

WELLINGTON PARISH COUNCIL

Regular Meeting of the Parish Council held at 7.30pm
on Thursday 2nd February 2023 in the Community Centre

Item	Minutes	
	Present: Parish Cllrs: Mr Stephen Crane (Chair), Mrs Lyn Langford, Mr Sean Marron, Ms Kim Parker Also in attendance: Ward Cllr Pauline Crockett, Mrs Chris Bucknell (Parish Clerk) and 15 members of the public – including Jen Jarrett (CLP Group), John Hayward (CLP Group), Shirley Edgar (Tree Warden), Nigel Cooper (Play Area Project), David Wood (Community Pub Project) 1.0 To Accept Apologies for Absence - Cllr Barrie Prince, Cllr Andrew Spittle, Jules Shaddick (Brook Officer) 2.0 To Receive Declarations of Interest – None 2.1 To Consider Written Requests for Dispensations - There were no requests for dispensation 3.0 To Adopt the Minutes of the Regular Meeting of the Parish Council held on Thursday 1st December 2022 Resolved: The Minutes were confirmed and signed by the Vice Chair. 4.0 To Receive Brief Reports 4.1 Ward Cllr Pauline Crockett Ward Cllr Crockett said the flu and Covid booster vaccinations were still available and she urged anyone who had not yet had these to make an appointment as soon as possible. The December Ward Report had been sent out to all Councillors and the January Report would be circulated in the next week or so and this would include details of discussions on the budget and Council Tax setting. Cllr Crockett explained that a lot of central government funding had been reduced and the grants were often ring fenced for specific work, meaning that any additional funds needed to be raised from the Council Tax. It is expected that there will be a 4.99% rise which would mean a £7 increase for a Band D property. Cllr Crockett had recently met up with Nigel Cooper to discuss the Play Area Project and she would follow this up with the Officers who were dealing with the Secretary of State queries and requirements. A meeting had also been requested with Andrew Houston, the new Section 106 Officer and Cllr Crockett would follow this up. A meeting with Cllr Prince to look at the issues in Mill Lane had identified a number of paving slabs that had been placed vertically against the bank to the rear of the drains. Phil Pankhurst, Locality Steward, had said these were for shuttering and would be eventually moved. Cllr Crockett had gone back to the Quality Control Inspection Team with her concerns as the road surface was now damaged even more and there were concerns that if the road became so dangerous that it could not be repaired and it may be closed which would affect residents and the bus routes. Cllr Crockett had arranged a meeting with Richard Timothy of National Highways where the speed issues on the A49 would be discussed again. There had been another accident on the A49; there had now been 6, 3 of which where vehicles went into buildings and 3 where they hit the boundaries of properties, and it was felt it would not be long before someone was injured or killed. Cllr Marron said the A49 was to be resurfaced with some sections having an anti-slip covering, Cllr Crockett would bring this up with Richard Timothy and report back.	

	Cllr Crockett invited questions from the public. One resident asked how many times people can go to Leominster Rubbish and Recycling Centre in a month as this seemed to be unnecessarily restricted. The website was consulted and it was confirmed that there could be 4 visits every 14 days. Cllr Crockett would follow this up. John Hayward noted that the City Council had recently been awarded an Active Travel Grant for cycling and he felt this kind of improvement should not be limited to the City Centre. Applications for grants for the Market Towns had not been successful. It was noted that there were proposals for electric buses and for park and ride areas outside of the city, notably Aylestone Park, the Racecourse, 2 south of the river. 4.2 West Mercia Community Charter This was updated every 3 months with local priorities. Wellington had not submitted any priorities in December and the next update would be in March for the period April – June. Councillors and resident were asked to consider what should be submitted. Cllr Crockett said that the Local Policing Team were keen to engage more with Parish Councils and to send PCSO Christina Howard dates of the PC meetings so that they could attend. 5.0 Communication with Parishioners and Updates 5.1 Annual Parish Meeting This will be held on Friday 3rd March at 7.00 pm in the Community Centre. There would be 4 presentations from Herefordshire Fire Service, Queenswood Arboretum and Bodenham Lakes, Wellington Play Area Project Team and the Community Led Planning Team together with some display tables. The event had been publicised on noticeboards, Facebook, on the website and in the latest Welcome magazine. Cllr Crane said he would follow up on audio and presentation equipment. 5.2 Update on Play Area Nigel Cooper gave an update on the Play Area. On behalf of the WCA he had received advice from RoSPA (Royal Society for Prevention of Accidents) regarding safeguarding the proposed Plan Area, which the WCA had voted to adopt. This advice included the requirement for a 3-metre fence to the south and 4 metres to the west to protect against high football shots injuring anyone using the Play Area. Cllr Lyn Langford questioned the need for such a high a fence and Nigel Cooper said that, like many parents, he too took the view that child safety was a matter of parental responsibility. However, this view would not be supported by the WCA insurers who would only indemnify Trustees against a claim for injury if reliable advice had been followed on safeguarding. Nigel thanked Cllr Pauline Crockett for her continued help and support. She was currently pursuing Herefordshire Council for the play area draft lease which the WCA needed to approve before the fence was erected, this was deemed important given certain previous works by Herefordshire Council had caused inconvenience and been costly to correct. Andrew Houston, Senior 106 Project Manager, had been contacted and Cllr Crockett asked Nigel to give her a resume of all the outstanding issues so she could follow these up. The Clerk reported that the Quarry had given a donation of £1,000 towards the Play Area Project. Post Meeting note: At Quentin Mee's (Head of Educational Development with Herefordshire Council) request the WCA planning application had excluded the fence. Now that RoSPA advised that part of this fence had to be 4m it follows it may exceed permitted development and be subject to planning control. If a planning application is needed it should be submitted by Herefordshire Council and Nigel Cooper had offered to draw up any plans that may be required. 4.3 Update on Wellington Pub David Wood, Pub Project Team Chairman, gave the following report. Choice Circle, the company which had bought the pub had put in a planning application to build a house in the garden of the pub. There had been a significant response by village residents and	Clerk KP/ SC
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	supportive organisations. At the time of writing this report, the County Council have posted 93 comments on their website. Most of these comments were objections. David Wood said he would like to record his thanks to the whole team and to the community for such a terrific effort, saying that even though they did not manage to buy the pub for the community, all members of the team had said that the experience of working together was definitely worth it. David said he would be amazed if Herefordshire Council's decision was anything but to reject the application, and he believed that Choice Circle would then put in an appeal. David Wood said that the CAMRA (Campaign for Real Ale) response to the planning application contained a copy of an earlier 2017 decision by the Planning Inspectorate relating to a pub called The Rosie, in Munstone, Herefordshire. The application was to erect a house in the garden of the pub, very similar to the Wellington situation, except that the garden in question was bigger. The appeal was dismissed. If Wellington got the same result, David felt it was likely that the pub may come back onto the market, and, anticipating this, the group had submitted an application for the Old Boot pub to again be registered as an Asset of Community Value. If successful, this would mean that the vendor could not sell the pub to any buyer other than the community for 6 months. The Community would continue to be updated as this progressed. Cllr Crane said there was a lot of work that needed doing on the weeds, hedges and trees but until this became dangerous there was not a lot that could be done except to request that the work be carried out. The Clerk was asked to email Choice Circle (via Sidney Phillips) to request this. Cllr Crane said he was keeping an eye on the wall by the Old House garden to ensure it did not become a hazard. 5.4 Community Library Jen Jarrett said that it had been proposed to close community library at end of month due to lack of interest, with only around 4 visits per session since the beginning of November. However, the CLP Team planned to take it over as they believed that the library was a valuable asset for the community, falling within the remit of the Talk Community Team. Leominster Library was also keen to keep it open. The CLP Team would therefore take it over for a period of around 5 months to see if it can be invigorated and then review the situation. A vote of thanks was given to Val and her team who had run the library since 2014. Jen Jarrett left the meeting at this point	
6.0	Open Time - To Note Matters Raised by Local Residents Relevant to the Parish A question was raised about the Attenuation Ponds and when they would be completed. Cllr Crane said this was not a Parish Council matter, but he was keeping an eye on it. Shirley Edgar said that the road coming into the village past Stocks Farm had been damaged and gravel was coming out onto the road which was causing a hazard, with a child recently hit by a stone thrown up by a passing bus. There was also a lot of hardcore outside the school and it was felt this was a hazard that needed to be addressed. It was agreed that a road sweeper was needed, and the Clerk would speak to Phil Pankhurst. Cllr Crockett said she would raise this with Balfour Beatty as a safety concern. It was also noted that debris from the top of Mill Lane had been washed down and this needed addressing. There were no other issues raised.	Clerk
7.0	Financial Matters 7.1 To Receive a Report from the RFO Bank Balances: Treasurer's Account £13,870.02 Business Instant Access £64,144.67	

Income since the December Meeting

January and February Shop Rent - £1,400 December and January Interest £42.09

Donation from the Quarry to the Play Area Project £1,000

Drainage Grant – Invoice 05-22 has been raised for £4,339 to cover the drainage grant in full

7.2 To Approve Invoices Paid Since December Meeting

Expenditure	Amount
D C Gardening invoice SI-1456 Drainage Grant work £3,047 + VAT	£3,656.70
D C Gardening invoice SI-1466 Drainage Grant work £1,291.75 + VAT	£1,550.10
Clerk's net salary for Qtr 3	£1,258.20
HMRC PAYE related to Clerk's Qtr 3 salary	£314.60
WCA – payment for room hire October – December 2023	£45.00
Zoom invoice for January 2023 £11.99 + VAT	£14.39
Viking invoice 9932009 A4 Paper for Parish Information Sheet and other CLP activities £24.49 + VAT	£29.39
Theo Ashton Cleaning and Parish Room Bookings for December 2022	£45.00

Resolved: All payments noted and approved

7.3 To Agree Payments of Outstanding Invoices

Payment	Expenditure	Amount
BACS	Clerk's SLCC Membership 2023/24 77%	£106.58
BACS	Theo Ashton Cleaning and Parish Room Bookings for January 2023	£65.00
BACS	Zoom Subscription for February £11.99 + VAT	£14.39

Resolved: All payments noted and approved

8.0

To Consider Planning Matters**8.1 To Note and Approve Comments Made Between Meetings**

Reference Number	Application
223962	The Wain House, 1 Wellington Court Barns- tree works <i>Submitted Comment: Shirley Edgar visited the site and approved the proposed work. On that basis the Parish Council supported the application</i>

8.2 To Consider New Planning Applications

Reference Number	Application
224058	Wellington Quarry, Hayward Lane, Wellington - Proposed northwest quarry extension and consolidation of existing permissions

Cllr Marron gave a detailed resume of the planning application, saying planning report number 2 outlined a significant difference between this application and the one submitted in 2019 which was for a larger extension.

The planning statement said that the output had risen significantly and stated that extraction will be done quickly with minimal effect on Wellington. The application was only for extraction, there were no additional buildings, and it would not be visible from Wellington.

Clerk

Cllr Marron noted that mineral extraction was permitted in flood areas and there had been a hydrological report carried out on Wellington Brook which ran alongside the development. However, it was unknown whether the disturbance would affect the Brook and it was suggested that there should be a condition to provide a safety margin which would provide a boundary between the Brook and the extraction area.

It was noted that the residents of the Alms Houses should be notified and the Clerk was asked to do this.

A question was asked by a resident whether the current footpaths and bird hides would be threatened, and it was also noted that Wellington Fisheries used part of that land. Cllr Marron said that there had been a request for re-alignment of the footpath while the work was carried out and this would then be reinstated. The contents of the fishing pond would be removed and put into another pond while the work was being carried out. The result would be a bigger fishing pond.

A question was asked whether the work would affect ground water levels causing wells to dry up and, if so, would the Quarry be liable. Cllr Marron said they would not be.

Resolved: It was agreed to support the application but to ask for certain conditions to be included. Cllr Marron would draft a response and circulate it for approval. Deadline for submission of comments was 9th February,

Reference Number	Application
224292	Auberrow House, Auberrow Road, Wellington - proposed erection of a bespoke oak framed and timber clad outbuilding for use as a home gym/office to replace a barn that has been destroyed by fire

It was felt that this had been well thought out with the design in keeping with the area and on this basis the Parish Council agreed to support the application. **Submission ref:** FS-Case-484042322

Reference Number	Application
182878	Land Adjacent to Graveyard, Wellington (re-consultation)

It was noted that a phosphate calculation had been carried out, but Cllr Marron said the application had not been amended in any way and there were no changes to the layout or wastewater treatment. An Ecological Survey had been done and not revealed anything significant that would stop development. As the site was less than a hectare it did not come under the requirement for a flood assessment, and it was felt this should be a condition.

Keith Brimley said that access to the field was completely blocked off and the only other means of access was directly off the A49. There was also a discussion about car parking for the graveyard but it was not felt this could be added to this application.

Cllr Marron would put together a response and send it to Cllr Langford for comment.

8.3 To Note Any Decisions/Notifications Received

Reference Number	Application	Decision
223962	The Wain House, 1 Wellington Court Barns- tree works	Awaiting Decision
222734	The Wellington – proposed new 3 bed dwelling and partial change of use of pub garden from sui generis to class C3a. Proposed demolition of conservatory to make way for outdoor seating area.	Awaiting Decision

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Reference Number	Application	Decision
223767	Honeysuckle Cottage, Poultry Lane, Auberrrow - Demolition of existing dwelling and proposed replacement dwelling	Awaiting Decision
223149	The Vinery, Mill Lane, Wellington – Tree Works	Approved
220769	Land East of the A49 south of Hayward Lane, Wellington - proposed restoration of the site to wetlands habitat and construction of a mineral processing plant.	Awaiting Decision
220652	St Margaret's Church, Wellington – proposed change of use from agricultural land to burial ground.	Awaiting Decision
210381	Chiropodist Surgery, Marsh House Farm, Wellington. Retrospective change of use of surgery and office to holiday let.	Awaiting Decision
213456	Maple View, Wellington – additional tree works application – Removal of Walnut tree to the front of the house due to damage being caused to our property and vehicles. Additionally, trimming of oak tree which is along our drive which is encroaching into neighbours' property and also causing their smaller tree to suffer due to the oak tree shading it and overpowering it.	Awaiting Decision
192810	Land at Yew Trees, The Row, Wellington – Dwelling with detached garage and vehicle access. Re - Consultation	On hold due to Phosphates
182878	Land Adjacent to Graveyard, Wellington – proposed erection of 15 dwellings. On hold due to Section 106 and Phosphates	On hold due to Phosphates

8.4 Herefordshire Local Plan 2021-2041 Update

It was noted that Herefordshire Council was currently consulting on a Masterplan for Hereford. This document was separate from the Local Plan 2021-2041 but would inform potential strategic options for Hereford both within the Local Plan 2021-2041 and the Local Transport Plan.

8.5 Agricultural Planning Supplementary Planning Document (SPD)

The Agricultural Planning SPD included guidance to help improve the quality of information developers may need to provide when submitting proposals for agricultural development:

- An outline of the issues that may arise in relation to agricultural development. Better quality information at the planning application stage will assist the decision-making process.
- A tool to determine the phosphate loading of a proposed development. This will help inform the determination of planning applications within the River Wye Catchment. It is an innovative approach to include this in an SPD to inform decision making.

Cllr Langford had attended an information session and gave a brief report to the meeting, saying that Herefordshire Council was considering asking for more environmental reports for agricultural application and related to phosphates, but she did not feel the SPD was something the Parish Council needed to engage with.

8.6 To Consider any other Planning Issues

Update on Tree Work in Bridge Lane – Shirley Edgar gave a brief report saying that, originally, it was work done by the contractors of Western Power but then the resident of Bridge Lane Farm had continued to remove the tree down to around 10 feet high. Shirley Edgar had contacted the Planning Officer who said he would carry out a site visit, but he did not feel it was an enforcement issue as the tree would eventually grow back.

	Update on Section 106 Funding – Cllr Langford was continuing to follow this up. The contribution for the Play Area was moving forward and Cllr Langford was still discussing signage at The Marsh. The Section 106 funding had now been put into 3 priority groups and this list was held by Andrew Houston, Section 106 Lead for Herefordshire Council. Update on Intrusive Lighting from Hayward Industrial Estate - David Wilkinson (Planning Enforcement Officer) sent the following update <i>I went out to visit Mr Sims at his home address to personally discuss the case with him. He outlined the history of the complaint, the first point he made was that the issue first started about 15 years ago, which confirms the alleged contraveners claim that the floodlight has been in situ for over 10 years and so un-enforceable. The second point made was that it is not an issue anymore as he has moved bedrooms.</i> <i>I am still waiting for a reply from our legal team but armed with the new information I am today requesting that the case be closed as it is not a breach of planning condition, this notice issued related to a planning application 191122 and referred to Condition 7. The application was for the 'Proposed erection of an industrial steel frame building to be used for the sorting of waste prior to onward transfer off-site. External concrete yard, drainage works, realignment of bund and the installation of a weighbridge'. At this point the floodlight had been in situ for approximately 12 years.</i> As this was no longer an issue for the resident it was felt it could be removed from the agenda. 9.0 To Consider Highways Issues 9.1 A49 Issues See item 4.1. There were no further issues. Cllr Crockett would report following her meeting with Richard Timothy (National Highways). Cllr Langford felt the Hereford Times should be involved as Highways England were not addressing the issue of accidents on the A49, specifically at The Marsh. Cllr Langford would follow this up with the Hereford Times 9.1.1 Road Safety Issues on Dinmore Hill Cllr Crockett was still following this up. 9.1.2 Tarmac Lorries U-turning at Wellington Junction A resident had reported that heavy lorries were turning left out of the quarry road and then U-turning at Wellington junction to travel north on the A49. Pictures were submitted of Tarmac lorries plus 2 other contractors' vehicles. Tarmac had been contacted; the team were very responsive and quickly looked into the issue which was of concern to them. The resident had asked that the pictures of the vehicles were not disclosed to Tarmac or to anyone else so the investigation was not as comprehensive as it would otherwise have been, but Tarmac are committed to sorting it out, both with their own vehicles and contractors. 9.2 To Receive any other Highway Issues Update on Drainage Grant Work All work had now been completed and an invoice issued to Herefordshire Council for the £4,339 grant. Update on Mill Lane See Item 4.1 Verge Cutting Responsibility Shirley Edgar said the Green Team had started some yellow rattle planting in Auberrow Road outside Gatherstone Close, but residents of the Close were trying to establish who had responsibility for verge grass cutting etc as they believed that their land went down to the road and therefore they had been trying to cut it. Shirley had spoken to Phil Pankhurst who said it was Balfour Beatty's responsibility to ensure good visibility along the road.	LL
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	Phil stated that, generally, the highway extent on verges was about 1 metre from the road or up to the ditch/hedge. Quite often the highway verge was much wider, extending many metres in some cases. If the CLP Green Team wanted to plant on the highway verge they would need a cultivation licence from Balfour Beatty. Phil said that similar planting schemes had been undertaken in other parishes and in some locations there had been issues with visibility for motorists. Verges were cut twice a year by Balfour Beatty subcontractors and unless planted areas were clearly marked with 'no verge cut' signage, plants could be damaged by machinery, undoing the hard work carried out by planting teams. Phil said that Balfour Beatty could provide highway extent mapping, so the Parish know exactly who managed the land. 9.3 Identification of work to be carried out and any updates There were no further updates.	
10.0	Report on Footpaths Update on Footpath Maintenance Cllr Crane reported that current footpath work was typical for this time of year. Maintenance work identified included the steps by Wellington Wood which had deteriorated, and this had been referred to Herefordshire Council for repair or replacement. There were also issues with the fence which ran from Bridge Lane towards Mill Lane which had rotted through in parts; this was also being looked at by Herefordshire Council. Apart from these specific issues Cllr Crane was carrying out general maintenance, monitoring signage etc. A dog putt had also been put in by one of the stiles. The Clerk said that Herefordshire Council were currently issuing dog waste signs and Cllr Crane asked if some could be requested for Wellington. Wellington Wood Path Map Issues A resident had reported that there were two Public Right of Way footpaths that ran through Wooton Farm joining into a singular Public Right of Way footpath that ran north-west through Wellington Wood towards Westhope. Although there were no other Public Right of Way footpaths through Wellington Wood, the resident stated that members of the public walked in various locations within Wellington Wood, often directly behind their property. This had resulted in various antisocial behaviour incidents and dogs off lead running onto their property. Herefordshire Council/Balfour Beatty had issued a letter which showed paths (which were not public) annotated in Wellington Wood in the same format as the public footpaths in Wellington. The resident asked that these paths were removed from the documentation. Cllr Crockett followed this up with Herefordshire Council who state that they have no idea why there were paths labelled in the woods and were unable to do anything about it as the map had been produced by the Ordnance Survey Department. Cllr Crockett is still following this up and the resident had contacted the Ordnance Survey Department. The resident asked the Parish Council to stress that people walking through Wellington Wood should keep to the public footpath leading towards Westhope.	Clerk
11.0	Wellington Brook 11.1 Brook Officer's Report Jules Shaddick was not at the meeting and there was nothing to report.	
12.0	Community Led Planning Group 12.1 Update on Projects and Activities John Hayward gave the following report. Website - During December and January Harry Cleveland and Peter Woodward continue to post e-mails to our community. We also use Wellington Village Group Facebook to post to over 400 members	

	Christmas Light Up Wellington - John Palmer had posted a picture of his Christmas Lights with a note that in these difficult times he wants to light up Wellington and encouraged people to take part. This was well supported through the village. 12.2 Sustainability and Environment A small group attended the bird feeder installation in December. Initially there were few birds taking the seeds and fat balls but now members of the green team were refilling the feeders regularly during the cold weather. There were plans to plant further bulbs in the village this year and once areas had been determined bulb licences would be obtained from Balfour Beatty. Yellow rattle seeds had been planted outside Gatherstone House with a plan to plant wildflower seeds which have been donated by the garden centre. A small team from the Yazor Brook Group will be coming to survey Wellington Brook and in return Viv Quinn will carry out a guided walk around Wellington Gravel pits. Three little Egrets are regular visitors to the Brook which shows there must be quite a lot of life in it. The planned walk to watch the Starling murmuration in January was cancelled as the birds have moved on possibly due to 2 Peregrins and a Merlin hunting them. There are over 40 members of the very active Wildlife WhatsApp Group and a new, additional, WhatsApp Wildlife Group has been started for holiday flora and fauna photos. Currently 18 people have joined. 12.3 Health and Wellbeing Wellington Talk Community Hub continues to run the monthly coffee mornings with between 20 and 30 attendees every month. In December the school children joined us for a short while and sang several Christmas carols. We have started to think about themes for this year's coffee mornings. In March we will ask the attendees to nominate another local charity / good cause for a donation. April will be our 1st birthday, so something special will be planned, and in May we are looking to support a local 'charity / good cause' with links to King Charles as it follows close behind his Coronation. Through our links with Herefordshire Councils Talk Community Team we continue to share appropriate notices and information via the web site, Village Facebook and notice boards We also had attendance at a 'virtual' network meeting with other hubs and service providers in Herefordshire and a Talk Community Hub network meeting at the Staunton on Wye Talk Community Hub 12.4 To Approve any Expenditure The cost of paper has been noted under item 7.2	
13.0	Community Hub 13.1 Replacement of Benches and Tables Cllr Crane is following up on this. It is hoped the CLP Group will get involved and Cllr Crane will arrange a meeting with Julia Ashton and other interested parties. The work would take place in the Spring. 13.2 To Consider any Other Issues or Expenditure There were no further issues or expenditure	
14.0	To Note the Information Sheet (February 2022) and any other updates Resolved: The Information sheet was noted.	
15.0	To Raise Items for next Regular Meeting of the Parish Council (no discussion) Coronation activities, to appoint Internal Auditor, West Mercia Police attendance	

16.0	To Agree Dates for March, April and May Parish Council Meetings The Clerk asked whether the March and April meetings should be held on the scheduled dates given the proximity of the Annual Parish Meeting and Easter weekend. It was agreed that they should remain on Thursday 2nd March and Thursday 6th April. The May meeting would need to move a week because of the elections and will now be held on Thursday 11th May 2023.	
17.0	To Note Date and Time of the next Regular Meeting of the Parish Council Thursday 2nd March 2023 at 7.30pm in the Community Centre. The meeting closed at 21.40  Signed 2nd March 2023 Vice Chairman of Wellington Parish Council	