

MINUTES of the EXTRA ORDINARY MEETING of LOPPINGTON PARISH COUNCIL held on Tuesday, 8th AUGUST 2023 at 7.30pm in Loppington Village Hall

MEMBERS PRESENT: Cllrs. Mrs. T. Barton, Cllrs. R. Bearne, S. Connon, Mrs. D Hume-Miller (Chair), J. Street, and Mrs. G. Wilkins
Clerk - Mrs L McCormack
Shropshire Councillor: Brian Williams
Public – Four

62/23 Apologies for absence

Apologies from Cllr. Mrs. T. Sharpe were received and accepted

63/23 Public Participation

A resident of Noneley confirmed that the verges in Noneley Road had been cut.

The RBL contact asked whether the Parish Council required a remembrance service wreath at a cost of £20 this year and whether the hedge around the memorial would be trimmed prior to 11th November. The Parish Council confirmed that it did require a wreath and would instruct its contractor to attend to the hedges.

A question was raised regarding the play area, the Chairman of the Village Hall Committee who are responsible for the area confirmed the maintenance was in hand.

64/23 Declarations of Interest

- a) Cllr. Barton declared a personal interest as Church Warden and PCC committee member in respect of the application for funding for the Clock
- b) Cllr. Wilkins considered her position on apparent bias affirming a close association with the LVHC as spouse of the LVHC Treasurer and which is not a registrable interest and did not affect their personal circumstances.
- c) Applications for Dispensation
Cllr. Barton was granted dispensation to remain and speak on the application from the PCC as she could usefully assist the Parish Council regarding the role and finances of the PCC, but not to take part in the discussion and vote thereon

65/23 Approval of Minutes of the last Meeting

The Minutes of the meeting held on 11th July 2023 were approved and signed by the Chairman

66/23 Grant Applications

a) Loppington Village Hall – Project Green

The Village Hall Committee (LVHC) has submitted a revised application for Phase 1 of their project being removal of roof tiles, re-felting and renewing battens and replacing the existing roof tiles. This work will address the insulation of the roof as detailed in the application and report.

Two quotes were received detailing roof works; for £23,000 and £27,500 respectively. The third quote details future phases of the Project.

The revised application confirms that phase 1 of the project cost is £23,000 (the preferred contractor) and LVHC requests a sum of £15,000 towards the cost, with £8,000 from Village Hall reserves. The Council is in receipt of the last audited accounts of LVHC.

LVHC confirm that planning consent is not required for the work but building control approval is required.

The Parish Council acknowledged that LVHC had appointed and was in discussions with its surveyor, however there are still concerns once works begin on the roof what further issues this will reveal. The Parish Council noted that LVHC has set aside a sum for contingencies and will prioritise the work to the roof as detailed in the revised application. The Parish Council were satisfied that contingent works and risk to finances can be managed better via a phased approach.

The Chairman of the Village Hall Committee explained that on completion of phase one of the project, and testing to establish the efficiency and performance of the new roof felt, the next stage will be to replace the existing old lighting and add another layer of insulation in the roof space. The cost for this is likely to be £5,000 - £6,000 with very little reserve available in the Village Hall budget. LVHC will be seeking match funding from elsewhere.

The cost of dry lining and insulating the walls is likely to be circa £16,000.

The Parish Council emphasised the role of the Village Hall Committee in taking ownership of the project and associated risk with financial support of the Parish Council limited to the amount of the grant.

RESOLVED: It was proposed and seconded and agreed unanimously to grant £15,000 to LVHC towards phase 1 Project Green subject to conditions:

- Compliance with planning and building regulations
- Payment to be made on receipt of the first invoice/commencement of work
- Grant money to be spent only on approved works
- The Council reserve the right to monitor the project to ensure that the grant is used for the approved works and therefore within 12 months of the completion of phase 1 of the project request a post completion report including copies of invoices/receipts.
- If the grant is used for any other purpose than that for which it was awarded without permission of the Parish Council, the grant becomes immediately repayable
- In the event that LVHC ceases to operate before the grant is spent or whilst it is in the process of being spent, the parish council may ask for the return of all or part of the grant

b) Church Clock

This application was deferred from May pending receipt of the horologist report and quote. Given the specialist nature of the work to be undertaken the PCC were unable to obtain competitive quotes from other contractors.

The Parish Council raised concerns regarding ownership of the clock and noted the horologists comment regarding volunteers working in the tower and whether this was properly covered by the PCC insurance. The Church Warden and a second member of the PCC explained the role of the Patron in the exercise of authority in the church tower. The representatives of the PCC also acknowledged the issues raised which would also be raised at the next PCC meeting.

The Council is not in receipt of the last audited accounts of the PCC, however the Church Warden explained that quotes for significant works to the fabric of the Church to repair leaks far exceed the available funds and therefore the PCC would be unable to fund the repair to this historic and valued community item.

Cllr Barton left the room and did not take part in the discussion and vote on the award or otherwise of Community Benefit Funding to the PCC

The Council cannot contract for work on or insure property it does not own, or carry out assessments and insure risk on church property. The Parish Council emphasised the role of the PCC in taking ownership of the project and associated risk with financial support of the Parish Council limited to the amount of the grant.

RESOLVED: It was proposed and seconded and agreed unanimously to grant £7,450 to Loppington PCC towards the cost of repairing its historic clock subject to conditions:

- The Parish Council receive confirmation regarding ownership of the clock and the person/organisation who has the authority to instruct commencement of the works
- PCC will have carried out its own risk assessment and insured the specific risks associated with the project.
- Payment to be made on receipt of the first invoice/commencement of work
- Grant money to be spent only on approved works
- The Council reserve the right to monitor the project to ensure that the grant is used for the approved works and therefore within 12 months of completion of the work request a post completion report including copies of invoices/receipts.
- If the grant is used for any other purpose than that for which it was awarded without permission of the parish council, the grant becomes immediately repayable.
- In the event that the Church should close and/or the clock become redundant before the grant is spent or whilst it is in the process of being spent, the Parish Council may ask for the return of all or part of the grant

Cllr. Barton returned to the room following the vote to award funding to the PCC

67/23 Financial matters:

Not considered.

Cllr. Wilkins left the meeting due to other commitments

68/23 Planning Matters

a) Applications for consideration

No new applications currently

b) Applications received after 1st August

Members considered a letter received at 15:53 today (8/7/23) from the LPA regarding a proposed revised application 23/02305/LBC.

The letter confirmed that a revised application was expected tomorrow (9/8/23) together with a "more robust heritage impact assessment" and requesting a response from the Parish Council as a matter of urgency and in any event before 10th August, which is the LPA determination deadline, based on the presumption that "if the Conservation Officer has no objection this would overcome the Parish Council's concerns?"

The Parish Council noted that currently no actual revised application had been submitted on which it could be re-consulted therefore it could not realistically comment until such time as it formally received such notification.

RESOLVED: Parish Council comments remain unchanged pending notification of a revised application and confirmation of the conservation officer comments.

c) Determined since July meeting

Reference: 23/02369/TPO (validated: 31/05/2023) (Amended 30/06/23)
Address: Spensford House, Loppington, SY4 5NG
Proposal: Crown and height reduction by the overall secondary branch length reduction of approximately 3 - 5m of 1no. Sycamore & overall secondary branch length reduction of 2 - 5m (around 20% overall crown) taken to suitable growing points of 1no. Yew protected by the Shropshire Council (Loppington Village North) TPO 2014 (Ref. SC/00207/14)
Decision: Approved

Reference: 23/02292/TCA (validated: 31/05/2023) (Amended 30/06/23)
Address: Spensford House, Loppington, SY4 5NG
Proposal: To fell to ground level 1no. Cherry & trim up to 0.5m to retain shape approx. 5 no. Conifers within Loppington Conservation Area
Decision: Permission Granted

Reference: 23/02622/VAR (validated: 19/06/2023)
Address: Old Post Office, Burlton, Shrewsbury, Shropshire, SY4 5SX
Proposal: Variation on Condition 2 (approved plans and drawings) of Application Reference Number: 21/04662/FUL Date of Decision: 01/12/2021
Decision: Permission Granted

d) For information only:

Reference: 23/03191/CPL
Address: Brook House, Burlton, Shrewsbury, Shropshire, SY4 5SX.
Proposal: Lawful development certificate for the proposed siting of a caravan as an ancillary annexe

Loppington Parish Council operates a scheme of delegation on planning matters and links to planning applications in the Parish are published on receipt on loppingtonparishcouncil.gov.uk/environment/planning

61/23 Next LPC meeting and dates for the diary

Ordinary Meeting of the Parish Council – Tuesday, 12th September 2023 @ 7:30 pm
Loppington Village Hall
(*Cllr. Mrs. G. Wilkins gave her apologies for the next meeting*)

SALC North Shropshire Area Committee, Monday, 18th September 2023 at 7.15pm
(Wem Town Council Offices, Wem Library)

Ordinary Meeting of the Parish Council – Tuesday, 24th October 2023 @ 7:30 pm
Loppington Village Hall

Meeting closed at 20: 56 pm

Signed ...(by the Acting Chairman)...

Date: 12th September 2023