



**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 27th November 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/81973688928>

Meeting ID: 819 7368 8928

To join by telephone

One tap mobile

+442034815240,,81973688928# United Kingdom

+442039017895,,81973688928# 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

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21st Nov 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 Electoral and Governance Matters**
- 4.1 Declaration of Vacancy Hyssington Ward: to note the resignation of Cllr Bob Steel and the consequential declaration and processing of casual vacancy.
- 4.2 Co-Option to Vacancy in Hyssington Ward: to receive applications, if any, and to resolve to co-opt to the vacancy.
- 5.0 Minutes of Previous Meetings**
- 5.1 To approve & sign the minutes as a correct record of the Ordinary Business Meeting 30th October 2025 (paper 5.1).
- 5.2 To report, for information purposes only, matters arising from the minutes of the Ordinary Business Meeting 30th October 2025.
- 6.0 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 6).
- 7.0 Planning & Building Control**
- 7.1 Planning & Building Control Correspondence
- 7.1.1 Powys County Cllr Amanda Jenner: Planning Policy Consultation: Powys Replacement LDP (2022-2037) Gypsy and Traveller Accommodation Needs: to receive questions regarding CCC's submission with a request that CCC withdraw its response and resubmit a response with no conclusions or comments on the Leighton sites, to resolve to endorse the Clerk's replies and/or whether to accede to the request (papers 7.1.1a-c).
- 7.1.2 Planning Aid Wales: to receive, if any, the latest planning news and training opportunities (inc. paper 7.1.2a).
- 7.1.3 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.
- 7.2 Powys CC Planning Decisions: to report notifications from Powys CC of planning decisions in the community council area, if any (inc. paper ???).
- 7.3 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.			

7.4 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.			

7.5 Planning Applications Consultations

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

7.5.2 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
25/1549/FUL	D&S Gethin, The Gaer, Forden	Land adjacent to Broadway Hall, Snead	Erection of Slurry Lagoon and all associated works – part retrospective
25/1638/FUL	J Meddins & Co, Lynwood, Churchstoke	Lynwood, Churchstoke	Erection of extension to existing agricultural building
25/1639/FUL	J Meddins & Co, Lynwood, Churchstoke	Lynwood, Churchstoke	Erection of an agricultural building and associated works

7.6 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.			

7.7 Planning Enforcement

7.7.1 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 (inc. paper 7.7.1).

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

8.0 Representatives to Outside Bodies:

8.1 Churchstoke Recreation Association (CRA): to report from the meeting of CRA 17th Nov'25 (Cllr C P Smith).

8.2 To receive reports for information, if any, from representatives to other outside bodies.

9.0 Consultations & Engagements

9.1 Powys Teaching Health Board: Health & Wellbeing Hub, Newtown: to report from the briefing for community & town councils 4th Nov'25 (paper 9.1).

10.0 Finance and Assets

10.1 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.

10.2 Financial Year 2024-25: to resolve to receive and consider the external auditor's report and opinion for conclusion of audit, if available (papers 10.2a-b).

10.3 Financial Year 2025-26: to receive the half year reconciled accounts to 30th Sep'25 (paper 10.3 to follow).

10.4 Financial Year 2026-27: Budget Preparation: to receive, and resolve if desired, on the budget panel's 1st draft budget (paper 10.4 to follow after budget panel).

10.5 Financial Year 2026-27: to receive, and resolve if desired, on appeals for potential financial assistance for incorporation into the draft budget 2026-27 (paper 10.5).

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

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

Chq	Payee	Description	£ex vat	£vat	£total
1744	Powys CC	RoSPA Annual Playground Inspection	78.00	0.00	78.00
1745	Ch'stoke Rec Assoc	Room hire May-Oct'25	68.00	0.00	68.00
1746	MP Paver Hire & Surfacing	Rec field entrance road resurfacing and lining	6,660.00	1,332.00	7,992.00
1747	One Voice Wales	Training B Steel 6/11/25	42.00	0.00	42.00
Total to authorise for payment			6,848.00	1,332.00	8,180.00
To report items previously authorised for payment					
DD	Information Commissioner's Office	Data protection fee Nov'25	47.00	0.00	47.00
1748	E J Humphreys	Clerk net salary Nov'25	As employment contract		

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

11.0 Highways & Rights of Way

11.1 Highways: to receive for information notifications & diversion maps for works, if any, already actioned or to be actioned

11.1.1 Powys CC: Emergency closure C2193 Churchstoke 240-24 Nov'25 (papers 11.1.1a-b).

11.2 Highways: such other items of highways correspondence, if any, as will be brought to the attention of the council by the Clerk (inc paper 11.3).

11.3 Rights of Way: to receive for information such items of rights of way correspondence, if any, as will be brought to the attention of the council by the Clerk.

11.4 Reports from CCC to Powys CC/ Shropshire Council: to report and resolve if desired, highways/ rights of way maintenance matters, if any.

12.0 Correspondence, Feedback, and Invitations

12.1 One Voice Wales (OVW) Society of Local Council Clerks (SLCC)

12.1.1 OVW: Annual General Meeting (AGM) (papers 12.1.1a-d)

a) to receive notification of the AGM be held remotely on Wed 21st Jan'26 from 6.00pm until 8.00pm and to elect councillor and substitute to attend as an approved duty

b) to receive motions for debate and to resolve council views(s) to be taken forward into debate by the council's representative

12.1.2 OVW Consultation: Consultation on the changes to local government elections rules in Wales: to receive the consultation closing 6th Jan'26, to resolve whether to respond, and if so to elect a working party to bring recommendations to the December meeting (paper 12.1.2a-b)

12.1.3 OVW: Practice and guidance notes: to receive (papers 12.1.3a-b)

a) Practice Note 21: Annual Meetings

b) Practice Note 22: Induction

12.1.4 Welsh Government: Workshop – Local Resolution Protocol (LRP): to receive notification of LRP workshops to address recommendations on standards of behaviour in community & town councils (papers 12.1.4a-b)

12.1.5 To receive and circulate for information such other items of OVW/ SLCC correspondence as will be brought to the attention of the council by the Clerk.

12.2 General Correspondence: to receive and circulate for information such items of general correspondence as will be brought to the attention of the council by the Clerk.

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

- 13.1 Chairman's announcements: to receive for information announcements from Chairman, Members, and the Clerk.
 - 13.2 Items for future agenda: to bring forward for information, items for consideration by the Clerk for future agendas.
 - 13.3 Date of next meeting 18th Dec'25, at 7.30pm, at Churchstoke & online.
- 14.0 Confidential Session**
- 14.1 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.
 - 14.2 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