

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

MINUTES of Meeting on 29th March 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 E Evans, 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 Mrs A R Stephens

Apologies – none.

The Chairman congratulated Cllr M J Jones on his recent election as Powys County Councillor for Churchstoke Electoral Division..

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

Agenda Number	Item	Councillor	Nature of Declaration
5.7	Planning applications	M J Jones	Member of planning authority

2.0 Minutes of Meetings – to approve and sign the minutes of meeting 22nd February 2006 at Churchstoke Community Hall, as a correct record.

The minutes of the meeting of 22nd February 2006 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 22nd February 2006 at Churchstoke Community Hall,

3.1 (6.11) Mid and West Wales Fire and Rescue Service – offer of short presentation

The Clerk reported that A.D.O. Evans has accepted the invitation to attend the 29th June meeting.

3.3 (11.0a) Enquiry to BT regarding Broadband

The Clerk reported that yet again CCC has received no reply. Members agreed to pursue the lack of response via the BT formal complaint process.

4.0 Application for registration of Village Green in Churchstoke – report

The Clerk reminded Members that Powys CC have informed CCC that evidence questionnaires need to be in the form of a Statutory Declaration. The Clerk and Chairman have reviewed all 35 returns, contacted respondents, and arranged for a Justice of the Peace to be present in Churchstoke Community Hall on Sunday 2nd April, 4-5pm to take the declarations.

5.0 Planning Matters

5.1 Powys UDP Public Inquiry – to receive inspector's notes and other information

The Clerk reported on information from the Powys UDP Public Inquiry

- Inspector's notes from the pre-inquiry meeting 28th February 2006, Llandrindod Wells
- List of Powys CC witnesses

- Provisional timetable and locations of hearings (Welshpool 4th July – 4th August 2006)

5.2 Powys CC Planning Liaison Meeting – to report on attendance at the Spring meeting
The Clerk reported that the meeting was postponed until 30th March.

5.3 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

5.4 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

5.5 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
M20051213	Mont.Spring Water Co, Churchstoke	Full planning permission granted
M20060007	Harry Tuffins, Churchstoke	Full planning permission granted
M20060141	Poplar Cott. Fishpool La., White Grit	Full planning permission granted

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

None.

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

Declarations of Members' Interests:

- All applications – Cllr M J Jones, having earlier declared an interest as a member of the planning authority, refrained from comment or voting, and took no part in this agenda 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>				
M20060174	Mr A W & Mrs J Y Shelley, Fishpool Cottage, White Grit	Outbuilding adj. Fishpool Farm, White Grit	Conversion of outbuilding to residential dwelling & installation private treatment plant	S
M20060206	Mrs & Mrs I Roberts, Crow Wood, Churchstoke	Field encl. SO2394 adj. Cockshutt, Montgomery	Erection of agricultural worker's dwelling & installation of septic tank (outline)	S*
M20060233	Mr & Mrs Boundy, Hyssington Farm, Hyssington	Land to south of Hyssington Far,	Erection of 3 dwellings with garages & installation of private treatment plant (revised proposals)	N*

M20060289	Messrs J G Rogers & Sons, Pond House, Bachelde	Bachelde Farm, Bachelde	Conversion of redundant agricultural building to form dwelling & formation of vehicular access (reserved matters)	S
M20060295	E A Marston, New House Farm, Hurdley	Hurdley Farm, Hurdley	Conversion of barn to form dwelling & installation of septic tank	S

***M20060206** – CCC supported the application, and added comment regarding the statement by the applicant that he will be giving up tenancy at Crow Wood. This statement is an integral part of the application (by showing a need for a dwelling at Cockshutt), therefore CCC recommended that the planning office take steps to ensure that cessation of Crow Wood tenancy does in fact take place; otherwise this application would represent a new dwelling in open countryside without due need as stated.

***M20060233** – CCC noted the application, and added comment that whilst it does not object to application for 3 dwellings on this site, it has concerns regarding this particular design and this size of the dwellings. CCC would prefer to see the currently approved (M20050223) ‘Border Oak’ design, which it feels is much more in keeping with the tone and tenor of the village.

Action – Clerk to process

5.8 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 – Technical & Local Services

Re – Changes to collection of Garden Waste

Information on changes to procedures for collection of Garden Waste, including notification that from 1st April, garden waste is to be collected in pre-purchased ORANGE bags. Garden waste in black refuse bags will no longer be accepted. Noted.

6.2 Welsh Assembly Government – Local Government Policy Division

Re – Standards Committee (Wales) (Amendment) Regulations 2006

Further to consultation on 26th August 2005, a draft copy for consultation of amendments to the regulations including the size and composition of standards committees and sub-committees, and to terms of office and reappointment. Responses welcomed by 22nd March 2006. Noted.

6.3 Public Services Ombudsman for Wales

Re – Changes to the Ombudsman Service from 1st April 2006

Notification that from 1st April 2006 the Commission for Local Administration in Wales will cease and its role will be subsumed by the new role of Public Services Ombudsman for Wales, under the Public Services (Ombudsman) Act 2005. Noted.

The Act gives the Ombudsman jurisdiction on:

- Complaints about maladministration by community councils
- Complaints that councillors have breached the code of conduct

and gives Local Authorities:

- A duty to make reasonable steps to publicise the right to complain to the Ombudsman (the Clerk recommended that the information is put to web-site and notice boards)
- Powers to make compensation for aggrieved persons

Noted.

6.4 South Shropshire District Council – Planning Policy Officer

Re – Consultation on Local Development Framework, Core Strategy 2008-2023

Copy of consultation papers on Core Strategy and Options 2008-23. Public consultation takes place 24th Feb-7th April 2006, with comments welcomed to be submitted on the forms supplied. Noted.

6.5 Various other correspondence,

- a) Montgomery Family Crisis Centre – notification of opening of the new ‘Male Safe House’. Noted
- b) Welsh Language Board – invitation to an open evening 6th April, 6pm, at Ysgol Efyrynwy, Llanwddyn. Noted

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

7.1 Buckingham Palace Garden Parties

Notification that CCC’s nomination for attendance was unsuccessful. Noted.

7.2 Montgomery Area Committee

Agenda for next meeting 18th May 2006, 7.30pm, at Plas Dolerw, Newtown. Guest speaker will be Dr Melvyn Humphreys, Senior Electoral Officer, Powys CC on the subject of “Review of Community Areas” and “The Code of Conduct”. Noted.

7.3 Wales Spatial Plan

Notes from the special meeting of 17th January 2006, 7pm, at Neuadd Maldwyn. The meeting was arranged by OVW to introduce and explore implications of the Wales Spatial Plan for Town & Community Councils in Powys. Presentations were made by Powys County Council and by the Welsh Assembly Government. Noted.

8.0 Casual Vacancy in the Office of Community Councillor (Churchstoke Ward) – to

receive nominations for co-option and to proceed to fill the vacancy by co-option

The Clerk reported that 2 names have been nominated for co-option to the vacancy:

- Mr P A Rees, Pentrenant Hall, Churchstoke
- Mr M Jones, Corndon Manor, Hyssington

RESOLVED unanimously ‘to co-opt Mr Peter A Rees to the council as a Member for Churchstoke Ward’.

Action – Clerk to process

9.0 Powys CC Spring Liaison Meeting 2006 – to report on the meeting of 8th March

The Chairman reported on attendance with Cllr D A Paterson, Cllr B A Rowley and the Clerk at the liaison meeting 8th March. The main topics of discussion were

- Review of Community Areas and Electoral Arrangements
- Access to Services Programme and introduction of first-stop/one-stop offices
- Budget 2006-2007 and the revenue settlements

Next meeting, Autumn Liaison meeting, Wednesday 4th October 2006, 7.00pm, at Neuadd Maldwyn, Welshpool.

10.0 Consultation on Review of Community & Electoral Arrangements – to receive Powys CC consultation on draft proposals

The Clerk reminded Members of the countywide review of community areas and electoral arrangements being undertaken by Powys CC, and reported on the draft proposals now received for consultation; the main points being:-

- Transfer of Weston Madoc area to Montgomery community
- Transfer of a small area at Lower House, Sarn, to Kerry community
- Increase the number of Members to 12 in view of the anticipated growth in electorate
- Warding arrangements to continue with a ward adjustment at Weston Road, White Grit

Powys CC requests that comments and objections should be submitted by Wednesday 31st May 2006 on the forms provided and intends to publish final proposals 1st August 2006.

The detailed assessment for Churchstoke was distributed to all Members. The summary draft report and the covering general report are available from the Clerk.

Action – Members to consider
& for April agenda

11.0 Consultation on Interim Development Control Guidance on Wind Farm

Development in Powys – to resolve a response to the Powys CC consultation document

Declarations of Members' Interests:

- Cllr M J Jones, having earlier declared an interest as a member of the planning authority, refrained from comment or voting, and took no part in this agenda item.

Cllr D A Paterson reported on the consultation document and recommended a response as follows:

RESOLVED to respond as follows:

'CCC is of the view that collective community ownership of wind farms is the preferred way forward. Such collective ownership would give communities the opportunity to plan and benefit from the trickle down effect of revenue into local funds and would contribute greatly to reducing conflict and opposition to proposals for new wind farm sites.

CCC is also of the view that the proposed 'Sustainable Communities Investment Fund' will go some way to mitigate the adverse effects of developments, but the paper says little

or nothing about the administration and distribution of this fund – which could be substantial. Such regular income as would derive from collective ownership, administration and distribution, would present great new opportunities and require careful and imaginative management but the paper has little to offer on this point’.

Action – Clerk to process

12.0 Grounds Maintenance

12.1 Recreation Field aeration – to receive quotation for aeration treatment 2006-2007

The Clerk reported on a quotation from Powys CC for aeration treatment of the recreation field at £67.66 per session.

RESOLVED *‘to continue with the usual aeration treatment programme provided by Powys CC, for 4 sessions at £67.66 per session’.*

Action – Clerk to process

12.2 Grass-cutting & Grounds Maintenance 2006-07 – to open tenders & award contract

The Clerk reported that 1 tender was received. The tender was opened and it was

RESOLVED *‘to accept the tender of G F & M Astley Landscapes’.*

Action – Clerk to process

13.0 Playgrounds

13.1 Playground Inspections – to receive the reports of the February 2006 inspections

The Clerk reported that the RoSPA inspections have been undertaken at Cae Camlad and at the BMX area, but that CCC is still awaiting the formal report.

13.2 BMX Area – to discuss and resolve on the future of the BMX area

The Clerk advised Members that in the absence of RoSPA inspections results it would be difficult to make a fully informed discussion on the future of the BMX site. Members agreed to await the results.

Action – for April agenda

14.0 Financial Report

14.1 Annual Investment Strategy 2006-2007 – to receive & adopt the strategy

The Clerk presented the Annual Investment Strategy 2006-2007, prepared according to Welsh Assembly statutory guidance.

RESOLVED *‘to accept and adopt the Annual Investment Strategy 2006-2007 as presented’.*

14.2 Clerks’ National Pay Agreement 2006-2007 – to report for information

The Clerk reported for information on the National Pay Agreement relating to 2006-2007.

RESOLVED *‘to amend the standing order to the new nationally agreed levels, from 1st April 2006’.*

Action – Clerk to process

14.3 Items received since last meeting – to report.

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

Payer	Description	£
M&G Investments	Charibond dividend Nov'05-Jan'06	1.90
Powys County Council	Re-cycling site proceeds Oct-Dec 2005 (Qtr 3)	759.23
	Allotment No.1 rent 2005-2006	25.00

14.4 Items for payment this meeting – to authorise items for payment, including as follows, RESOLVED ‘CCC authorises items for payment as follows’,

cheque	Payee	Description	£
331	Powys County Council	Rent Cae Camlad playg'd 2006-09	15.00
St.Ord	E J Humphreys	Clerk's salary March 2006	314.77

Action – Clerk to process

14.5 Consolidated balances at 29th Mar 2006 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	18,374.99	670.23
Less ring-fenced funds	3,350.39	0.00
Net balances available	15,024.60	670.23

15.0 Highways Reports

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

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

- a) Rock Lane – surface is still badly worn due to water erosion. Powys CC states that repairs have been ordered and will be completed in near future. Cllr G Griffiths reported that the work has been undertaken
- b) 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. Powys CC states that entrances to private roads are a private responsibility
- c) Fly tipping at Pentre Wood. Material to be inspected and removed
- d) Fishpool Road from junction of A488, between the boundary brook and the Appletree turn – blocked culvert causing flooding onto the road still not cleared. Powys CC states there was confusion over exact location, and another instruction has been issued. Cllr D H Latimer reported that the work has been undertaken
- e) At the Courthouse Farm – blocked culvert causing flooding onto the road. Powys CC states that the culvert is due for replacement before end of financial year. Cllr M J Jones reported that the work is underway
- f) Hyssington Village, at road junction with Church Lane – severe edge erosion caused by surface water has still not been repaired. The carriageway is now reduced to 2.7m and heavy vehicles regularly overhang the edge. Powys CC states that another inspection has been issued to address the problem appropriately. Cllr D A Paterson reported that the site has been inspected
- g) Foot of Hall Bank – silted and blocked drain causing flooding outside Hall Bank Cottages. Powys CC states that instruction have been issued to clear drains
- h) Road from Priestweston to Cwmdulla – flooding and standing water causing potholes and erosion. Shropshire CC states that the potholes have been recently repaired, but pipes and edges will be repaired in the Spring.

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

- a) Cllr M J Jones – Cwm Cae Lane, Pentre – edge erosion and potholes from junction with Pentre Cwm Lane to Cwm Cae
- b) Cllr E Evans – pottery car park – large potholes previously reported to Powys CC have still not been filled and a reminder is needed

Action – Clerk to process

16.0 Chairman's Announcements & Date of next meeting

- a) Clerk – reminded Members that the 2006 round of Green Grants Awards will now begin, with applications to be submitted to the council by 31st May. Notices were distributed for notice boards. Applications forms are available on request from the Clerk, or can be downloaded from the CCC website at www.churchstoke.org
- b) Clerk – reported that Allotment No. 1 has been moved to the same terms as allotments 2, 3, 4 and that the term will end at the same time as the others on 24th March 2008.
- c) Chairman – indicated that Chairman and Clerk are reviewing the running order of the agenda, in the interests of streamlining the flow of council meetings.
- d) Chairman – informed Members that the web-site 'guestbook' has been reinstated with considerable enhancements
- e) Cllr M J Jones – reported that in the interests of road safety Shropshire CC intends to cease bus pick up point at the Blue Bell en-route to Bishops Castle Community College. Members expressed great concern at the likely over congestion in Churchstoke Village and on lack of bus provision for Mellington and Pentre which would result from the proposals. CCC agreed to write to Shropshire CC urging that the pick up point is retained and that better use could be made of the large open space at Blue Bell.

Action – Clerk to process

Next meeting –

Wednesday 26th April 2006, 7:30 p.m. at Hyssington

Meeting ended 9:35 p.m.