

WELLINGTON PARISH COUNCIL

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

Item	Minutes	
	Present: Parish Cllrs: Mr Stephen Crane (Chair), Mr S Marron, Mr Barrie Prince, Mr Andy Spittle Also in attendance: Ward Councillor Pauline Crockett, Jules Shaddick (Brook Officer), Mrs Chris Bucknell (Parish Clerk) and 11 members of the public including John Hayward (CLP Group) and David Wood (Wellington Pub Group) 1.0 To Accept Apologies for Absence – Cllr K Parker, Jennifer Jarrett (CLP 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 5th October 2023 Resolved: The Minutes were confirmed and signed by the Chair. 4.0 To Consider Co-option of Colin Williams onto Wellington Parish Council Resolved: To Co-opt Colin Williams onto the Parish Council. Colin Williams signed his Declaration of Acceptance of Office and took his place on the Council. 5.0 To Receive Brief Reports 5.1 Ward Cllr Pauline Crockett Cllr Crockett gave the following report Herefordshire Council Cabinet held a meeting in October which included two very important items, the location for the new Library and the extension to BBLP's Public Realm contract. Cllr Crockett encouraged residents to view this meeting on the Council's You Tube site. Cllr Crockett spoke about the village road which was finally being resurfaced saying she feared this work would overrun as there seems to be a lot of work outstanding. Following up on concerns raised from the recent brook incident, Councillor Crockett had met the Parish Council Chairman & Brook Officer to discuss any actions and this had been followed up officially. Statutory signage was, and still is, in place and a request for a replacement depth marker is being followed up, although this is not a statutory requirement. Cllr Crockett said she had not been asked for any further assistance with the Play Area programme and had been advised that Herefordshire Council Community Asset Team were liaising with the WCA. Quentin Mee would follow this up with the officer concerned. 5.2 Local Policing Team PCSO Adam Westlake and PCSO Tally Hunt were present at the meeting and gave an update of issues within the parish, noting that there had been reports of suspicious people going around the village knocking on doors and also of ASB related to the Church; both would be kept under review. There had been a recent accident on the A49 by Holmesdale House involving a car and a lorry, and also one at Wellington Social Club, both of which had resulted in minor injuries. The patrols around the village would be increased with the aim of ensuring everyone's safety.	

	Cllr Prince said that the pavement parking at Millway had now largely stopped following the police intervention, but he was concerned about the recent deer stalking issue which had been reported to the police. A resident asked whether there were legally enforceable parameters related to deer hunting and PCSO Westlake said that he would forward the information relating to this. Finally the police stressed that any concerns should be reported via 101. 6.0 Communication with Parishioners and Updates 6.1 Update on Play Area Nigel Cooper was not at the meeting and there was no update. 6.2 Update on Community Pub David Wood was at the meeting and said that there had still been no response on the Planning Application despite an indication some months previously that it had been decided. Cllr Crockett said there was now a new Planning Officer dealing with the application and she would follow it up. 6.3 Wellington Xmas Tree Festival The Parish Council had received an email asking if they wished to be involved, but there was no Councillor available to take this forward and it was suggested that maybe the Parish Council could combine with the CLP Group in some way. Lesley Brimley noted that the main reason for the request to the Parish Council was to give a platform for distribution of information etc and this, if it was felt necessary, could be done in conjunction with the CLP Group. 6.4: Queenswood Open Day Cllr Parker had confirmed that this would be on Tuesday 6th August 2024. 7.0 Open Time – to Note Matters Raised by Residents Relevant to the Parish There were comments from residents about the potential for further flooding and about whether anything was being done to prevent this. It was noted that one of the main issues was keeping the Brook and culverts clear and the work being undertaken by the River Lugg Internal Drainage Board should ensure flooding did not happen again. The culvert that ran under the car park by the Shop/Social Club was mentioned and it was queried whose responsibility this was to keep the hinged lids on the pipe functioning. It was uncertain whether this was the responsibility of BBLP, Cllr Prince would look into it. 8.0 Financial Matters Bank Balances: Treasurer's Account £21,410.79, Business Instant Access £64,144.67. Income since the October Meeting November Shop Rent - £700 Interest - £59.05 8.2 To Approve Invoices Paid Since October Meeting <table border="1" data-bbox="212 1550 1383 1792"> <thead> <tr> <th>Payment</th><th>Expenditure</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>SO</td><td>Wellington Chapel cost of lease</td><td>£360.00</td></tr> <tr> <td>DD</td><td>Public Works Loan Board Payment</td><td>£6,546.75</td></tr> <tr> <td>BACS</td><td>Be Secure invoice SI-12047 Annual Service of Security Lighting, Disabled toilet alarm and CCTV £688.17 + VAT</td><td>£825.80</td></tr> </tbody> </table> Resolved: Payments noted and approved	Payment	Expenditure	Amount	SO	Wellington Chapel cost of lease	£360.00	DD	Public Works Loan Board Payment	£6,546.75	BACS	Be Secure invoice SI-12047 Annual Service of Security Lighting, Disabled toilet alarm and CCTV £688.17 + VAT	£825.80	BP BP
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8.3 To Agree Payments of Outstanding Invoices

Payment	Expenditure	Amount
BACS	Isabelle Barton Cleaning of Parish Room	£30.00
BACS	D C Gardening invoice SI-1735 Lengthsman/P3 Maintenance Work for October £630 + VAT	£756.00
BACS	Zoom invoice 226107578 subscription for November £12.99 + VAT	£15.59

Resolved: Payments noted and approved

8.4 To Agree 2024/25 Budget and Precept

A year-to-date summary of the accounts against budget was circulated to all Cllrs on 09/10/23, this was based on the existing precept of £24,500 and showed a predicted deficit of around £2,000 although the Clerk noted that some income related to expenditure in 2023/24 had come in the previous year and, likewise, some, like the Lengthsman Grant, would not be fully realised until 2024/25. The issue of whether to raise the precept was discussed and it was agreed to raise it to £26,500 (an increase of £2,000) for 2024/25. This would be in the region of an additional £4 per annum for a band D household. Cllr Prince noted that he would not be agreeable to the precept being raised again in the following year. An updated budget would be brought to the December meeting.

8.5 Update on Keys and Parish Council Resources

Cllr Parker had completed a list of Parish Council resources which was circulated to all Cllrs in advance of the meeting. This did not include the resources in the cupboard in the Parish Room which Cllr Prince had the key for, or the other cupboard which was used by the CLP Group.

8.6 Update on Refurbishment/Replacement of the Derside Noticeboard

Cllr Crane had not yet been able to arrange to meet Cllr Parker to discuss the refurbishment. This will be brought back to the December meeting.

9.0**To Consider Planning Matters****9.1 To Note Response to Planning Application from October Meeting**

Reference Number	Application
232920	Bridge Farm, Wellington – tree works. This was deferred to the RLIDB for comment who responded that they were happy with the proposed work to be done along the Brook as it should reduce potential flood problems and should maintain the integrity of the banks. Shirley Edgar was also happy with the reduction and removal of perimeter leylandii etc which were in very poor condition and were of low amenity value. On this basis the Parish Council supported the application.

9.2 To Consider New Planning Applications

Reference Number	Application
233095	Norton House, Wellington - Tidying and safety work to two large yew trees at the front of the property. We seek to remove the following: 1. Tree 1 - removal of one branch growing from the base of the tree. As the branch has grown it is now hanging over the pedestrian access to the front door and is now starting to obstruct pedestrian access. 2. Tree 1 & 2 - removal of lower branches growing over the front wall to improve visibility for people exiting the pedestrian gate directly on to the road. <i>Shirley Edgar has seen and approved the proposed works</i>

Resolved: To Support the application

Clerk

Clerk

SC/
KP

Clerk

Reference Number	Application
233093	Wellington Quarry, Haywards Lane – approval of details reserved by conditions 11, 14, 17 attached to planning permission 224058. <i>No comments are being accepted for this application</i>

9.3 To Note Any Decisions/Notifications Received

Reference Number	Application	Decision
232692	Wellington Court, Wellington – replacement of a modern staircase window and retention of two windows previously installed on west elevation (Listed Building Consent).	Approved with Conditions
232704	Green Farm, Wellington – proposed replacement of existing open-fronted store with new single storey extension to provide office and ancillary staff facilities	Awaiting Decision
232473	8 Wellington Court Barns, Wellington – proposed external flue and new internal log burner (Listed Building Consent)	Approved with Conditions
232577	2 Bridge Cottages, Bridge Lane, Wellington – tree works	Approved
232920	Bridge Farm, Wellington – tree works.	Approved
231088	Wellington Chapel, Wellington – Proposed single storey extension and application of render to existing south (front) elevation.	Awaiting Decision
223767	Honeysuckle Cottage, Poultry Lane, Auberrrow - 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
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

The length of time that some applications were taking before being decided was noted with some undecided applications going back to 2021. Cllr Crockett asked the Clerk to send her a list of the outstanding applications and she would take it up with the Planning Team.

8.4: To Consider any Other Planning Issues

Concern over Condition of Buildings in Bridge Lane

As reported at the October meeting, there were residents' concerns about two buildings in Bridge Lane, one a garage/barn which had been left to decay over the years and apart from now causing a nuisance to neighbours with overgrowing seedlings etc there was increasing concern that it may be a hazard for residents. Concerned residents say the owner is removing stone from the plinth and

Clerk

	there was no longer any warning about the risk of entering the structure which was open to Bridge Lane. The other property causing concern was The Ripples, a derelict bungalow, belonging to the same owner. Following the last meeting these were referred to Debra Lewis (Principal Building Conservation Officer) and Mark Tansley (Development Manager) who was going to carry out a site visit and, if necessary, refer the issue to building control. An update was requested for the meeting, by both the Clerk and Cllr Crockett, but the response was that the Case Officer, Jason Steeple, was on leave and no information was available. Cllr Crockett would follow this up. Update on Section 106 – no further update Brownfield Land Assessment Call for Sites – information on this consultation had been circulated to all Councillors.	
10.0	To Consider Highways Issues 10.1 A49 Issues The recent crash by Holmesdale House had been mentioned by the police in their update and minuted under item 5.2. The police had carried out a speed monitoring survey on that stretch of the A49 and of the 81 cars monitored only 1 was doing over the speed limit. Cllr Spittle noted that he had written to Richard Timothy about blocked gullies on the A49. Road Safety Issues on Dinmore Hill - There was no further update. 10.2 To Receive any other Highway Issues The Ford - The car which was swept away at The Ford was discussed at length in terms of what could be done to avoid it happening again. Phil Pankhurst (BBLP) had ordered another depth marker for the Garden Centre side of the Ford, and this would be fitted as soon as possible. The Clerk had discussed the issue of possibly putting up some kind of warning signage, but Phil had felt that this would be of little use. It was also felt there may be a liability issue if the Parish Council took it upon themselves to erect signage which advised motorists of a specific course of action. The issue of whether the road could be closed when the water was high was brought up, but this was not thought to be possible as it was a public road. It was agreed that Cllr Prince would talk again to Phil Pankhurst to see if he had any suggestions. This was also covered under the Brook Officer's Report at item 12.1. Deer Shooting - This had been covered under item 5.2. Lengthsman Grant - The full amount of grant and match funding had been approved meaning that in total the Parish Council has £5,838 (£3,892 grant and £1,946 match funding from the Parish Council). The Clerk reported that Herefordshire Council were saying that, even though the grant was not approved until 6 months into the year, no retrospective invoices could be covered, meaning that all funding needs to be spent between now and March 2024. Cllr Prince would look into how the grant could be maximised once the work on the main village street had been completed. Cllr Crockett said she would follow the issue of not paying retrospective invoices up with the team at Herefordshire Council. 10.3 Identification of Work to be Carried out and Any Other Issues It was noted that there was water washing out of the potholes at the top of the Dingle. Cllr Prince said this was partly because a lot of additional traffic was now coming that way due to the work being done on the village street. Once the work was completed he would look at this again. A resident noted that on the opposite side of the road to The Mill the gutter was full of gravel and leaves and needed clearing out. Cllr Prince would look into it.	BP BP BP BP
11.0	Report on Footpaths 11.1 Update on Footpath Maintenance Cllr Crane said that there were two issues which had been exacerbated by the very wet weather.	

The stile separating the fields on the footpath between Main Street and Blackcurrant Field. There was a large muddy puddle to one side which people kept filling with stones and large paving slabs, obviously feeling this would help the issue, but they were causing a hazard as the wet stones were very slippery. Cllr Crane said that while people obviously felt they were doing this for the right reasons, this needed to be done appropriately and it was the wrong material to use. Cllr Crane said the reality was that it would be very difficult to get rid of the puddle and the large hole would probably take several tonnes of stone to even begin to address the problem. Also, if there were to be an accident and someone was injured the landowner could be liable. Cllr Crane asked whoever was doing it to stop and encouraged anyone knowing anything about this to contact him with the details.

Cllr Crane said his second point related to the Footpath Team, who had originally operated at Herefordshire Council, the service then transferring to Balfour Beatty before being returned to Herefordshire Council in 2023. Although the team had originally functioned well, since moving back to Herefordshire Council nothing had been progressed and it was almost impossible to contact a member of the team. Cllr Crane had reported a number of matters over several months, some relating to issues which were causing a danger to the public, but nothing had been done.

Cllr Prince said the swing at The Dingle was causing a hazard and needed removing. Cllr Crane said he had reported that 7 weeks ago and nothing had been done. Cllr Crockett said she would follow it up.

12.0 Wellington Brook

12.1 Brook Officer's Report

Following on from the discussion under item 10.2 Jules Shaddick reported that the car had been removed from the ford by the RLIDB who were not prepared to leave it there any longer. Jules would contact the RLIDB to get their view on whether the road should be closed when the water got too high or whether signage could be put up, as it was felt this was not just a regular ford and there were extenuating circumstances that required urgent action to be taken. It was noted that the statutory signage was already in place, but it was suggested that it may be worth asking whether there were similar issues across the county.

13.0 Community Led Planning Group

13.1 Update on Projects and Activities

Jen Jarrett was not at the meeting but John Hayward gave a quick update.

Wildlife WhatsApp Group - this was a great success.

Talk Community Team – a high level of good information was still being circulated and Chris Riches was putting this onto the social media groups. The Talk Community Team now had a new Development Officer and John Hayward noted that he was amazed how many charities, and third sector organisations were operating across the county.

Coffee Morning – this was still well attended and over the past months had made significant donations to Herefordshire Headway and Growing Point, both of which had helped local people. The next Coffee Morning would be supporting the RBL Poppy Appeal.

13.2 Speedwatch – there was no further information

13.3 Update from The Green Team – Shirley Edgar was not present at the meeting and there was no further update

13.4 To Approve any Expenditure – there was no expenditure

14.0 14.1 14.2 14.3 14.4 15.0 16.0 17.0	Community Hub 14.1 Replacement of Wooden Fence in Car Park Cllr Prince had spoken to Paul Jones, a local handyman, who suggested installing a tall concrete post which the fence could slot into. A quotation would be obtained and brought back to the next meeting, 14.2 Update on Community Lottery Project - there was no further update 14.3 Update on WiFi in the Parish Room Jen Jarrett was not at the meeting and there was no further update 14.4 To Consider any Other Issues or Expenditure There were no other issues or expenditure To Note the Information Sheet (November 2023) and any other updates Resolved: The Information sheet was noted. To Raise Issues for the next Regular Meeting of the Parish Council (no discussion) Funding for the Wildlife Group to carry out a survey on the Brook To Note Date and Time of the Regular Meeting of the Parish Council Thursday 7th December 2023 at 7.30pm in the Community Centre. The meeting closed at 20.59  Signed Chairman of Wellington Parish Council	BP
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7th December 2023