



**CYNGOR CYMUNED YR YSTOG
CHURCHSTOKE COMMUNITY COUNCIL**

2 Rows Terrace, Plough Bank, Montgomery, Powys. SY15 6QD

E J Humphreys MA Oxf, BA(Hons) Community Governance, FSLCC
Clerc i'r Cyngor | Clerk to the Council

NOTICE, SUMMONS & AGENDA – COUNCIL MEETING

A MEETING OF THE COMMUNITY COUNCIL

will be held on Thursday 18th December 2025 at 7.30pm
at Churchstoke Community Hall and online and by telephone.

All members of the Council are summoned to attend.

To join online

<https://us06web.zoom.us/j/85999944425>

Meeting ID: 859 9994 4425

To join by telephone

One tap mobile

+442080806591,,85999944425# United Kingdom

+442080806592,,85999944425# United Kingdom

Please note, meetings may be recorded only with the prior written consent of the Council.

In accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1, extended by Local Government Act 1972 Section 100, the meeting is open to the public to attend as observers except where excluded (during the whole or part of the proceedings) by resolution of the Community Council by reason of the confidential nature of the nature of the business to be transacted.

Members of the public are informed that the limited space for public attendance in the meeting room is normally made available to the public on a first come basis.

All persons attending at the community/village hall are asked to observe current Coronavirus (Covid-19) measures¹. The meeting lounge has limited space for social distancing, so attendees may prefer to join the meeting remotely.

E J Humphreys

E J Humphreys MA Oxf, BA(Hons) Community Governance, FSLCC
Clerc i'r Cyngor | Clerk to the Council

12th Dec 2025

¹ Coronavirus (Covid-19) guidance can be found at: <https://gov.wales/coronavirus>

AGENDA

- 1.0 Welcome, Attendance, Apologies for Absence & Remote Meeting Etiquette:** to record attendance, to receive and resolve if desired to approve absence(s), and to remind attendees to show civility and respect to all, throughout the meeting in line with the obligations of the Code of Conduct.
- 2.0 Declarations of Members' Interests and Dispensations:** to receive declarations of interest from Members in accordance with Part III of the Local Government Act 2000, which established the Local Government Code of Conduct for Members, and to note Members' dispensations. Members are asked to submit any declaration forms to the Clerk (papers 2a-b).
- 3.0 Public Participation:** to receive members of the public who wish to address the council in respect of any item of business included in the agenda. Any member of the public wishing to speak is asked to notify the Clerk by email to clerk@churchstoke.org or telephone 01686-668790 or in person, no later than 15 minutes prior to the start of the meeting. Members of the public addressing the council are asked to respect matters of confidentiality and privacy.
- 4.0 Guest: Cty Cllr Sian Cox:** to present on the Sustainable Powys programme and to discuss ideas on how to develop the county council's engagement with community councils in ways that work for Churchstoke.
- 5.0 Electoral and Governance Matters**
- 5.1 Vacancy Hyssington Ward: to note from the office of the returning officer that the deadline for calling an election is 29th Dec'25.
- 5.2 Co-Option to Vacancy in Hyssington Ward: to receive applications, if any, and to resolve to co-opt to the vacancy.
- 6.0 Minutes of Previous Meetings**
- 6.1 To approve & sign the minutes as a correct record of the Ordinary Business Meeting 27th November 2025 (paper 6.1).
- 6.2 To report, for information purposes only, matters arising from the minutes of the Ordinary Business Meeting 27th November 2025.
- 7.0 County Councillor & County Council Report:** to welcome the local county councillor and to receive updates and exchange information on county council matters insofar as they affect the Churchstoke community as follows (paper 7).
- 8.0 Planning & Building Control**
- 8.1 Planning & Building Control Correspondence
- 8.1.1 Planning Aid Wales: to receive, if any, the latest planning news and training opportunities.
- 8.1.2 To receive and circulate for information such other planning and building control correspondence as will be brought to the attention of the council by the Clerk.
- 8.2 Powys CC Planning Decisions: to report notifications from Powys CC of planning decisions in the community council area, if any.
- 8.3 Planning Inspectorate Appeals: Notices of Appeals: to receive & resolve responses to Notices of Planning Appeals including but not limited to those listed below. Later Notices may be considered at the meeting at the discretion of the Chair.

Ref.	Developer	Site	Description
None at date of issue of agenda.			

- 8.4 Pre-application Consultations by Developers: to receive & resolve responses to pre-application consultations including but not limited to those listed below. Later

applications may be considered at the meeting at the discretion of the Chair.

Ref.	Developer	Site	Description
None at date of issue of agenda.			

8.5 Planning Applications Consultations

8.5.1 To receive, for information, representations regarding planning application consultations (if any).

8.5.2 To receive & resolve responses to consultations (full application(s) detail(s) at <http://pa.powys.gov.uk/online-applications/?lang=EN>) including but not limited to those listed below. Later applications may be considered at the discretion of the Chair.

Ref.	Applicant	Site	Description
25/1685/HH	Mr & Mrs G Thomas, Tan Y Bryn, Churchstoke	Tan Y Bryn, Churchstoke,	Proposed side extension
24/1845/FUL	Mr Iain Stott, Amber Real Estate Investment Ltd, 9 Colmore Row, Birmingham	Craigfryn/Blaxlands Farms, Snead	To demolish 9 poultry buildings and replace with 4 breeder houses on one farm together with associated works
25/1725/HH	Mr & Mrs E O'Shea, Pentre Willey, Churchstoke	Pentre Willey, Churchstoke	Side extension and decking with some existing demolition

8.6 Applications for Works to Trees Subject to Tree Preservation Order or in a Conservation Area: to receive & resolve responses to consultations including but not limited to those listed below. Later applications may be considered at the meeting at the discretion of the Chair.

Ref.	Applicant	Site	Description
None at date of issue of agenda.			

8.7 Planning Enforcement

8.7.1 From other bodies to CCC: to report for information, planning enforcement matters within the community as will be brought to the attention of the council by the Clerk.

8.7.2 From CCC to other bodies: to resolve reports of planning enforcement matters within the community.

9.0 Recreation: Playground: Safety Inspection 2025: to receive and resolve on the inspection report (paper 9).

10.0 Representatives to Outside Bodies: to receive reports for information, if any, from representatives to other outside bodies.

11.0 Consultations & Engagements

11.1 Powys CC: Powys Budget Survey Launched: to receive the survey closing 4th Jan'26 and to resolve a response if desired (papers 11.1a-b).

11.2 Dyfed Powys Police & Crime Commissioner: Police Precept: to receive the survey closing 5th Jan'26 and to resolve a response if desired (papers 11.1a-c)

12.0 Finance and Assets

12.1 Finance Specific Correspondence: to circulate for information such financial correspondence, if any, as will be brought to the attention of the council by the Clerk.

12.2 Financial Year 2026-27: Budget Preparation: to receive, and resolve if desired, on the 2nd draft budget (paper 12.2 to follow).

12.3 Items Received Since Last Meeting: to report for information.

12.4 Items for Payment: to resolve to approve items for payment as follows:

Chq	Payee	Description	£ex vat	£vat	£total
1749	Powys CC	Cemetery bins Oct'25	24.56	0.00	24.56
1750	Powys CC	Rec field bin Oct'25	20.20	0.00	20.20
1751	Powys CC	Cemetery bin Nov'25	20.20	0.00	20.20
1752	Powys CC	Rec field bin Nov'25	20.20	0.00	20.20
1753	HM Rev & Customs	PAYE & NI 2025-26 Q3	619.35	0.00	619.35
Total to authorise for payment			704.51	0.00	704.51
To report items previously authorised for payment					
DD	Public Works Loans Board	Playground loan #20	1,525.25	0.00	1,525.25
1754	E J Humphreys	Clerk net salary Dec'25	As employment contract		

12.5 Financial Balances: Consolidated Bank Balances: to report for information the consolidated balances to date, after transfers, receipts & payments.

13.0 Highways, Rights of Way, and Waterways

- 13.1 Highways: to receive for information notifications & diversion maps for works, if any, already actioned or to be actioned
- 13.2 Highways: such other items of highways correspondence, if any, as will be brought be brought to the attention of the council by the Clerk.
- 13.3 Rights of Ways: to receive for information such items of rights of ways correspondence, if any, as will be brought be brought to the attention of the council by the Clerk.
- 13.4 Watercourses: Natural Resources Wales: to receive for information such items of watercourses correspondence, if any, as will be brought be brought to the attention of the council by the Clerk (in. paper 13.4).
- 13.5 Reports from CCC to Powys CC/ Shropshire Council: to report and resolve if desired, highways/ rights of way maintenance matters, if any.

14.0 Correspondence, Feedback, and Invitations

- 14.1 One Voice Wales (OVW) Society of Local Council Clerks (SLCC)
- 14.1.1 OVW: Training: to receive training dates Jan-Mar'25 (paper 14.1.1a-b).
- 14.1.2 SLCC: Practitioners Conference 2026: to receive details and to endorse attendance by the Clerk at the online conference Jan'26 by way of continuous professional development and keeping up to date with sector issues & good practice, and to reclaim part funding from the Welsh Government training bursary scheme (papers 14.1.2a-b).
- 14.1.3 To receive and circulate for information such other items of OVW/ SLCC correspondence as will be brought be brought to the attention of the council by the Clerk.
- 14.2 General Correspondence
- 14.2.1 Powys Teaching Health Board: New health and wellbeing hub in Newtown: to receive for information (papers 14.2.1).
- 14.2.2 Powys CC: Community Wildlife projects grants: to receive and resolve if desired whether to Allocate resources to apply for a grant for a scheme (papers 14.2.2a-c).
- 14.2.3 To receive and circulate for information such other items of general correspondence as will be brought be brought to the attention of the council by the Clerk.

15.0 Chairman's Announcements, Items for Future Agenda & Date of Next Meeting

- 15.1 Chairman's announcements: to receive for information announcements from Chairman, Members, and the Clerk.
- 15.2 Items for future agenda: to bring forward for information, items for consideration by the Clerk for future agendas.
- 15.3 Date of next meeting 22nd Jan'26, at 7.30pm, at Churchstoke & online.

16.0 Confidential Session

- 16.1 Resolution to Exclude the Public and Press: Under the Public Bodies (Admission to Meetings) Act 1960 (2) to resolve members of the public and press be requested to leave the meeting by reason of the [specified] confidential nature of the business about to be transacted.
- 16.2 Confidential Correspondence [confidential reason: data protection of individuals]: to receive, and resolve if desired, such correspondence of a confidential nature as will be brought to the attention of the council by the Clerk.

End of agenda

The Chair invites Members to remain after the meeting for seasonal refreshments