



**CYNGOR CYMUNED YR YSTOG
CHURCHSTOKE COMMUNITY COUNCIL**

E J Humphreys MA Oxf, FdA Community Governance, FSLCC
Clerc i'r Cyngor | Clerk to the Council

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

**MINUTES of PLANNING COMMITTEE MEETING
on Thursday 17th August 2023 at 7.30pm**
held remotely on Zoom-Pro platform.

- 1.0 Welcome, Attendance:** to record attendance 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 online: Cllr M J Jones, Cllr R K McLintock, Cllr B L Smith, Cllr C P Smith, Cllr M A Whittall.

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

2.0 Election of Planning Committee Chairman & Vice-Chairman for 2023-24

- 2.1 Chairman: to receive nominations and to resolve the election of the committee Chairman. Nominations will be taken from the floor.
Committee received one nomination.

RESOLVED

CCC elects Cllr R K McLintock as Chair of the Planning Committee.

- 2.2 Vice-Chairman: to receive nominations and to resolve the election of the committee Vice-Chairman. Nominations will be taken from the floor
Committee received one nomination.

RESOLVED

CCC elects Cllr B L Smith as Vice-Chair of the Planning Committee.

3.0 Apologies for Absence: to receive and resolve if desired on apologies for absence

Apologies for absence approved by Council: None

Other apologies for absence received: Cllr D Bebb, Cllr A Richards, Cllr J N Wakelam.

Other Members absent: Cllr J Jones, Cllr D N Yapp.

- 4.0 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			

5.0 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.
None.

6.0 Planning & Building Control Consultations

6.2 To receive, for information, representations regarding planning application consultations:

- a) Application 23/0847/OUT: to receive for information representations regarding planning application consultations from members of the public (papers 6.1a 1-9 previously circulated).
Council received for information copies of representations to the planning authority by members of the public.

Cllr M J Jones joined the meeting at this point.

6.3 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.

The Chair referred Members to the consultations.

RESOLVED

CCC responds to consultations on planning applications as follows:

Ref.	Applicant	Site	Description	rec.
23/0847/OUT	<i>c/o Mr Paul Watson, Halls Holdings Ltd, Halls Holdings House, Bowman Way, Battlefield, Shrewsbury</i>	<i>Land South of Maes Curlew, White Grit</i>	<i>Outline Planning Application (all matters reserved) for the erection of up to 4 no. dwellinghouses, with provision of garages and associated works</i>	<i>O*</i>
23/1019/FUL	<i>Mr Aidan Jones, The Broads, Churchstoke</i>	<i>The Broads, Churchstoke</i>	<i>Retrospective planning application for the 'as built' orientation of an agricultural building</i>	<i>S</i>
23/1093/FUL	<i>Mr Bithell, Meadow Crest, Churchstoke</i>	<i>Meadow Crest, Churchstoke</i>	<i>Application for the erection of an agricultural building</i>	<i>S**</i>

**23/0847/OUT: CCC objects to the application on the following grounds,*

- a) it is of the view that it is overdevelopment out of keeping with the rural nature of the area and is development in open countryside*
- b) it is of the view that the development will damage habitat of endangered bird species including curlew and hedge-sparrow*
- c) it is of the view that the minor roads to and from the proposed development are inadequate to accommodate a likely increase in traffic consequential to the development*
- d) it is of the view that the area of one of known drainage problems which are likely to be exacerbated by the development.*

CCC also points out to planning officers there appear to be inaccurate statements in the application concerning nearby services.

***23/1093/FUL: CCC supports the application but wishes to draw the attention of planning officers to a nearby water course for which proper protection should be made.*

Action – Clerk to process

7.0 Chairman's Announcements & Date(s) of Next Meeting(s)

7.1 Chairman's announcements: to receive for information announcements from Chair, Members, and the Clerk.

- a) Cllr B L Smith: informed of public reports of the Alport footbridge having been repaired by the county council.
- b) Cllr B L Smith: reported collapse of the wooden bench on Belle Vue.

7.2 Date(s) of next meeting(s): Community Grants Committee and Ordinary Business Meetings to be held 31st Aug'23 at Churchstoke, the Ordinary Business Meeting in August being planning, finance and urgent matters only.

Meeting ended – 8.22pm.