial appeals for 2010-11, and on those already covered by 2010-11 budget.

RESOLVED 'CCC authorises payment of appeals as follows':

Name of Organisation	Address or Location	£ Budget Approved
Bobarth Children's Therapy Centre Wales	Cardiff	35
Hope House Children's Hospice	Oswestry	35
Montgomeryshire Family Crisis Centre	Newtown	35
Royal British Legion	Churchstoke	35
The Samaritans	Shrewsbury	35
Wales Air Ambulance	Wrexham	35
Total		210

Action – Clerk to process

10.3 Items received since last meeting – to report.

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

Payer	Description	£
Powys CC	Waste re-cycling proceeds Oct-Dec 2009	657.92
Harry Tuffins / Grov'or Samar'n	Donation in lieu of hosting clothing bank	500.00
M E & A Hughes	Cemetery memorial fee (plot 477)	135.00
Nat West Bank	Gross Interest Jan-Mar 2010	4.05
Mr J R Banton	Cemetery memorial fee (plot 455)	135.00
Total		1,431.97

10.4 Items for payment – to report and resolve to approve items for payment as follows:

RESOLVED 'CCC authorises payments as follows':

Chq	Payee	Description	£ex vat	£vat	£inc vat
To authorise items for payment this meeting:					
553	Chu'stoke Football Club	Green Grant 2008 (part)	335.52	0.00	335.52
554	Colley Construction	Tree works at cemetery	580.00	101.50	681.50
555	Powys County Council	Rec field area'n 2009-10	304.12	53.22	357.34
556	Ray Parry Play'nd Serv.	Replace' net for climber	290.00	50.70	340.70
557	B A Rowley	Vill. Steward Jan-Mar'10	83.09	0.00	83.09
558	E J Humphreys	Admin exp. Jan-Mar'10	139.42	0.00	139.42
N/a	Powys County Council	Cemetery rates 2009-10	0.00	0.00	0.00
559	One Voice Wales	Membership Subs 2010	171.00	0.00	171.00
Total to authorise for payment this meeting			1,903.15	205.42	2,108.57
To report items previously authorised to be paid by direct debit or standing order:					
SO	E J Humphreys	Clerk's salary Apr'10	387.70	0.00	387.70
Total previously authorised to be paid by d.deb. or st.ord.			387.70	0.00	387.70
Grand total for payment this meeting			2,290.85	205.42	2,496.27

Action – Clerk to process

10.5 Consolidated balances at 28<sup>th</sup> Apr 2010 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	27,884.67	934.73

Less ring-fenced funds	6,230.83	0.00
Net balances available	21,653.84	934.73

### 11.0 Highways & Rights of Way Reports:

#### 11.1 From Powys CC/ Shropshire Council to CCC – to report.

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

- a) C2009 – surface breaking up and new potholes developing near to the Llanerch. No reply. Cllr V E D Tudor stated that repairs have been undertaken at the Llanerch corner.

#### 11.2 From CCC to Powys CC/Shropshire Council – to report.

- a) Cllr V E D Tudor: A489 – enquired as to CCC's request, July 2009 meeting, for more speed limit repeater signs in Churchstoke village. Powys CC stated that the request has been passed to the traffic section and that signs are usually at fixed standard spacing. Members agreed to pursue the matter and press for a response
- b) Cllr C S Fowles: C2056 at Cefn Bank and Dingle Cottage gateway – broken concrete drain cover slabs giving rise to a hole which could take a vehicle wheel
- c) Chairman: A489 at Zebra Crossing Cross Likey/ Tuffins– representation have been received from resident of Cross Likey suggesting that flashing LED lights would improved crossing visibility to drivers against the petrol sign LED at the filling station. Members agreed to support the suggestion and ask that Powys CC gives consideration to installing such lighting. Members also agreed to remind PCC that CCC is of the view that the crossing is not safe in its present location in view its lack of prominence compared to the surroundings, that users of the crossing are directed across a garage forecourt busy with moving vehicles, that display signs obstruct visibility and distract drivers approaching the crossing, and that Powys CC gives consideration to relocating the crossing for safety reasons.

Action – Clerk to process

### 12.0 County Council Matters– to receive & discuss other general Powys CC/Shropshire Council matters.

- a) Powys CC:
  - No report
- b) Shropshire Council:
  - No report.

### 13.0 Correspondence – to receive other items of general correspondence.

#### 13.1 Powys County Council – Senior Licensing Officer

Re: Licensing Information Flyer

Council received information in relation to the Licensing Act 2003 and the Gambling Act 2005 clarifying the legal position in relation to activities typically held by schools or PTAs. The information has already been issued to schools. Noted.

#### 13.2 Various other correspondences listed:

- a) Powys Regeneration Partnership – newsletter April 2010. Noted.
- b) Mid and West Wales Fire and Rescue Service – advance notice of forthcoming consultation on Annual Action Plan 2011-12. Noted.

- c) The Office of the Lord-Lieutenant – invitation to attend the County Service of Commitment to World Peace and Remembrance, Sunday 9<sup>th</sup> May, 3.15pm. Noted.
- d) Shropshire Hills AONB – notice of meeting at Hyssington Village Hall 20<sup>th</sup> April 2010. Cllr P C Rigg and Cllr V E D Tudor reported that they had attended. Noted.
- e) Hope House Children's Hospice – newsletter April 2010. Noted.
- f) Kidney Wales Foundation, Powys Branch (Mr Glyn Davies) – notice of coffee morning discussion 9<sup>th</sup> April regarding Kidney Dialysis unit at Welshpool Hospital. Noted.
- g) Play for Wales /Chwarae Dros Gymru – newsletter April 2010. Noted.

#### **14.0 Chairman's Announcements & Date of Next Meeting**

- a) Clerk: reminded Members that elections to special responsibilities and to other bodies will take place at the Annual Meeting 26<sup>th</sup> May, and that Members are advised to consider whether they would be likely to encounter conflicts of interest which would prohibit participation during the year if they were to be elected to such positions.

Annual Meeting: Wednesday 26<sup>th</sup> May 2010, 7:30 p.m. at Churchstoke

Next business meeting: Wednesday 26<sup>th</sup> May 2010, 7:45 p.m. at Churchstoke

Meeting ended – 9.20 p.m.