

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

**MINUTES of Meeting on 29<sup>th</sup> March 2007**  
 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 G F Griffiths, Cllr M J Jones, Cllr P J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr P A Rees, Cllr Mrs B A Rowley, Cllr Mrs A R Stephens.

Apologies – Cllr E Evans.

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

Agenda Number	Item	Councillor	Nature of Declaration
4.4	Planning applications	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)

**2.0 Minutes of Meetings** – to approve and sign the minutes of 21<sup>st</sup> February 2007 at Churchstoke Community Hall, as a correct record

The minutes of the business meeting 21<sup>st</sup> February 2007 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 21<sup>st</sup> February 2007 at Churchstoke Community Hall

3.1 (4.1) Low flying of model aircraft at recreation field

Cllr D L Powell reported that the sign is in place at the entrance to the field.

3.2 (5.0) Applications for registration of Village Greens in Churchstoke

Cllr G Griffiths enquired as to overall costs of registration. The Clerk confirmed that the review which will be undertaken will cover the subject of costs.

Action – for April agenda

3.3 (13.3b) National Assembly for Wales, Making Connections Unit – Consultation on establishment of Local Service Boards and development of Local Service Agreements

The Chairman reported briefly on the consultation document, and recommended that CCC does not make a response to the principles in the consultation document. Members noted that the establishment of Local Service Boards and development of Local Service Agreements will be a long-term exercise with a potentially significant impact, and CCC will be wise to watch for the detail.

3.4 (14.0a) Mellington Notice Board

Cllr M J Jones reported that repairs to door runners have been undertaken satisfactorily.

**4.0 Planning Matters**

4.1 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
None	None	None	None

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
M20070009	Barn at Upper Hurdley	Full planning permission granted

4.3 Planning Specific Correspondence – to receive correspondence (if any)

4.3.1 Roger Parry and Partners (Mr R Corbett), Welshpool

Re – Planning Application M20070132

The Clerk reported on correspondence from Roger Parry and Partners regarding the text description given to M20070132 on the CCC agenda and minutes for the February meeting. Members heard that the Clerk had replied giving assurance that the planning application considered by CCC was identified by its unique planning reference number M20070132, confirming the text description used on the actual planning application document, and confirming that CCC will continue wherever possible with the practice of identifying all planning applications using their unique planning reference numbers.

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

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>				
M20070154	Mr & Mrs Bright, Little Brompton Farm, Montgomery	Land at Barn Lane, Hyssington	Erection of dwelling, alterations to vehicular access & installation of septic tank	S
M20070253	Mr D K Huggins, Llanfawr Cottage, Priest Weston	Llanfawr Cottage, Priest Weston	Erection of domestic wind turbine to provide electricity to property with surplus sold to grid	S
M20070267	Welshpool & District Model Flying Club, c/o R Bond, Henllys Bungalow, Manafon	Grid ref 326794. 02293844.76 at Mellington Farm, Churchstoke	Change of use of pasture to form a close cut grass runway for taking off and landing of radio controlled model aircraft (field 65 & 67)	N*

<i>For information only</i>			
M20070168	Central Networks East, Pegasus Business Park, Castle Donnington	Land at Churchstoke from The Wain House to Marmian Cottage	Erection of overhead line on wooden poles (ref EMP/313)
M20070038	Mr & Mrs W E Davenport, Marmian Cottage, Hall Bank, Churchstoke	Land adj. Marmian Cottage, Hall Bank Churchstoke	Single Garage (design amendments to M20051239, erection of dwelling & construction of vehicular access)

\***M20070267** – CCC noted the application and stated that it is not against the flying of model aircraft as a recreational activity, making the following comments:

- a) CCC is of the view that the proposed site is in too close proximity to the village – especially to the nearby cemetery – and feels that the landowner has areas further away which might be more suitable by ensuring less disturbance to the village
- b) CCC has concerns regarding suitability of the proposed entrance point on a corner of the narrow Wernddu Lane.

Action – Clerk to process

4.5 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.

Members had agreed at February meeting to enquire on the situation with the planning office. The Clerk reported on a reply from Powys CC stating that planning officers are taking a written report to the next Montgomeryshire Planning Committee to gain authorisation to serve an Enforcement Notice on the owners. Noted

## **5.0 One Voice Wales / Society of Local Council Clerks, Guidance Notes**

5.1 Maldwyn Area Committee – to report, and to receive information from the meeting 20<sup>th</sup> March regarding the Welsh Language Act 1993, and on preparation of a Welsh Language Scheme

The Cllr P A Rees reported on attendance with the Clerk and Cllr Latimer, at the meeting of OVW as follows:

- a) Proceeding of main agenda – including the role of OVW; road pricing; motions in support of improvements of A470; topics for the forthcoming liaison meeting with Powys CC
- b) Guest speaker Mr Gareth Smith, of the Welsh Language Board – the background to the requirement to adopt a Welsh Language Scheme; the availability of 3 model schemes devised by the Board in order to assist councils; deadline amended from 31<sup>st</sup> March to 31<sup>st</sup> July'07; figures on numbers of Welsh speakers from the 2001 census.

**RESOLVED** *‘that Cllr Rees and the Clerk work on preparation of a draft Welsh Language Scheme suitable for use by CCC, and report to the April meeting, when the council will consider submission of the scheme to the Board for approval’.*

Action – Cllr P Rees & Clerk  
and for April agenda

**6.0 Playgrounds** – to receive the reports of the February 2007 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.

Action – for April agenda

**7.0 BMX Area** – to receive status report

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

**8.0 Grounds Maintenance****8.1 Grass-cutting & Grounds Maintenance** – to open tenders & award contract 2007-2008

The Clerk reported that 2 tenders have been received. The tenders were opened and it was,

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

Action – Clerk to process

**9.0 Financial Report****9.1 Annual Investment Strategy 2007-2008** – to receive & adopt the strategy (previously circulated)

The Clerk presented the Annual Investment Strategy 2007-2008, prepared according to Welsh Assembly statutory guidance.

RESOLVED *‘to accept and adopt the Annual Investment Strategy 2007-2008 as presented’.*

**9.2 M&G Charibond** – to discuss and resolve on the future holding of the bond (report previously circulated)

The Clerk reminded Members of their wish to discuss the future holding of the bond and referred them to the Clerk’s report. Members noted the Clerk’s recommendations, and that there are continuing uncertainties as to the origin and purpose of the bond and of possible connections to ‘Hyssington Charities’.

RESOLVED *‘for the immediate term that that no further action is taken by the Clerk. Members will make local enquiries to gather information as to the origin, purpose of the bond, and pass to the Clerk for file. Members will reconsider the subject in due course’.*

Action – Members to enquire  
& for April agenda

Members thanked the Clerk for the considerable effort and time spent on research to date.

**9.3 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’06 -Jan’07	1.90
Powys County Council	Re-cycling site proceeds Oct-Dec 2006(Qtr 3)	668.51

E R & D Corfield & sons	Burial & Excl. Right of Burial fees (plot 329)	200.00
	Allotment No.1 rent 2007 2008	70.00
	Allotment No.3 rent 2007 2008	70.00
	Allotment No.4 rent 2007 2008	70.00
Churchstoke Bowling Club	Peppercorn rent 2007-2008	1.00

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

cheque	Payee	Description	£ inc. vat
387	Churchstoke Recr. Assoc.	Room hire Jul’06-Jan’07 & affil’07	59.25
388	Mike Williams Signs	Sign for Rec. Field (model aircraft)	17.63
389	Churchstoke Recr. Assoc.	Village Hall Grant 2006-2007	1,000.00
390	Hyssington Village Hall	Village Hall Grant 2006-2007	390.00
391	S Hockly	Notice board repairs (Mellington)	25.00
St.Ord	E J Humphreys	Clerk’s salary Mar 2007	324.06

Action – Clerk to process

9.5 Consolidated balances at 29<sup>th</sup> Mar 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	17,800.10	500.00
Less ring-fenced funds	4,628.70	0.00
Net balances available	13,171.40	500.00

## 10.0 Highways Reports

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

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

- a) C2146 Coed Lane – the 30 mph restriction is too close to the A489 and needs to be extended down Coed Lane to cover developments further along. Powys CC states that limit will be extended to coincide with the street lighting.
- b) C2009 Hyssington near junction with C2056 – pothole on western side. Powys CC states that an appropriate repair instruction will be issued following inspection.
- c) C2056 Hyssington near junction with U2714 (Church lane) surface water drain blocked causing edge erosion of C2056. Powys CC states that there is no drain but a hole appears to have been dug as a temporary measure. Works will be actioned to formalise the situation to protect the road edge. Cllr D A Paterson queried the accuracy of the location identified in the response and stated there is actually a drain present.
- d) C2054 (south of B4385) – Courthouse Cottage, Mellington to Cann Road – overgrowth forcing cars into middle of carriageway. This was reported in June 2006 but recent snowfall has exacerbated the situation. Powys CC states that recent and previous inspections show it is possible to negotiate around without moving to opposite carriageway. Furthermore the owner is in dispute with the Authority, but the matter will be resolved before it becomes a safety issue.
- e) A489 lay-by adj The Firs, Churchstoke Village – the surface is badly pitted and hardcore or pothole repairs are needed. Powys CC states that the lay-by is owned by the Powys CC Estates department and that CCC’s request will be forwarded to them.

- f) A489, Churchstoke Village – pothole in middle of carriageway 30 yards inside the 30 mph limit sign (east end of village). Powys CC states that the matter was resolved as part of the monthly safety inspections.
- g) C2054 Wernddu Lane, Churchstoke – churned up verge adj Old Bowling Green. Measures could be taken to lay hard surface to prevent further damage. Powys CC states that the location will be investigated to ascertain suitability for hard surface.
- h) Powys CC also provided the results of the autumn traffic survey on Wernddu Lane
  - 8.8% of traffic is HGV (transit van or larger)
  - Low traffic volumes 71 vehicles per day
  - 6 HGV per day
  - In view of low usage Powys CC do not consider the route merits an amenity weight restriction.

#### 10.2 Highways report from CCC to Powys CC – to report

- a) Cllr A R Stephens – C2055 – flooding near Blue Barns corner and a need to address drainage levels and arrangements.
- b) Cllr G Griffiths – C2055 pothole and stone protruding from verge at Blue Barns corner, pothole on Old Churchstoke side of Little Brynkin, pothole near ‘Shalom’.
- c) Cllr D L Powell – the public right of way (footpath) from Pear Tree to Quarry view – safety concerns due to the poor condition and adjacent building material.
- d) Cllr B A Rowley – Cae Camlad and Cae Coed – resurfacing is on hold pending remedy for a recent flooding incident.

Action – Clerk to process (a-c)

#### 11.0 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:
  - Rights of Way section are launching a reference document on 4<sup>th</sup> April to advise planners and developers of obligations vis-à-vis rights of way. The aim of the document is to avoid rights of way problems further along the planning or development process.
- b) South Shropshire DC
  - Cllr D H Latimer requested that CCC continues to pursue the problems of dog barking noise nuisance at White Grit as the situation has worsened and appears to emanate from a dog breeding programme.

Action – Clerk to process

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

##### 12.1 Powys CC – Scrutiny Manager

Re – Liaison Meetings with Town & Community Councils

Advice that the spring liaison meeting scheduled for 14<sup>th</sup> March is postponed to April or May. Noted.

##### 12.2 South Shropshire DC – Planning Policy Officer

Re – SSDC Local Development Framework & Statement of Community Involvement (Submission 2007)

Copies of the two documents as submitted to the Secretary of State, setting out the council’s strategy for involving the community in planning matters. Comments on the

documents welcomed by 5pm Tuesday 1<sup>st</sup> May 2007. The Clerk recommended that CCC respond with a request that community councils are covered by the description 'neighbouring parish councils'.

The documents and response forms are also available online at [www.southshropshire.gov.uk](http://www.southshropshire.gov.uk).

Action – Clerk to process

#### 12.3 Wales Audit Office

Re – Extension of Appointment of External Auditor

Confirmation that BDO Stoy Hayward will continue as the appointed external auditor to 2010-11 to the published scale of fees. Noted.

#### 12.4 Mrs C C Edwards

Re – Applications for Registration of Village Greens in Churchstoke

Letter regarding the method of evidence gathering and the costs incurred during the registration process. The Clerk reported that a reply had been sent in response to the specific points raised, and stating that the matter would be drawn to Members' attention. The full text of letter and reply was made available to members.

#### 12.5 Various other correspondences, tabled:

- a) PAVO – information on consultation event 30<sup>th</sup> March, Llandrindod Wells re. 'WAG's Empowering Citizens to contribute to Wales'. Noted
- b) PAVO – Millennium Development Goals (mapping Powys). Noted
- c) Welshpool & District Community Forum – notice of meeting 16<sup>th</sup> March ((energy saving & Climate Change). Noted.
- d) Welshpool & District Community Forum – notice of vacancy for the post of Secretary to the Forum inviting expressions of interest. Noted.

#### **13.0 Chairman's Announcements & date of next meeting**

- a) Cllr B A Rowley – informed Members that the name sign for Maes Neuadd requested by CCC is in place.
- b) Cllr D A Paterson – reported that landfill tax is increased from April and that CCC should expect a consequential increase in waste recycling proceeds
- c) Cllr P A Rees – apologised to Members for remarks (re planning) made at the last meeting, which may have been misinterpreted and seen as being insensitive.

Next meeting – Wednesday 25<sup>th</sup> April 2007, 7:30 p.m. at Hyssington

Meeting ended 9:15 p.m.