



**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 30th October 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/88084197219>

Meeting ID: 880 8419 7219

To join by telephone

One tap mobile

+442039017895,,88084197219# United Kingdom

+442080806591,,88084197219# 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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24th Oct 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:** 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 25th September 2025 (paper 5.1).
- 5.2 To report, for information purposes only, matters arising from the minutes of the Ordinary Business Meeting 25th September 2025.
- 5.3 To approve & sign the minutes as a correct record of the Special Business Meeting 16th October 2025 (paper 5.3).
- 5.4 To report, for information purposes only, matters arising from the minutes of the Special Business Meeting 16th 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 Planning Aid Wales: to receive, if any, the latest planning news and training opportunities (inc. paper 7.1.1a)
- 7.1.2 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.
- 7.2 Powys CC Planning Decisions: to report notifications from Powys CC of planning decisions in the community council area, if any (inc. paper 7.2a-b).
- 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
20251003 (papers 7.4a-h)	Amber Real Estate Investments Ltd, c/o Acorus Rural Property Services Ltd, Exeter	Craigfryn/Blaxlands, Snead	Demolish and erect new poultry buildings and associated infrastructure

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
25/1343/HH	Jamie & Dean Isaac – Welland, Church Pool Cottage, Old Churchstoke	Church Pool Cottage, Old Churchstoke	Erection of a detached garage
25/1374/HH	Mr & Mrs Williams, Pentre, Aston View, Montgomery	Aston View, Pentre, Montgomery	Erection of a replacement outbuilding to accommodate ancillary use
25/1465/FUL	J Meddins & Co, Lynwood, Churchstoke	Lynwood, Churchstoke	Construction of an extension to an existing agricultural building
25/1492/RES	Mr James Knight, Powys County Council Housing Services, County Hall, Llandrindod Wells	Development At Land Adjoining Fir House, Churchstoke	Reserved matters (appearance, landscaping, layout and scale) in respect of outline approval 23/1795/REM for the erection of 38 social rent dwellings 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 ref OPDE/22/0323 at Lynden).

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 Vale of Montgomery Rural Cluster (VMRC): to receive feedback report from the meeting of VMRC 8th Oct'25 (Cllr M A Whittall) (paper 8.1)

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

9.0 Consultations & Engagements

9.1 Democracy & Boundary Commission Cymru (DBCC): Draft Annual Remuneration Report 2026–27: to receive the consultation on the DBCC draft determinations for remuneration 2026-27, closing 18th Nov'25, to resolve whether to respond and, if so, to delegate the response to the Clerk after reference to a working party here elected. Members are referred especially to determinations which relate to Community & Town

Councils (papers 9.1a-b).

9.2 Powys CC: Sustainable Powys: to receive correspondence and resolve whether to add to existing representation through the Chair and Clerk (papers 9.2a-b).

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 Items Received Since Last Meeting: to report for information.

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

Chq	Payee	Description	£ex vat	£vat	£total
1735	DT Ground Maintenance	Ground maint Jul'25	1,470.00	294.00	1,764.00
1736	DT Ground Maintenance	Ground maint Aug'25	1,470.00	294.00	1,764.00
1737	DT Ground Maintenance	Ground maint Sep'25	1,470.00	294.00	1,764.00
1738	Royal British Legion	Poppy appeal donation 2025	80.00	0.00	80.00
1739	Powys CC	Cemetery bins Sep'25	24.56	0.00	24.56
1740	Powys CC	Rec Field bin Sep'25	20.20	0.00	20.20
Total to authorise for payment			4,534.76	882.00	5,416.76
To report (gross) IRPW determinations to be paid to Members					
1741	R K McLintock	Allowances 1 st Apr-30 th Sep'25	104.25	0.00	104.25
1742	R K Steel	Allowance consumables 31 st Jul-30 th Sep'25	8.83	0.00	8.83
To report items previously authorised or payment					
1743	E J Humphreys	Clerk net salary Oct'25	As employment contract		

10.4 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 as follows,

11.1.1 Powys CC: Emerg closure C2146 Chirbury 6-8 Oct'25 (papers 11.1.1a-b)

11.1.2 Powys CC: Emerg closure U2709 Old Churchstoke 14-16 Oct'25 (papers 11.1.2a-b)

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

11.3 Rights of Way: to receive for information such items of rights of way correspondence, if any, as will be brought 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: Montgomeryshire Area Committee 14th Oct'25: to report from the remote meeting of the committee (Cllr M J Jones) (paper 12.1.1)

12.1.2 OVW Section 6 Dury: to receive details on free Section 6 Report writing on-line workshops and to resolve on up to two Members to attend a workshop (papers 12.1.2)

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

a) Practice Note 7: Attendance by Members: The 6-month rule

b) Model Concerns & Complaints Policy

- 12.1.4 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.
- 12.2 General Correspondence:
- 12.2.1 Powys CC: Governance: Code Of Conduct Training: to receive information from the county council Standards Committee Community Sub-Committee of increased cost of the training recording to £60 and to resolve, on the town clerk's recommendation, to continue with the purchase.
- 12.2.2 Powys Teaching Health Board (PTHB): North Powys Wellbeing Programme: to receive notes from meeting with Third and Public Sector Partners 12th Aug'25 (paper 12.2.2).
- 12.2.3 Welshpool Town Council: Pubic Space Protection Orders (PSPO): to receive information that Welshpool Town Council has resolved to lobby Powys County Council to introduce a county-wide PSPO covering all designated sports grounds in Powys, prohibiting dogs (except assistance dogs) from entering such areas and to resolve whether CCC wishes to spend resource on supporting the initiative (paper 12.2.3).
- 12.2.4 To receive and circulate for information such items of general correspondence as will be brought 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 27th Nov'25 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