

Minutes of a Meeting of the Ercall Magna Parish Council held on Tuesday, 19th January 2021 at 7.00p.m. via Zoom.

PRESENT:

Cllr E Aston	Cllr K Connor
Cllr G Barrow	Cllr S Bentley
Cllr R Wickson	Cllr R Hartshorne
Cllr C Purves	Cllr S Walker
Cllr Y Homer	Cllr L Hughes
Cllr A Price	Cllr A Glenholmes
Cllr M Ward	

In Attendance: Katrina Baker (Clerk)
3 representatives of The Phoenix Charity.

425/01/21.C Welcome & Introductions

The Chairman, Councillor Wickson, opened the meeting and thanked everyone for attending. A warm welcome was extended to the representatives of the Phoenix Charity, who were in attendance regarding the Cleveland Arms.

The Chairman reminded members of the protocol for a zoom meeting.

426/01/21.C Apologies for Absence

None

427/01/21.C Declarations of Interest

Cllr C Purves	TWC/2021/0031	Pecuniary Interest
Cllr S Bentley	Budget	Non pecuniary interest

428/01/21.C Minutes of the Meeting held on 15th December 2020

It was proposed by Councillor Homer and seconded by Councillor Aston, all were in favour and thus it was

RESOLVED that the Minutes of the Meeting held on 15th December 2020 be signed by the Chairman as a true record.

429/01/21.C Public Participation

The Phoenix Charity gave an update on their work regarding the purchase of the Cleveland Arms and Car Park with a view to opening it as a Community Asset in the village.

The main issue has been that they have not been able to gain access to the premises in order for an accurate valuation in its current condition. Despite contact with the Agent and attempted appointments, the owner has not welcomed anyone who wished to have a valuation in order to submit a realistic bid to purchase the property.

Discussions had taken place with the Plunkett Foundation and assistance and guidance is available in a step-by-step format.

The recent publication of the owner's intention to dispose of the property has triggered the interim moratorium period which ends of 10th February 2021. This gives community interest groups, such as the Charity, an opportunity to make the owner an offer. During this time, the owner cannot sell his property to anyone who is not a community interest group.

Any group, meeting the criteria of a community interest group, must submit an expression of interest that that date. If TWC has not received such correspondence, the owner is able to sell the property to whoever he chooses during the protected period. However, it must remain as an Asset of Community Value.

If an expression of interest is submitted to TWC, it will be passed to the owner and a full moratorium period must then be observed. Entering full moratorium delays the owner's ability to sell the land to anyone other than a community interest group up until 30th June 2021. The interested group should use the time to put together their formal proposals and present them to the owner with a formal offer. The owner is not obliged to accept any offer and from 30th June the owner can sell / let the property to whoever he chooses.

It is important to note that if the property is sold, and the transaction is classed as a 'relevant disposal' then it will be removed from the Council's list of assets of community value.

The charity representatives informed the Parish Council that they believed the owner had been obstructive throughout the process and had added unreasonable demands. The Charity could not purchase the asset at any over the 'open market value'. It is necessary for anyone interested to have an acceptable and realistic valuation of the building in its current condition.

Members agreed to move The Cleveland Arms agenda item so that it can be discussed with the representatives of the Charity in attendance.

Ref 440/01/21.C

The Chairman invited comments from Members of the Council which included:

- The condition of the building is not only a concern but also becoming an embarrassment in this central location of the village
- Should there be further consultation with the residents of the Parish – this is not only to be an asset for High Ercall, but also available to residents and visitors from Roden, Walton, Ellerdine, Rowton and further afield?
- There is a useful step by step guide on the Plunkett Foundation website, which commences with public engagement and consultation
- It is unusual that a Parish Council would lead such a process, but would be there to support the Charity.
- Following a valuation, a business plan would be needed and this would include a restoration / refurbishment plan
- An expression of interest is not a commitment, but would give more time for the group to liaise with relevant stakeholders.
- Concerns have been expressed that the owner has no will to work with the Charity or the Parish Council and is actively blocking the sale
- Need to take into consideration the safety of the building
- This building is iconic and important in this area of the village
- The project will need an enormous amount of time to prepare the business plan
- The building will need a massive amount of work
- The success of the business would benefit from the bowling green and the provision of food

It was proposed by Councillor Bentley and seconded by Councillor Homer that the Parish Council should consider submitting an Expression of Interest and that the views of the residents be canvassed.

It was then proposed by Councillor Purves and seconded by Councillor Ward that the Parish Council should not submit an Expression of Interest but should continue to support the Phoenix Charity, if it was to do so. Members voted on the revised proposal.

There were 8 Members in favour of no submission, and with two abstentions, by a majority it was

RESOLVED that Ercall Magna Parish Council would not submit an Expression of interest at this time.

430/01/21.C Urgent Items raised by the Chairman

Agricultural Reference Group

The Chairman informed Members of this group which has been established in Shropshire and could benefit this Parish. It would be added to a future agenda.

431/01/21.C Finance & Governance

a) Payments

Details of the payment due had been circulated and it was proposed by Councillor Hartshorne and seconded by Councillor Hughes and agreed that this be approved for payment.

b) Financial Update

The balance sheet, from Scribe, had been circulated to all members which confirmed a current account balance of £53,115.84. Members were reminded of the commitments which will need to be paid before the end of the financial year.

However, it was recognised that considering the financial position of the Parish Council at the start of 2020/2021, the position was healthy and this should be kept in mind when discussing the budget and precept request for 2021/22.

c) Budget and Precept

The Chairman presented the Minutes of the Finance & Governance Meeting which had taken place on 22nd December which had been circulated to all Members prior to the meeting, with the proposed budget, for consideration. Members had an opportunity to ask questions.

Councillor Bentley declared an interest

It was proposed by Councillor Connor and seconded by Councillor Hartshorne that the budget for 2021/22 should be agreed as £71,900. Members noted the inclusion of a number of projects that will benefit the residents and that the administration of the council remains at under £14,000. Due to good house-keeping, it is anticipated that earmarked reserves and savings will be able in the region of £22,000 at the end of the financial year and therefore Ercall Magna Parish Council should request a precept of £49,900. All were in favour, with one abstention, and thus it was

RESOLVED that Ercall Magna Parish Council would set its budget at £71,900 and would ask TWC to collect a precept of £49,900 on its behalf.

Members recalled the difficult decision that was required at this time last year and a statement was provided to assist members in answering residents' questions. This year, the Council will publicise that a wider range of services and facilities are to be provided to all residents in the Parish for a lower precept.

432/01/21.C Planning

a) Report

Councillor Connor presented the Minutes of the Committee meeting held on 7th January 2021 for information.

b) Current Planning Applications

TWC/2021/0031 Stables, adjacent to The Hollies, Ellerdine

Councillor Purves declared an interest and left the meeting.

This application is to change the use of existing horse stables, storage building and associated land for personal use to business use. This is for short term livery.

Concerns were expressed that the size of land available for grazing is inadequate for the size of the business proposed. Would there be an opportunity to 'rest' land between uses? It was noted that horses can be stabled, they do not have to have access to outdoor grazing.

RESOLVED that Ercall Magna Parish Council would have no objections in principle, but would raise a concern over the size of the business in relation to the amount of land available.

Councillor Purves returned to the meeting

c) Planning Decisions

Councillor Connor confirmed that the application for Roden Farm had been refused by TWC.

d) Register of Buildings of Local Interest

Councillor Connor explained the difference between Listed Buildings and those that might appear on a Register of Buildings of Local Interest. The current lists had been circulated to all members for information. It was important to note that a building on the register is part of an informal process and does not bring

with it specific restrictions or costs. However, the planning authority would take this into consideration if an application was to be received.

The following buildings and structures would be submitted to TWC for consideration:

The Cleveland Arms
Roden Nursing Home
Roden Terraced Houses
The old Hospital, Cotwall Bank
Pill Boxes, Silver Hill
Local Bridges
Railway bridge, between Nobridge Nursery and Cold Hatton / Ellerdine
Reception building at Greenhous Village
Stepping Stone in Roden
Water Tower in Roden
RAF buildings and hangers, including the fire fighting building

Members were asked for forward any others to the Clerk by 3rd February.

e) EMPC Neighbourhood Development Plan Consultation

A full list of consultees is available. There have been a few responses so far.

f) For information

Residents in Roden have heard that there is a pre-application for the removal of existing greenhouses at Roden Nursery.

433/01/21.C Police Matters

a) Smartwater Kits – We Don't Buy Crime Initiative

All kits have been issued. There may need to be some new registrations for new residents in the Parish. It is hoped that the new road signs will be available soon.

b) Local Information

Residents are encouraged to notify the police of information that they believe may be useful. Any local observations should be reported to West Mercia Police in the most appropriate way. It is important to use 999 if this is an emergency situation and is taking place at the time. 101 should be used for log information and an email can be used to notify the police of useful information which you want them to be aware of.

c) Speeding through High Ercall and Roden

This remains a concern for residents and will continue to be put forward for the Speed Camera Partnership and for TWC. It is important that the Section 106 funding for traffic regulation in Roden is used as soon as possible to bring about a road safety scheme in the village.

434/01/21.C Environmental Matters

a) Report

The Chairman reported that the Ercall Mill Bridge work has been completed.

435/01/21.C Highway Matters

a) Speeding

It was disappointing that the police were not prepared to take action on information including registration numbers. It is important that we continue to put pressure on TWC to spend the funding available as soon as possible. We will continue to ask for details of the proposed scheme.

b) HGVs

It remains a concern that HGV drivers ignore the speed limits, especially early in a morning. Aggregate lorries have been identified.

c) Cotwall Road

Members were disappointed that TWC has taken no action to bring forward proposals to make this corner safer for road users and residents. The Chairman will raise it at the upcoming Rural Forum.

d) Flooding

Whilst it is accepted that the Borough is experiencing extreme issues of flooding, thanks were extended to TWC for attending in Crossfields and Park Lane. Thanks were extended to Councillor Walker, for the work undertaken, when ploughing, to assist in restricting the flooding. However a blockage has been identified and TWC is in consultation with residents to gain permission to clear the drains as required. It is hoped that the exercise to map all drains will be completed and this will be useful in the future.

e) A442 Cold Hatton

Phase One of the scheme has been completed, but three of the keep left bollards have been knocked over / removed. Hopefully, as phase two is taking place this week and will see the installation of the traffic indicators and devices with sensors that the length of road will be safer.

436/01/21.C Shropshire Association of Local Councils

a) All correspondence from the County Secretary had been passed to Members, for information, there had been no further requests for items to be added to the agenda.

b) Meeting of County Associations

The Chairman will be representing Shropshire tomorrow and on the agenda will be funding for PTCs, a hybrid system for future meetings and the Councillors Code of Conduct.

c) Training

Members are encouraged to take a look at the training available from SALC, on their website, and to book to attend whenever possible – please make bookings through the Clerk. Members will be asked to give a presentation to a future Full Council meeting so that all members can benefit from the knowledge.

d) WAC

The Minutes of the meeting held on 13th January have been circulated for information. The motion regarding a review of firework legislation has moved forward to SALC, for consideration at the Executive with a view to being presented to NALC.

437/01/21.C Street Lighting

No new issues

438/01/21.C Village Halls

a) Ellerdine Village Hall

The Hall remains closed under the Government Covid Regulations

High Ercall Village Hall

The Hall remains closed. The Management Committee is pleased to be receiving the subsidies from TWC. They can offer a crèche for key workers on a Friday.

The MC have obtained a quotation for the resurfacing of the car park, total cost £70,000.

A meeting will be necessary to discuss the ownership and responsibilities for the play area to the rear of the Village Hall.

439/01/21.C Information from Telford & Wrekin Council

Councillor Bentley reported TWC meetings continue to take place virtually and at the recent Full Council meeting, it was resolved that there would be a 5.1% increase in Council Tax for 2021/22.

440/01/21.C The Cleveland Arms

Please refer to the information included earlier in the Minutes.

441/01/21.C Correspondence

All correspondence is shared with Members, there have been no requests for items to be included on the agenda for consideration.

a) Cliff Crescent, Ellerdine

TWC had confirmed that it is now satisfied with the height of the hedge to the front of Number 12.

With regards to the vehicles and buildings, a Section 215 Notice was served which required work to be carried out by 16th December. At a site visit on 17th December, by two enforcement officers and an environmental officer, when the owners were not present, it was observed that the majority of the rear garden had been cleared. Part of the old garage remains standing and one of the burnt out vehicles has not

been removed but this is entirely covered by sheeting. Therefore in the opinion of all the officers, the

matter has now been resolved and the case closed. The council has no powers to stop the owner storing empty cylinders on this land. The council has no powers to enforce when or if a chimney is swept or has access to view if anything is stored in the property. Without access, the council is powerless. There has been no evidence, during visits, of infestation of vermin. Adult social care have closed the case regarding the resident.

The residents remain dissatisfied with the outcome of the investigations and actions of TWC and may take further action.

b) Lord Lieutenant Garden Party Nominations

The Parish Council has submitted the nomination, copies were circulated for Members' information. If you know of anyone in the Parish who has been supporting the community during the pandemic, thank you cards can be arranged, please let the Clerk have a name and address, with details of what they have been doing.

c) Rural Forum

This will take place on Zoom on 28th January 2021 at 7pm. The Agricultural Reference Group will be added to the agenda.

d) Rural Transport

Representatives of Ercall Magna, Waters Upton, Edgmond and Tibberton & Cherrington parishes will meet with Matt Powell of TWC on Friday, 22nd to discuss options.

e) Rights of Way Consultation

Members are invited to the information evening on 21st January at 6pm on Teams, invitations are available from TWC. Arrangements will then be needed to respond to the consultation. Improvements to the electronic map will be suggested.

f) Rights of Way Group

A group of volunteers interested in Rights of Way in the Parish will form a group to undertake surveys, identify issues and obstacles and work with the Parish Council and TWC to improve the network for all to use and enjoy.

It will be good to work with similar groups from neighbouring Parishes.

**442/01/21.C Councillors Reports
Budget Consultation**

The Chairman and Vice Chairman will attend this on 20th January and will report back to a future meeting.

Code Of Conduct and the Role of the Councillor Training

The session hosted by the Monitoring Officer of TWC was very useful and all Members should receive basic training. Copies of the slides had been circulated. A new draft Code of Conduct will be discussed at the next Finance & Governance Committee meeting.

443/01/21.C Clerk's Report

None, all matters have been included on the Agenda.

444/01/21.C Parish Matters

None

445/01/21.C Date of the next meeting

16 th February 2021	7pm	Via Zoom
16 th March 2021	7pm	Via Zoom

There being no further business, the Chairman thanked everyone for their important contributions to the meeting, which he closed at 8.50pm.

SignedDate

Please note that these minutes remain draft until agreed and signed at the next meeting of the Parish Council on 16th February 2021.