Minutes of the Extra-ordinary Full Council Meeting of Ercall Magna Parish Council held on Tuesday, 30th June 2026 in High Ercall Village Hall at 7pm.

PRESENT:	Cllr K Connor	Cllr S Noyes-Thomas
	Cllr S Bentley	Cllr R Wickson
	Cllr R Higgins	Cllr R Hartshorn
	Cllr S Walker	Cllr R Bruckshaw
	Cllr M Bould	Cllr S Taylor

In Attendance: Katrina Baker (Clerk)
Approx 35 Members of the public

077/6/26.C Welcome & Introductions

Councillor Connor opened the meeting and welcomed everyone. The Chairman explained the reason for this extra-ordinary Parish Council meeting and thanked everyone for taking the time to attend.

Public Session

Members of the public were invited to share their thoughts and comments with the Parish Councillors regarding the recent application (TWC/2026/0453) to convert the Cleveland Arms Public House (Use Class Sui Generis) into 1no dwelling (Use Class C3).
Comments received included:

- It appears that this application is identical to the one submitted in 2022, which was refused. Planning policies have not changed significantly since this decision – surprised that the application has been re-submitted
- Some of the significant documents included in the application are statements made by the applicant
- The MJ Hughes report, which had been included by the applicant, had been commissioned by the Parish Council and Cleveland Phoenix Charity and should not have been included, due to copyright.
- This is a prime location in the centre of the village, an eyesore, and needs to be brought back to use
- A number of interested parties have expressed their interests – however, access to the inside of the building has not been made possible and necessary surveys cannot be carried out without access.
- The building has not been marketed recently and not locally.
- Work has already started within the building to convert to a dwelling
- The marketing and price should be a realistic open market value, and not a hope value. It should take into consideration the current condition of the building
- The building is a non-designated heritage asset
- The building is deteriorating – is it safe, thinking about the close proximity to the footpath and highway?
- The deterioration is resulting in a reduction in the value – wonder what the current value is in its current condition?
- High Ercall Village Hall does not offer a suitable alternative for the community
- The Inspector, at the Appeal hearing, confirmed that access should be granted to interested parties to view inside so that necessary surveys can be undertaken

Two attendees informed the meeting of their interest in the Cleveland Arms and confirmed that they have contacted the owner / applicant to request access to the building in order to undertake a survey. They have been very frustrated at the delays since they expressed their interest, as they were aware of the strength of public feeling in and around the Parish for the retention of a Community Asset at this location. They remain interested and are awaiting details of when they can have access in order to obtain the information they will need to negotiate a purchase.

A request for a show of hands was received and it was unanimous that this application should be opposed by the Parish Council, on behalf of the residents and that it should be refused by Telford & Wrekin Council.

078/6/26.C Apologies for Absence

Cllr Aston Attending an alternative engagement

RESOLVED that the apologies be accepted.

Absent

Cllr Purves

079/6/26.C Declarations of Interest (for items on the agenda) or Dispensations

The following declarations of interest were recorded:

Councillor Connor	Ellerdine Village Hall and Royal British Legion (with dispensations)
Councillor Noyes-Thomas	High Ercall Village Hall (with dispensation)
Councillor Wickson	High Ercall Village Hall (with dispensation) and Royal British Legion
Councillor Higgins	High Ercall Village Hall
Councillor Bould	High Ercall Village Hall
Councillor Bruckshaw	TWC/2026/0193

080/6/26.C Minutes of the Meeting held on 16th June 2026

It was agreed that this item would be deferred to the July Full Council Meeting.

081/6/26.C Planning

a) Report

The Chairman of the Planning Committee updated Members on recent determinations:

TWC/2026/0169 Church Farm, Rowton
Listed Building consent Granted

TWC/2026/0193 RAF Sick Quarters
Councillor Bruckshaw declared an interest
Permission Granted

b) New Planning Applications for consideration

TWC/2026/0453 The Cleveland Arms, High Ercall
Conversion of the Public House (Use Class Sui Generis) into 1no dwelling (Use Class C3)

Members had heard all the comments received from the local residents in attendance at the meeting.
The Parish Council has been aware, over the last few years, of a number of interested organisations and businesses – all of which have confirmed that they have not been able to have access to the building in order to undertake necessary surveys.
This is the 4th application – Members had taken the opportunity to read the 64 page Planning Statement and had noted a number of inaccuracies within the documents.
The application TWC/2022/0340 used the same plans and drawings and was refused. Laws and Planning Policies have not changed significantly and therefore this application remains non-consistent with current policies.
Most of documents included with the application (ecology, heritage, design and access etc.) have been written by the applicant and not by a qualified specialist and this brings into question the accuracy of the information.
Ercall Magna Parish Council has recently engaged the services of Community Resource and the Housing Enabler has completed an updated Housing Needs Survey which has not identified the need for large detached properties.
The Ercall Magna Neighbourhood Plan and TW Local Plan do not support this application.

It was proposed by Councillor Walker, seconded by Councillor Hartshorn, all were in favour and thus it was

RESOLVED that Ercall Magna Parish Council should strongly object to this application and a detailed letter will be included on the planning portal.

The Chairman reminded all residents in attendance that it is vitally important that individual comments are submitted to the Planning Officers so that they can be taken into consideration when they are determining this application.

082/6/26.C Parish Matters

The Chairman reported that the installation of the equipment to improve O2 signals was installed on the street light in Cleveland Avenue on 24th June – however, it may be some weeks before those on O2 and associated networks notice the benefit.

083/6/26.C Next Meeting

21st July 2026	7.00pm	Full Council Meeting	High Ercall Village Hall

There being no further business, the Chairman thanked everyone for their important contributions to a successful meeting and closed the meeting at 8.20pm.

Signed ……Date ……

The minutes remain draft, until agreed at the next meeting in July 2026.