

WELLINGTON PARISH COUNCIL

Regular Meeting of the Parish Council held at 7.30pm
on Thursday 6th July 2023 in the Community Centre

Item	Minutes	
	Present: Parish Cllrs: Mr Stephen Crane (Chair), Ms Kim Parker, Mr S Marron, Mr B Prince, Mr A Spittle Also in attendance: Ward Cllr Pauline Crockett, Mrs Chris Bucknell (Parish Clerk) and 7 members of the public including Shirley Edgar (Tree Warden) Cllr Spittle signed his Declaration of Acceptance of Office in front of the Clerk and was officially Co-opted onto Wellington Parish Council 1.0 To Accept Apologies for Absence – Jules Shaddick Brook Officer, Jen Jarrett (CLP Group), Nigel Cooper (Play Area), David Wood (Wellington Pub Group) 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 June 2023 Resolved: The Minutes were confirmed and signed by the Chair. 4.0 To Receive Brief Reports 4.1 Ward Cllr Pauline Crockett Ward Councillor Pauline Crockett gave the following report. A decision is awaited from the Leader of the Council about continuing with the Leaders Newsletter; this was a concept used by the last administration as a communication tool from the Cabinet and Herefordshire Council Leaders, informing constituents of ongoing business and decisions from the Executive. The first Cabinet meeting included a decision (fully supported by past Cabinet members) to pause and review proposed sites for the new Library. This project was fast approaching the decision to continue at the Maylord Shopping Centre following extensive consultation. The meeting can be viewed on the Youtube link on the Council website. Richard Timothy, Area Manager of National Highways, reported that the extensive patching of the road surface on Dinmore Hill had been completed; this was an interim measure and the complete area was planned to be resurfaced within the next year. Current Herefordshire Council Consultations • Consultation on proposal to create an Early Years Assessment Base (EYAB) for children with complex learning difficulties. Have your say on proposal to create an Early Years Assessment Base for children with complex learning difficulties as part of a mainstream school in Herefordshire. 27 June to 25 July 2023 • Consultation on the Minerals and Waste Local Plan (MWLP) Main Modifications. Have your say on the (MWLP) Main Modifications recommended by the Inspectors. 26 June to 21 August 2023 A49 Quarry Planning Application - It was noted that National Highways had strongly recommended a condition whereby the lorries exiting to the A49 were not to turn right but required to turn left and proceed via Holmer roundabout. Councillors considered this was likely to be unenforceable in practice.	

	Cllr Spittle noted that the data collection at the Marsh was on the Moreton side of the road which he felt was not correct. Cllr Crockett said this was currently just data collection and not a speed survey. 4.2 Update on Herefordshire Wildlife Trust Thanks were given to Shirley Edgar and Cllr Parker for attending the launch of the new strategy at Queenswood which, it was noted, appeared to be wider than just Herefordshire. The event included many speakers from different areas of the community and local industry. There was nothing included about the River Wye but there was a project looking at the River Lugg tributaries which included taking measurements to ascertain where the pollution levels were high. The Queenswood Team had offered to host a Parish Walk and Talk on 15th August, 11.00 until 2.00 and this would be open to all parishioners. Cllr Parker would manage the publicity for the event. 4.3 To Confirm Local Policing Priorities The following priorities had been submitted to West Mercia Police for the period July to September 2023 Anti-Social Behaviour (teenagers causing damage and the malicious letters posted around the village), pavement parking (particularly at the end of Mill Lane) and Speed Issues (on the A49, particularly around The Marsh). It was suggested that the Local Policing Team be invited to a future meeting.	KP
5.0	Communication with Parishioners and Updates 5.1 Update on Play Area Nigel Cooper was not at the meeting but had sent a short update saying that things were progressing in terms of meeting Herefordshire Council's various information requirements, and it was hoped that a fully costed request for funding could be put to the Parish Council at the September meeting. Cllr Crockett was thanked for all her support. 5.2 Update on Community Pub David Wood was not at the meeting. Cllr Crockett said the planning application had now been decided and the Officer's Report would be available soon. 5.3 Update on West Mercia Investigation into Anti-Social Behaviour Cllr Crane said this had been raised at the last meeting, the Parish Council could not get directly involved but had referred it to the police who investigated it. The ASB now seemed to be under control, but the Police were going to continue to monitor it. 5.4 Parish Newsletter Articles were still required; it was hoped the newsletter would be ready to be distributed at the September meeting. 5.5 To Consider Date for Annual Parish Meeting 2024 The 16th April 2024 was proposed. This was agreed and Cllr Parker would manage the publicity for the event.	Clerk
6.0	Open Time – to Note Matters Raised by Residents Relevant to the Parish Some issues regarding footpaths were raised which have been minuted under item 10.	
7.0	Financial Matters 7.1 To Receive a Report from the RFO Bank Balances: Treasurer's Account £17,483.65, Business Instant Access £64,144.67. Income since the June Meeting July Shop Rent - £700 Interest - £40.86 Lengthsman Grant £1,308.00 A Wayleave Grant of £3.55 had been received but not yet banked	

7.2 To Approve Invoices Paid Since June Meeting

Expenditure	Amount
DAC Automation Midlands Ltd invoice 12561. Service to doors in Community Hub. £230.23 + VAT	£276.34
Herefordshire Fire Protection Services invoice 189644. Service to fire extinguishers in Community Hub £121.60 + VAT	£145.92
Clerk's Qtr 1 net salary	£1,291.20
HMRC Payment related to Clerk's Qtr 1 salary	£322.80
Reimbursement to Cllr Crane for Dog Fouling sign	£5.78
Earth Anchors Ltd invoice EA37757 Tables, planters and bin for shop. £2,716 + VAT	£3,529.20
D C Gardening invoice SI-1607. Maintenance Work for June £1,055 + VAT	£1,266.00

7.3 To Agree Payments of Outstanding Invoices

Payment	Expenditure	Amount
BACS	Zoom Subscription for July £12.99 + VAT	£15.59
BACS	Theo Ashton Parish Room Cleaning and Parish Room Bookings for June	£50.00

Resolved: All payments noted and approved

7.5 To Consider Gift to Internal Auditor

Resolved: To purchase a Marks and Spencer Gift Voucher for £75.

8.0**To Consider Planning Matters****8.1 To Note Submissions Made between Meetings**

Reference Number	Application
231784	Clearmont, Wellington - Holly Tree in front garden - will be replaced by a Plum tree. Submitted Comment: <i>On the recommendation of Shirley Edgar the application had been supported.</i>
231668	White House, Auberrow Road, Wellington - TPO-561 Yew - reduce by 40% of overall crown of the tree in height and width, to stop branch breakouts that occurred this winter. Submitted Comment: <i>The Parish Council agrees to a minimum amount of work being done; removal of the 2 low branches overhanging the neighbouring property and minimal reduction of the opposite extending branches to reduce weight balance. All ivy stems should be cut through and removed where possible.</i>

Resolved: Comments Noted and Approved

8.2 To Consider New Planning Applications

Reference Number	Application
231341	Kingcup Cottage, Wellington – Proposed erection of domestic outbuilding/garage.

Clerk

Cllr Marron gave a detailed overview of the application which contained several inaccuracies regarding the risk and potential impact of flooding.

Following discussion, it was agreed to object to the application on the following grounds

- The development is contrary to National Policy Guidelines, and HFC Core Strategy because the proposed development is for an area not just at risk of flooding but where there is a history of repeated flooding, and which was last flooded in February of 2020.
- The development is contrary to National Policy Guidelines, in that measures to ameliorate the risk of flooding within the proposed area could well increase the flood risk for the neighbouring and adjacent properties.
- The development contravenes NPPF chapter 14 – the need to minimise vulnerability and HFC Core Strategy SS7 - focusing development on the most suitable locations.
- The applicant has not provided a flood risk assessment.

If, despite the Parish Council's objections, the application was to be approved, the Parish Council asked for the following conditions:

1. That all site work be halted until a comprehensive flood risk assessment of the overall site has been carried out
2. That, using the outcome of that assessment, a fully developed plan for storm and surface water drainage of the overall site, (to include buildings, access ways and hard standings), is provided and approved by HFC and by RLIDB
3. That the scale and height of the structure be reduced to be appropriate with the residential setting
4. That the applicant provides a plan for materials for walls and roof to give a visual aspect commensurate with guidance under the NDP and appropriate for the residential setting
5. That the applicant provides a lighting plan for the site including building, access ways and hardstanding demonstrating no negative impact on neighbouring properties
6. That a vegetation and planting plan is produced that provides for the replacement of all previously removed trees, hedgerows and vegetation
7. That conditions include a strict prohibition on use of the structure for anything other than storage of domestic maintenance equipment and personal vehicles of the occupants of Kingcup Cottage
8. That conditions include a strict prohibition on use of the structure for any commercial purpose

Reference Number	Application
231946	Kerria, Wellington – tree works. Proposed works to Tree 1 False Acacia - Remove deadwood and re-shape. Shirley Edgar has seen this and has agreed the proposals

Resolved: To support the application based on the recommendations of Shirley Edgar, Tree Warden who had visited the site and spoken to the applicant.

8.3 To Note Any Decisions/Notifications Received

Reference Number	Application	Decision
222734	The Wellington, Wellington – re-consultation on 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

Clerk

Clerk

Reference Number	Application	Decision
231088	Wellington Chapel, Wellington – Proposed single storey extension and application of render to existing south (front) elevation.	Awaiting Decision
231065	Auberrow House, Auberrow – erection of a bespoke oak framed sunroom extension.	Awaiting Decision
224058	Wellington Quarry, Hayward Lane, Wellington - Proposed northwest quarry extension and consolidation of existing permissions	Awaiting Decision
223767	Honeysuckle Cottage, Poultry Lane, Auberrow - Demolition of existing dwelling and proposed replacement dwelling	Awaiting Decision
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.	Approved
192810	Land at Yew Trees, The Row, Wellington – Dwelling with detached garage and vehicle access. Re – Consultation The following response was received from Simon Rowles, Senior Planning Officer regarding the queries raised at the June meeting on phosphates and Section 106 <i>Due to the wetlands mitigation scheme having now come forward, the Council is in a position to start allocating the phosphate credits to cases that were placed on the waiting list a few years back. So, in this case, the application has been subject to a defined procedure to 'reactivate' it, which includes re-publicity for any additional information supplied. In effect though, the planning merits of the proposal have not changed (and I am not in a position to challenge any technical advice that was provided in the Transportation comments dated 7th November 2019, i.e. there is nothing in terms of changes in policy or site circumstances that would justify this). The reason that you might have seen reference to "pending s106" is that to secure phosphate credits a s106 agreement must be in place for their purchase. So, that legal process is now underway. I should qualify that to have been placed on the phosphate waiting list, an application would need to have been considered capable of approval (hence Olly Jones' previous advice).</i>	On hold due to Phosphates

Reference Number	Application	Decision
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: To Consider any Other Planning Issues

Update on Lower Parks Farm

Following the query at the June meeting, Mr Pudge has been in contact to clarify the situation. He was extremely helpful, saying he had a licence to deposit the soil – it had come from some other development they have done and what they are doing is raising some of the ground, to a certain extent, to stop rain run off etc. This will also stop the soil erosion and make it easier for tractors when he plants on that ground. He says it is all good quality soil. He was very positive and said he would be happy to talk to anyone or, if anyone wants to go and view the site, he would be willing to do that by prior arrangement.

Herefordshire Minerals and Waste Local Plan Modifications Consultation

An eight-week public consultation on the Main Modifications and their associated Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) reports, is taking place between 26 June 2023 and 21 August 2023.

9.0 To Consider Highways Issues

9.1 A49 Issues

Road Safety Issues on Dinmore Hill – See item 4.1 regarding resurfacing

9.2 To Receive any other Highway Issues

Cllr Prince had reported the pavement by the shop and at the bottom of Mill Way to Phil Pankhurst and would request a site meeting.

Update on Mill Lane and Pavement Parking - The issue of pavement parking was still being monitored and West Mercia Police were being updated.

9.3 Identification of Work to be Carried out and Any Other Issues

Lengthsman Grant 2023/24 - Wellington had been awarded £1,946 grant to undertake work, either which appeared in the Annual Maintenance Plan, or work which had been nominated by the Locality Steward. This grant was to cover highways not PROW or other areas. There was also the potential to apply for 1:1 match funding if the Parish Council put in some of their own funds, this was not guaranteed and would depend on the number of applications.

The Parish Council currently had £5,000 in their budget to cover Highways and PROW, it was proposed that £3,000 of this be put forward for match funding, if successful this would give a total grant of £4,946 plus the £3,000 from the Parish Council. Full details had been circulated to all Councillors in advance of the meeting.

Resolved: To put £3,000 towards the work outlined in the Annual Maintenance Plan

Post Meeting Note: Balfour Beatty have since clarified that the maximum amount of match funding that can be applied for cannot exceed the amount of the core grant, so an application has been put in for £1,946 match funding

There were no further updates

BP

Clerk

10.0	Report on Footpaths 10.1 Update on Footpath Maintenance A resident commented on the footpath which went through the oilseed rape field, which they felt was not passable and did not comply with the metre width that was supposed to be applied to all PROW. This was an ongoing issue and currently with Herefordshire Council Footpath Officer. SC would forward the complaint to Herefordshire Council. It was also noted that an alder tree had come down, Cllr Crane was aware of this and would follow the issue up with Herefordshire Council Footpath Officer. It was noted that the kissing gate had been taken out and it was felt this was an accessibility issue although Cllr Crane confirmed that the landowner was entitled to remove the gate. Cllr Crane said he was reluctant to replace stiles with kissing gates as, in his view, they made the paths less accessible for some users, although this was not the view of the Ramblers Association who supported the installation of kissing gates. Concern was raised about a tree swing in the Dingle – this had eroded due to use and it was felt was now posing a risk to those using it. A resident asked if anything could be put up in its place but this would make the Parish Council liable for the safety of the young people and this was not felt to be an option. It was agreed to remove the swing and to use social media to explain it had been taken down due to safety concerns. Cllr Parker had raised concerns about the steps leading up into Wellington Wood which she felt were dangerous because of slippage and rotten wood. This had previously been referred to Herefordshire Council and Cllr Crane would follow it up.	SC SC SC
11.0	Wellington Brook 11.1 Brook Officer's Report Jules Shaddick was not at the meeting but had sent in the following report. Sewage Issue – Marc Willimont suggested that the possible cause may be that someone along the brook had some work done and in error had connected up some pipe work incorrectly, resulting in sewage being released into the brook. It was felt one option would be for the Parish Council to write to every property owner from The Vinery at The Mill end to Notts House by the Ford to inform them of the issue and to ask them to check their drainage. This would be further discussed when Jules was present. Discharge Licences – there has been no further contact from the Environment Agency. The issue was sporadic, but a villager had recently made a comment about it and it would be followed up. Anne-Clare Landolt of RLIDB had reported that Connexus had undertaken a topographical survey and site investigation of the affected section of watercourse to ascertain the cause of the eroding bank and hole in the Brook. It was felt it may have been caused by a sewer that went under the Brook, but this was still to be confirmed. Balfour Beatty were currently undertaking data collection for the Flood Study.	SC
12.0	Community Led Planning Group 12.1 Update on Projects and Activities Jen Jarrett was not at the meeting but had sent the following report. Community Library - Thanks to the support of our army of volunteers the library had another successful month increasing the spread of books to cover Classics and Sci-Fi as well as the wide range of fiction, non-fiction and children's books from very young to 12 years. Coffee Mornings - Another successful coffee morning in June with £100 to go to a chosen local charity in July. We are supporting the annual Macmillan Coffee Morning in September. This will be donations only with all money going to Macmillan Cancer Support.	SC

13.0	Wildlife App - We provided a display of the many beautiful photographs at the Our Natural World Event held by the church in May. These had been taken by members of the wildlife app, not only in our village and whilst on holiday, but also during the many events where we meet face to face. Community Speed Watch – the Community Policing Team have now dealt with all the formalities and the first training session took place on 6th July. More volunteers are always welcome. Website - Thanks to Jan, Harry, and Peter who continue to update the website to enable links to be added to the various Club websites and Facebook sites. This will simplify and enable us to keep our website up to date. 12.2 Report from the Green Team Shirley Edgar gave the following report. Further work has been done on the Football field to remove the 6-foot high and 3-foot-deep weeds, including nettles, goose grass and couch grass. A mole has now used the hedge as a small highway to dig his tunnel under the roots and leave hills and holes where the trees were planted! Watering was included in this activity because of the recent dry, hot month. Many thanks were given to the regular helpers who turned out, only to suffer from nettle rash and shearer’s hands whilst carrying out the work. Shirley Edgar said she had cut down the tall hogweed seed heads on Ford Meadow to stop them scattering over the site. Balfour Beatty had clipped along the verge and they were thanked for keeping the pathways maintained this year. Shirley Edgar saying that they had been strimmed regularly which had kept them sufficiently wide to allow freedom of access and movement. 12.3 Update on Wi Fi in the Parish Room Steps are underway to obtain the unique property number required to get a broadband link. The Talk Community Grant Leader is being kept informed of progress. 12.4 To Approve any Expenditure There was no expenditure Community Hub 13.1 Update on Replacement of Benches and Tables These had now been delivered and were already being used. Julia’s father had offered to plant the planters which would go outside of the front door of the shop. The total Community Lottery Grant had been £5,500 which included the cost of the tables, planters and rubbish bin plus any work that needed doing to prepare the surrounding area. Currently £2,716 (plus any costs related to plants, soil etc) had been used meaning that there was around another £2,500 to be used or paid back. A ramp to the Parish Room had been suggested along with renovation to the two long benches alongside the shop (one which was donated by John Palmer). Cllr Crane would follow this up. The Parish Council had until March 2024 to complete the project. 13.2 To Consider Quotations for Drainage Work At the June meeting Cllr Prince reported that Williams Water Services had investigated the drainage issues, and, in their view, there was a backflow problem with the main pipe which came down from the toilet, the valve was at an angle slanting towards road, causing a build-up of effluent from the building, which was unable to escape, causing the flooding. Approximately 4 meters of hedge needed to be removed to allow the excavation and removal of this section of the sewage pipework and chambers. This would then need to be reinstated to correct the fall of outgoing sewage. The quotation from Williams Water Services was £1,500 + VAT. It was agreed at the June meeting that Cllr Parker would get another quotation. She had subsequently called out Wye Water Services who were the company who had carried out the original work in 2021. They said the non-return valve was stuck in the closed position meaning that	SC
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	waste would not pass through it. Cllr Parker and Cllr Spittle had attended a meeting with Wye Water services and had approved the fitting of a new non-return valve at a cost of £183.55. Resolved: to cover the cost of the invoice from Wye Water Services and, if the drains get blocked in the future, to have them rodded professionally. Cllr Prince said that a member of the Parish Council should attend any work that is carried out to ascertain what was causing the problem. 13.3 To Consider any Other Issues or Expenditure – there was no other issues or expenditure	Clerk
14.0	To Note the Information Sheet (July 2023) and any other updates Resolved: The Information sheet was noted.	
15.0	To Raise Issues for the next Regular Meeting of the Parish Council (no discussion) There were no issues raised	
16.0	To Note Date and Time of the Regular Meeting of the Parish Council Thursday 7th September 2023 at 7.30pm in the Community Centre. There is no meeting in August. The meeting closed at 21.20  Signed 7th September 2023 Chairman of Wellington Parish Council	