

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

MINUTES of Meeting of the Planning Committee on Monday 19th September 2011
 at Churchstoke Community Hall at 7.00 p.m.

1.0 Attendance, Apologies for Absence and Declarations of Members' Interests

Attendance: Cllr C S Fowles (Chairman), Cllr D H Payne, Cllr I Philpott, Cllr B A Rowley, Cllr J N Wakelam.

Apologies for Absence approved by Council: Cllr V E D Tudor: proffered apologies for absence by reason of recovery from illness, and requested that absence is approved by resolution of Council.

RESOLVED:

'CCC approves absence of Cllr V E D Tudor for reasons of recovery from illness'.

Other Apologies for Absence: Cllr M J Jones, Cllr D L Powell, Cllr P C Rigg, Cllr B L Smith.

Other Members Not Present: Cllr A Bedford, Cllr L D Owen.

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

Agenda Number	Item	Councillor	Nature of Declaration
2.3	Planning Applications	C S Fowles	Personal and prejudicial interest in application P20110961

2.0 Planning Matters:

2.1 Planning Specific Correspondence – to receive planning specific correspondence (if any).
None.

2.2 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		

Members agreed to take item 2.4 prior to 2.3 as it may have bearing on consideration of planning application P20110961.

2.4 Planning Enforcement – to report on planning enforcement matters within the community.
Members discussed enforcement matters as follows, and the Chairman invited Members to bring forward planning enforcement matters for discussion:

Ref. / Site	Description
Barns Lane, Hyssington	A new 'gated' entrance has been made onto the track (classified as 'road used as public path') known as 'Barns Lane' from a green field between an existing dwelling and the new build in progress. Grid Ref approx 312 942.

	Members had enquired whether the new entrance itself requires planning permission, and/or whether it indicates a proposed new development for which planning permission has not been granted.
Powys CC reply	The Planning office states that on the basis that the access has been created onto a private road and at the time the access was created the land was within a permitted use, the entrance does not require planning permission.

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

Declarations of Members' interests:

- Cllr C S Fowles – declared a personal and prejudicial interest in application P20110961 and left the meeting for this item.

RESOLVED:

'CCC responds to planning consultations as follows:'

Ref.	Applicant	Site	Description	rec.
P20110947	Mr R Stainer, 6 Springwood Terrace, Cornhome, Todmorden	Castlering Cottage, Old Churchstoke	Conversion of existing attached barn to form extension to existing property	S
P20110961	Mr Neville Wilkins, Aey y Bryn, Hyssington	Land adj Ael y Bryn, Hyssington	Erection of dwelling & installation of sewerage treatment plant & formation of vehicular access (outline)	S*

***P20110961** – CCC supported the application on the proviso that conditions are attached to ensure that the applicant adheres to planning policies HP9(2)/HP7/HP10 ensuring affordable housing in rural settlements for local need, and planning policies GP1/GP4 ensuring highways safety (particularly at the substandard entrance onto C2056 adjacent to the chapel).

Action – Clerk to process

3.0 Chairman's Announcements & Date of Next Meeting

- a) Chairman: informed Members that the September meeting will be held at Hyssington rather than Churchstoke due to anticipated numbers of public attendance, and asked that all Members endeavour to attend to consider especially the matter of the Stiperstones-Corndon Landscape Scheme.

Next business meeting: Full Council Wednesday 28th September 2011, 7:30 p.m. at Hyssington.

Meeting ended – 7.55 p.m.