



**CYNGOR CYMUNED YR YSTOG
CHURCHSTOKE COMMUNITY COUNCIL**

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

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

**MINUTES of COUNCIL ORDINARY BUSINESS MEETING
on Thursday 25th September 2025 at 7.30pm**
at Hyssington Village Hall and remotely on Zoom-Pro platform.

1.0 Welcome, Attendance, Apologies for Absence and 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.

Attendance at the hall: Cllr E Evans, Cllr J Jones, Cllr M J Jones (Chair), Cllr R K McLintock, Cllr A Richards, Cllr C P Smith, Cllr R K Steel, Cllr M A Whittall, Cllr D N Yapp.

Attendance online: Cllr D Bebb.

The Chair welcomed all, including several members of the public, to the meeting and reminded attendees to show civility and respect to all throughout the meeting.

Apologies for absence approved by Council: None.

Apologies for absence received reported to Council: None.

Apologies for absence received not reported to Council: Cllr B L Smith.

Other Members Absent: None.

In attendance: E J Humphreys (Clerk to the Council).

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 previously circulated).

Members declared personal/ prejudicial interests at the start/ during the meeting as follows:

Agenda Number	Item	Councillor	Nature of Declaration
None			

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 must 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.

Cllr C P Smith joined the meeting during this item.

Two members of the public addressed the council regarding,

- 7.2 Planning Policy Consultation: Powys Replacement LDP (2022-2037) Gypsy and Traveller Accommodation Needs, highlighting their objections to the to the draft policy site option in Churchstoke.

The Chairman thanked members of the public for their comments to council which would be relevant to discussion of the planning policy consultation at item 7.2 and urged members of the public to respond directly to the planning authority

4.0 Electoral & Governance Matters: Co-Option to Vacancy: Hyssington Ward: to receive expression(s) of interest, if any, and to resolve to co-opt to the vacancy. The Chair reminded Council of the vacancies remaining after the elections 5th May'22 and the Council's Notice of Co-Option. Members and the Clerk reported no further expressions of interest have been received. The Chair highlighted the opportunity to be a community councillor to those members of the public present.

5.0 Minutes of Previous Meetings

5.1 To approve & sign the minutes as a correct record of the Community Grants Committee Meeting 28th August 2025 (paper 5.1 previously circulated). The minutes of the Community Grants Committee Meeting 28th August 2025 were reviewed.

RESOLVED

The minutes of the Community Grants Committee Meeting 28th August 2025 are approved and signed as a correct record.

5.2 To report, for information purposes only, matters arising from the minutes of the Community Grants Committee Meeting 28th August 2025.
None.

5.3 To approve & sign the minutes as a correct record of the Ordinary Business Meeting 28th August 2025 (paper 5.3 previously circulated). The minutes of the Ordinary Business Meeting 28th August 2025 were reviewed.

RESOLVED

The minutes of the Ordinary Business Meeting 28th August 2025 are approved and signed as a correct record'

- 5.4 To report, for information purposes only, matters arising from the minutes of the Ordinary Business Meeting 28th August 2025.

None.

- 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 previously circulated).

Cty Cllr D Bebb referred members to his written report which highlighted,

- School Transport changes update
- Hyssington road changes; suggestions from a member of the public.

7.0 Planning & Building Control

- 7.1 Planning & Building Control General Correspondence:

7.1.1 Planning Aid Wales: to receive, if any, the latest planning news and training opportunities (inc. paper 7.1.1a previously circulated).
Council received latest news and training opportunities.

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.
None.

- 7.2 Planning Policy Consultation: Powys Replacement LDP (2022-2037) Gypsy and Traveller Accommodation Needs.

7.2.1 To receive, for information, representations regarding planning policy consultations (inc. papers 7.2.1a-b previously circulated).
Council received two written representations regarding the planning policy consultation: Powys Replacement LDP (2022-2037) Gypsy and Traveller Accommodation Needs.

7.2.2 To receive the consultation closing 22nd October, to resolve whether to respond and, if so, to resolve to elect a working party to bring forward recommendations to a meeting of the planning committee to be convened before the closing date (papers 7.2.2a-d previously circulated).

The Chairman referred Council to the consultation and supporting documents highlighting the six site options – 3 in Leighton, 2 in Forden, and 1 in Churchstoke. The Clerk reminded Council that the county council has a duty to act on the evidence of need. There was a wide-ranging debate and questions from the floor at the discretion of the Chair. Cty Cllr D Bebb reported the county council will be hosting a drop-in event to present the issue.

RESOLVED

CCC will respond to the consultation and elects all members of the council to a working group 7th October to bring forward recommendations to a meeting of the council's planning committee 16th October convened before the closing date.

Action – Clerk to process

7.3 Powys CC Planning Decisions: to report notifications from Powys CC of planning decisions in the community council area, if any (papers 7.2a previously circulated).

The Clerk reported notifications from Powys CC of planning decisions in the community council area as follows:

Ref.	Site	Powys CC Decision
25/1028/HH	Claerwen, Churchstoke	Approve
25/1030/REM	Meadow Place, Weston Rd, White Gritt	Approve

7.4 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 discretion of the Chair.

Ref.	Appellant	Site	Description
None			

7.5 Pre-application Consultations by Developers: to receive & resolve responses to pre-application consultations by developers including but not limited to those listed below. Later applications may be considered at the discretion of the Chair.

Ref.	Applicant	Site	Description	rec.
None				

7.6 Planning Applications:

7.6.1 To receive, for information, representations regarding planning applications.
None.

7.6.2 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	rec.
None				

7.7 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 discretion of the Chair.

The Chair referred Members to the consultations.

RESOLVED

CCC responds to consultations for Works to Trees Subject to Tree Preservation Order or in a Conservation Area as follows,

Ref.	Applicant	Site	Description	rec.
25/1307/TRE (papers 7.7a-f previously circulated)	Mr David Barrie, Halfpenny Cottage, 2 Bridgend Cottages, Churchstoke	Halfpenny Cottage, 2 Bridgend Cottages, Churchstoke	Removal of 2 trees within conservation area	S

Action – Clerk to process

7.8 Planning Enforcement:

7.8.1 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.

None.

7.8.2 From CCC to Powys CC: to report planning enforcement matters within the community.

The Chair invited Members to bring forward planning enforcement matters within the community for the attention of the planning authority.

a) Lynden, Castle Road, Churchstoke: Members enquired on the situation regarding CCC's report of conversion to multiple occupation and occupied caravans to the rear. The Clerk agreed to research the previous correspondence.

Action – Clerk to process

8.0 Recreation: Recreation Field: to welcome a representative of Berriew FC club to add further information to a request for exclusive use of the recreation field playing area for the duration of matches and a period either side and to resolve on same (recap papers 8a-b).

The Chairman reminded Council of the request from Berriew FC for occasional use of the recreation field playing area for the duration of matches which was considered in August when CCC resolved it is amenable to the request in principle and seeks further information from Berriew FC.

A representative from Berriew FC was invited to speak and indicated

- a) frequency is not known as it depends on weather conditions but is not likely to be frequent as the request is for a fall-back position for then junior team for waterlogged pitches/ fixture congestion in Berriew
- b) gave assurance that making good damage resulting from games and any additional cutting to match standard would be a responsibility of the club.

Council debated the request. The Clerk referred Members to the briefing paper containing recommendations advice on exclusive use for the duration of games.

RESOLVED

CCC agrees to occasional exclusive use of the recreation field playing area for the duration of matches and a period either side in return for a peppercorn rent on condition that making good damage resulting from games and any additional cutting to match standard would be a responsibility of the club.

Action – Clerk to process

9.0 Representatives to Outside Bodies: to receive reports, if any, for information

- a) Churchstoke Recreation Association (CRA): Cllr C P Smith reported the refurbishment work on community hall is approaching completion and the hall is likely to be re-opened to public use on 28th September. On behalf of CCC the Chair congratulated the CRA for its initiative and considerable efforts on the works.
- b) Vale of Montgomery Rural Cluster (VMRC): Cllr M A Whittall reported the next meeting will be on 8th October.

10.0 Consultations & Engagements

10.1 North Powys Wellbeing Programme: to report from the online briefing 12th Aug on the proposed Health & Wellbeing Campus (Cllr R K Steel) (paper 10.1 previously circulated).

Cllr R K Steel reported on attendance at the online briefing, highlighting from his written notes,

- Phase 1 the £30m funding offer for phase1 for preventative medicine facilities
- Phase 2 is a possible replacement hospital
- Phase 3 to expand diagnostic facilities.

The Chair thanked Cllr R K Steel for attendance and for the written notes.

11.0 Finance and Assets

11.1 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.

None.

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

The Clerk reported items received since the last meetings as follows:

Payer	Description	£
NatWest Bank	Gross interest Aug'25	19.66
Powys CC	2 nd instalment precept 2025-26	10,740.00
Total		10,759.66

11.3 Items for Payment: to resolve to approve items for payment as follows.

The Chair referred Members to the items listed for payment.

RESOLVED

CCC authorises payments as follows:

Chq	Payee	Description	£ex vat	£vat	£total
1724	Churchstoke Over 60s Club	Community Grant 2025	221.04	0.00	221.04
1725	Churchstoke Recreation Association	Community Grant 2025	221.04	0.00	221.04
1726	Churchstoke Bowling Club	Community Grant 2025	221.04	0.00	221.04
1727	Churchstoke CP School	Community Grant 2025	221.04	0.00	221.04
1728	Churchstoke Friends of School	Community Grant 2025	221.04	0.00	221.04
1729	Gloversure Ltd	Web hosting and email	320.00	64.00	384.00
1730	Powys CC	Cemetery refuse bin Aug'25	20.20	0.00	20.20
1731	Powys CC	Rec. field refuse bin Aug'25	20.20	0.00	20.20
1732	One Voice Wales	Training R K Steel Induction 2 nd Sep'25	21.00	0.00	21.00

1733	HM Revenue & Customs	PAYE & NI Q2 Jul-Sep'25	646.20	0.00	646.20
<i>Total authorised for payment</i>			<i>2,132.80</i>	<i>64.00</i>	<i>2,196.80</i>
<i>To report items previously authorised for payment</i>					
1734	E J Humphreys	Clerk net salary Sep'25	<i>As employment contract</i>		
Action – Clerk to process					

Members enquired if further grass cutting invoices are due. The Clerk agreed to research the records and enquire with the contractor.

Action – Clerk to process

11.4 Financial Balances: Consolidated Bank Balances: to report consolidated balances to date after transfers, receipts & payments.

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

Item	Current acc. £	Reserve acc. £
Gross balances	1,000.00	30,679.38
Less consolidated ring-fenced funds	0.00	-7,289.07
Net balances available	1,000.00	23,390.31

12.0 Highways & Rights of Way

12.1 Highways: to receive for information notifications & diversion maps for works already actioned or to be actioned.

Council received information notifications & diversion maps for works already actioned or to be actioned as follows (previously circulated) as follows,

12.1.1 Powys CC: Emerg Closure C2056 White Gritt 11-15 Sep'25 (papers 12.1.1a-b)

12.1.2 Powys CC: Temp Closure C2151, Churchstoke 28 Oct'25 (papers 12.1.2a-b).

12.2 Highways: to receive for information such other items of highways and rights of way correspondence as will be brought be brought to the attention of the council by the Clerk.

None.

12.3 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.

None.

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

The Chair invited Members to bring forward highways matters for the attention of the highways authorities.

RESOLVED

CCC reports for the attention of the Natural Resources Wales as follows

a) A489 Churchstoke Bridge: there appears to be unsafe masonry which may present a danger to pedestrians

b) A489 A490 junction adj Churchstoke Bridge: in view of the number of accidents which seem to occur at the junction, would highways engineers consider a redesign of the junction.

Action – Clerk to process

Council's attention was drawn, with photographic evidence, to plant growth in the River Camlad downstream of Churchstoke bridge leading to narrowing and congestion of the river.

RESOLVED

CCC reports for the attention of the Natural Resources Wales as follows,

- a) *River Camlad downstream of Churchstoke bridge: plant growth leading to narrowing and congestion of the river which might increase the likelihood of flooding.*

Action – Clerk to process

13.0 Correspondence, Feedback and Invitations

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

- 13.1.1 OVW: Constitution: to report the cancellation of the extraordinary general meeting Wed 3rd Sep'25 (Cllr M J Jones).
Cllr M J Jones reported the EGM planned for 3rd Sep'25 was cancelled due to lack of committed attendance.

13.1.2 OVW: National Conference and AGM

- a) to receive notification of the National Conference and AGM 1st Oct'25, to resolve to authorise attendance as an approved duty, and to elect a representative(s) (paper 13.1.2a previously circulated).
b) to receive proposals for constitution changes and to resolve council view to be taken forward into debate by the council's representative (paper 13.1.2b previously circulated)
c) to receive motions for debate and to resolve council views(s) to be taken forward into debate by the council's representative (paper 13.1.2c previously circulated).

The Clerk reported the National Conference and AGM on 1st October at Llanelwydd has been cancelled due to lack of committed attendance and that OVW will in touch as soon as alternative arrangements have been made for an AGM, and therefore items 13.1.2a-c are unnecessary and withdrawn as there is no business to transact.

- 13.1.3 OVW: Joint OVW SLCC Event: to receive notification of the virtual joint event 12th Nov'25, to resolve to authorise attendance as an approved duty, and to elect a representative(s) to attend (paper 13.1.3 previously circulated).

RESOLVED

CCC authorises attendance at the Joint OVW SLCC Virtual Event 12th November'25 as an approved duty.

Action – Members to inform Clerk

- 13.1.4 OVW: Training: to receive training dates Sep-Dec'25 (paper 13.1.4 Council received the OVW training schedule, and the Clerk reminded Members attendance has at a previous meeting already been resolved

as an approved duty and invited Members to inform if they wish to attend.

Action – Members to inform Clerk

- 13.1.5 OVW Consultation: Welsh Government Consultation on Revisions to the Separate Collection of Waste Materials for Recycling: A Code of Practice for Wales: to receive the invitation for views closing 8th Oct, to resolve whether to respond and if so to resolve to delegate the response to the Town Clerk after reference to a working group here elected (papers 13.1.5a-b previously circulated). Council received the consultation by OVW on the Welsh Government consultation.

RESOLVED

CCC does not wish to respond to the consultation.

- 13.1.6 OVW Consultation: Welsh Government Consultation on extending the duty on local authorities to broadcast meetings: to receive the invitation for views closing 14th Nov, to resolve whether to respond and if so to resolve to elect a working group to bring forward recommendations to the October meeting (papers 13.1.6a-c previously circulated). Council received the consultation by OVW on the Welsh Government consultation.

RESOLVED

CCC does not wish to respond to the consultation.

- 13.1.7 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. The Clerk reported other OVW/SLCC correspondence, highlighting certain items, which will be circulated electronically post meeting where electronic copies are available, and set out in appendix 1.

Action – Clerk to process

13.2 General Correspondence

- 13.2.1 R George MS: Funding Fair: to receive an invitation to attend 24th Oct'25, and to resolve attendance as an approved duty (paper 13.2.1 previously circulated). Council received invitation and details of the funding fair.

RESOLVED

CCC authorises attendance at the funding fair 24th Oct'25 as an approved duty.

Action – Members to inform Clerk

- 13.2.2 Dyfed Powys Police & Crime Commissioner: Dyfed-Powys Police HQ Open Doors Events: to receive an invitation to attend afternoon-evening 22-23 Oct'25, and to resolve attendance as an approved duty (papers 13.2.2a-b previously circulated). Council received invitation and details of the funding fair.

RESOLVED

CCC authorises attendance at Dyfed-Powys Police HQ Open Doors Events 22-23 Oct'25 as an approved duty.

Action – Members to inform Clerk

- 13.2.3 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.

The Clerk reported other general correspondence, highlighting certain items, which will be circulated electronically post meeting where electronic copies are available, and set out in appendix 2.

Action – Clerk to process

14.0 Chair's Announcements, Items for Future Agenda & Date of Next Meeting

- 14.1 Chair's announcements: to receive for information announcements from Chair and Members.

- a) Clerk: reminded Council that the budget preparations for the year 2026-27 begin in October and November.
- b) Cllr C P Smith: reported the CRA community pantomime in November promises well, and the organisers are seeking volunteer stewards who are invited to make contact via Cllr C P Smith.
- c) Cllr D N Yapp: reported tickets are on sale for the CRA community pantomime.
- d) Cllr D Bebb: reported some concerns have been expressed by members of the public regarding traffic speeding on the A489 in Churchstoke village, and urged that concerns are best made directly to GoSafe (the Wales Road Casualty Reduction Partnership <https://www.gosafe.org/report/>).

- 14.2 Items for future agenda: to bring forward for information, items for consideration by the Clerk for future agendas.

- a) Cllr D Bebb: community council role on traffic speed compliance A489 in Churchstoke.

- 14.3 Date of next meeting 30th Oct'25', 7.30pm, at Churchstoke & online.

15.0 Confidential Session

- 15.1 Resolution to Exclude the Public and Press: Under the Public Bodies (Admission to Meetings) Act 1960 (2) to resolve that 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.

RESOLVED
















Under the Public Bodies (Admission to Meetings) Act 1960 (2) CCC resolves that 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.

- 15.2 Confidential Correspondence [confidential reason: data protection of individuals]: to receive, and resolve if desired, such other business or

correspondence of a confidential nature as will be brought to the attention of the council by the Clerk.
None.

Meeting ended – 9.14pm.

Appendix 1: One Voice Wales/ SLCC correspondence circulated post meeting

-  01 - OVW - E Bulletin 8 English - 050925.pdf
-  02 - OVW - One Voice Wales E Bulletin - 190925.pdf
-  03a - OVW - **Your Biodiversity Team at One Voice Wales** - 130925.pdf
-  03b - OVW - Biodiversity Webinars 09.25.pdf
-  04 - OVW - Closing dates for Orchard applications & Keep Wales Tidy Packages - 130925.pdf
-  05a - OVW - **Important News Your Biodiversity Team at One Voice Wales** - 160925.pdf
-  05b - OVW - Biodiversity Webinars 09.25 (2).pdf
-  06 - OVW - URGENT FW Important News **Your Biodiversity Team at One Voice Wales** - 250925.pdf
-  07a - OVW - Webinar Reminder Cost of Living Crisis Project - 290825.pdf
-  07b - OVW - Information & Resources - Cost of Living Crisis Project - 130925.pdf
-  08 - OVW - Charles Arnold Baker 14th Edition - 040925.pdf
-  09a - DBCC - Submission of the Draft Annual Remuneration Report 2026–27 - 230925.pdf
-  09b - DBCC - draft annual report 2026-27 Final.pdf
-  10 - PAVO - Hafren Dyfrdwy support in the community events - 250925.pdf
-  11 - Ystadau Cymru - FW Ystadau Cymru Awards 2025 closing 8 Sep'25 still time to apply - 010825.pdf

Appendix 2: General correspondence received circulated post meeting

- [01 - R George MS - September Newsletter - 010925](#)
- [02 - R George MS - Funding Fair 24th Oct'25 - 160925](#)
- [03 - Powys CC - Funding Opportunity Community Centres Powys Community Facilities Programme - 130925](#)
- [04 - MoP - Change to treatment of skin cancer in Powys & Shropshire - 1630925 REDACT](#)
- [05 - PTHB - Annual General Meeting - 010925](#)
- [05 - PTHB - Recruitment of Vice Chair of Powys Teaching Health Board - 130925](#)
- [06 - Llais - IMPACT - Llais monthly newsletter - 250925](#)
- [07a - SaTH NHS Trust - What's new at the Shrewsbury and Telford Hospital NHS Trust - 130925](#)
- [07b - SaTH NHS Trust - Last chance to register for this week's Hospital Update - 220925](#)
- [08a - OPCC - Invitation to Attend Community Surgery in Llandrindod Wells - 040925](#)
- [08b - OPCC - Community Surgery English](#)
- [09 - OPCC - PCC Bulletin - 130925](#)
- [10a - OPCC - Victim Engagement Forum renamed - 160925](#)
- [10b - OPCC - VSEN ENGLISH](#)
- [11a - OPCC - REMINDER Extended Deadline Young People Shape Our Services & Open Call for Evidence - 170925](#)
- [11b - OPCC - Open Call for Evidence English](#)
- [11b - OPCC - Young People Shape Our Services Survey Poster \(1\)](#)
- [12a - SpArC - Michaelmas Fair Pop-up Cafe Flyer join us - 130925](#)
- [12b - SpArC - BCMP Health & Wellbeing Event Poster - 130925](#)
- [13 - NRW - Proposed Glyndŵr National Park Elected Members Councillors Consultation Event - 230925](#)
- [14 - MWWFRS - Chimney Fire Safety week 1-7 Sep'25 - 010925](#)
- [14 - PAVO - Emerging Needs Workshops Welshpool - 020925](#)
- [15a - PAVO - Booking form Joint Network Volunteer Involving Organisations & Community Transport 23 Sep'25 - 010925](#)
- [15b - PAVO - Joint network - Sept ENG](#)
- [16 - PAVO - Welshpool Llanfair Montgomery Locality Network Meeting link for meeting this morning - 040925](#)
- [17 - PAVO - North Montgomeryshire Volunteer Bureau survey - 050925](#)
- [18 - PAVO - Health & Wellbeing Network Event 1st Oct'25 Llanidloes - 190925](#)
- [19 - PAVO - 4.9.25 Welshpool Llanfair Montgomery Locality Network Meeting notes - 130925](#)
- [20a - PAVO - Welshpool Youth Cafe \(2\) - 130525](#)
- [20b - PAVO - Newtown 16-25 Group Poster \(2\) - 130525](#)
- [21a - Play Wales - National conference 2025 – early bird rate ends 1 Sep'25](#)
- [21b - Play Wales - National conference 2025 early bird rate extended to 8 Sep - 020825](#)
- [22 - Play Wales - Adult Learners Week - 150925](#)
- [23 - Play Wales - September e-bulletin - 170925](#)