

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

MINUTES of PLANNING and FINANCE Meeting on 29th August 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 M J Jones, Cllr D H Latimer, Cllr D A Paterson, Cllr D L Powell, Cllr Mr P A Rees.

Apologies: Cllr G F Griffiths, Cllr Mrs A R Stephens.

The Chairman welcomed members of the public.

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

Agenda Number	Item	Councillor	Nature of Declaration
4.5	Planning Applications/Notices	B J Davies	Personal interest in application M20070761
4.5	Planning Applications/Notices	M J Jones	Member of Powys CC Mont. Planning Committee (decision role)

2.0 Minutes of Meetings – to approve and sign the minutes of meeting 25th July 2007 at Hyssington Village Hall, as a correct record.

The minutes of the business meeting 25th July 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 meeting 25th July 2007 at Hyssington Village Hall.

3.1 (4.1) Planning and UDP

Cllr M J Jones reported that the UDP Inspector now confirms that that White Grit is not to be redesignated as small village, and will be classified as rural settlement.

3.2 (4.2) Green Grants Awards 2007

The Clerk reported that the presentation was held successfully at Harry Tuffins recycling collection banks, and the press release had appeared in two local newspapers.

3.3 (4.5) Football at Cross Likey

The Clerk reported on a reply from Powys CC Housing Office. The reply states that the department is in the process of establishing who is responsible for maintaining the green play area, but that there is no answer to the problem of children playing on the estate road.

4.0 Planning Matters

4.1 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
M20070531	The Meadow, White Grit	Full planning permission granted
M20070638	Holly Cottage, Great Argoed	Full planning permission granted

4.2 Proposed dwelling to rear of the Courthouse Hotel, Churchstoke – to respond to the request for a site visit by Roger Parry and Partners

The Chairman reminded Members of the request for a site visit to land at the rear of the Courthouse Hotel, and that the Clerk had written to Roger Parry and Partners to request more specific detail on matters the visit would consider, and to clarify some ambiguity, so that CCC can make a more informed response to the request. CCC is still awaiting a reply despite reminders by telephone and in person by the Clerk.

Action – for September agenda

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

None.

4.4 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

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

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

- M20070761 – Cllr B J Davies, having earlier declared a personal interest left the meeting for this item.
- 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>				
M20070738	Mr & Mrs A Goff, Cwm Cottage, Cwm, Churchstoke	Cwm Cottage, Cwm, Churchstoke	Alterations to existing dwelling, including raising roof over main bedroom	S
M20070761	Montgomeryshire Natural Spring Water Co. Ltd, Churchstoke	Montgomeryshire Natural Spring Water Co. Ltd, Churchstoke	Erection of 12 water storage tanks	S*
M20070763	Mr R Richards, The Drewin Farm, Churchstoke	The Drewin Farm, Churchstoke	Conversion of former agricultural building into a dwelling with associated works	S
M20070797	Mr H Ismail, Syringas, Hall Bank	Syringas, Hall Bank	Erection of 1 st floor extension & garage with improvements to vehicular access	S
M20070811	Mr M & Mrs C Lawrence, Jacobs Barn, White Grit	Jacobs Barn, White Grit	Erection of a barn	S

***M20070761** – CCC supported the application subject to:

- a) Visual Impact – there is considerable visual impact of this whole development, and Members would wish to see adequate arrangements to minimise this
- b) Abstraction – Members understand that an Environment Agency report into water abstraction in the area was due to be published by end 2006. Members would like to see (and urge planners to review) the report before the application is determined, and would wish to see any expansion comply with the conditions of the report
- c) Conditions imposed on planning permission M20061081 dated 08/01/2007, are also applied to this application.

Action – Clerk to process

4.6 Planning Enforcement Appeals – notifications/reports (if any) of Planning Inspectorate Appeals.

Appeal Ref.	Site	Description
APP/T6850/C/07/1201871	Site opp. Cwm Chapel, Mellington	Erection of wooden shed
The Clerk reported on notification by Powys CC that an appeal has been made by Mr A Thirtle-Watts against the planning enforcement notice served by Powys CC. The Planning Inspectorate invites views on the matter within 6 weeks of the appeal start date 5 th September i.e. by 17 th October.		
RESOLVED ‘that CCC does not wish to express any views on the appeal against the enforcement notice’.		

4.7 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
None		

5.0 Other non-planning, non-finance matters which require attention before the September meeting

5.1 First Time Sewerage Scheme at White Grit – to receive results of Powys CC survey, and to discuss preparation of Section 101a application.

The Chairman reminded Members of earlier discussions concerning the possibility of making a Section 101a application for First Time Sewerage Scheme at White Grit, and of CCC’s request for Powys CC to undertake a needs survey. The Clerk reported that Powys CC replies that the conclusion of the Environment Agency survey report is not yet complete, and that when completed Powys CC Officers will visit the area to discuss the problems.

Action – for September agenda

5.2 North Walk – to report on public liability for accidents (report previously circulated)

Chairman reminded Members of earlier discussions concerning the placement of liability for accidents at North Walk. The Clerk presented a summary report of the enquiries made of the council insurers Allianz-Cornhill, Powys CC Commons Registration Office, and Powys CC Rights of Way Office. Members noted that liability centres on the question of ownership and maintenance.

RESOLVED *‘to accept the Clerks recommendations as follows:*

- *That it is noted that the Clerk is not a professional legal adviser, but has made a range of enquiries as requested by Council*
- *That further outstanding advice is awaited from One Voice Wales and from the Open Spaces Society*
- *That it is noted that insurance cover may not absolve the council of responsibilities, but indemnifies the council for that liability subject to policy terms and conditions*
- *That the council review it’s maintenance programme for North Walk, and ensures that it minimises the likelihood of accidents arising out of that programme*
- *That the council review the terms of the Village Steward regarding North Walk, and ensures that it minimises the likelihood of accidents arising out of casual hazards such as litter.’*

Action – Clerk to process
& for September agenda

5.3 Correspondence – to receive items of correspondence, which requires attention before the September meeting.

5.3.1 Powys CC – Electoral Services Office

Re: Review of Polling District and Polling Places

Notice of the review and also inviting comments on polling stations by 21st September.

CCC agreed to resply that both polling stations in the area – at Churchstoke Community Hall and at Hyssington Village Hall – are satisfactory..

Action – Clerk to process

5.3.2 Welsh Assembly Government

Re: Consultation document on ‘A Shared Community and Charters for Unitary Authorities and Community Councils’

Copy of the consultation document and model charter inviting responses by 3rd December. The document is also available electronically at

www.wales.gov.uk/consultations, then ‘current consultations’, then ‘local government consultations’. Passed to Cllr D A Paterson (then to circulate to other Members).

Action – for November agenda

5.3.3 Montgomeryshire Family Crisis Centre

Re: Notice and invitation to the AGM

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

- Cllr D H Latimer declared an interest.

Notice and invitation to the AGM on 18th September, 11.00am, at Unit 2 St Giles Technology park, Newtown. CCC agreed that it would not be represented at the AGM.

Action – Clerk to process

5.3.4 PAVO

Re: Day event ‘Working Together for Your Community’

Notice of day event on Tuesday 18th September, 10.00am-3.30 pm, at Carno. Noted.

5.3.5 Mr J D Evans, Lake Farm

Re: Right of Way near Argoed Farm

Request that CCC support a request to Powys CC Rights of Way for installation of cattle grids in place of gates on the Right of Way at Argoed Farm (by reason of gates being left open and cattle straying).

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

- Cllr M J Jones, declared an interest as a member of Powys CC Rights of Way Committee, refrained from discussion or voting.

RESOLVED *'that CCC supports the request to Powys CC Rights of Way Office'*.
Action – Clerk to process

6.0 Financial Report

6.1 Items received since last meeting – to report.

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

Payer	Description	£
E R D Corfield & Sons	Cemetery ashes fee (plot 318)	50.00
M E & A Hughes	Cemetery cremation monument fee (plot 31)	50.00

6.2 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
St.Ord	E J Humphreys	Clerk's salary August 2007	364.57

Action – Clerk to process

6.3 Consolidated balances at 29th August 2007 after sweep, receipts & payments – to report

The Clerk reported on the M&G six monthly annual statement for 1st Jan-30th Jun 2007,

Fund	Number of shares	Share Price (p)	Value at 30/06/2007 (£)
Charibond	100	117.40	117.40

The Clerk reported on gross, ring-fenced funds, & net available balances as follows:

Item	Reserve account £	Current account £
Gross balances	20,049.33	635.43
Less ring-fenced funds	4,339.47	0.00
Net balances available	15,709.86	635.43

7.0 Chairman's Announcements & Date of Next Meeting

Next meeting – Wednesday 26th September 2007, 7:30 p.m. at Churchstoke.

Meeting ended 8:45 p.m.