

WELLINGTON PARISH COUNCIL

Regular Meeting of the Parish Council held at 7.30pm
on Thursday 7th December 2023 in the Community Centre

Item	Minutes	
	Present: Parish Cllrs: Mr Stephen Crane (Chair), Ms K Parker, Mr C Williams Also in attendance: Ward Councillor Pauline Crockett, Jules Shaddick (Brook Officer), Mrs Chris Bucknell (Parish Clerk) and 12 members of the public including Jen Jarrett (CLP Group), John Hayward (CLP Group), Nigel Cooper (Play Area Project) and David Wood (Wellington Pub Group)	
1.0	To Accept Apologies for Absence – Cllr B Prince, Cllr S Marron, Cllr A Spittle The Chair confirmed that with 3 Councillors present the meeting was quorate.	
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 2nd November 2023 Resolved: The Minutes were confirmed and signed by the Chair.	
4.0	To Receive Brief Reports 4.1 Ward Cllr Pauline Crockett Cllr Crockett gave the following report Budget Consultation 2024/25 Tuesday 21 November to Sunday 31 December 2023 - 2023 had seen unprecedented increases in costs for both residents and businesses across Herefordshire and Herefordshire Council recognised the impact on residents and their families. It had also had a significant impact on the Council's finances with large increases in costs across all service areas combined with unprecedented increases in demand in adult and children's social care. Residents can comment on the consultation online on Budget consultation 2023/24 – Herefordshire Consultations Have Your Say on Garden Waste Collections - 13 November 2023 to 19 January 2024. Following recent confirmation from government regarding their waste strategy, Herefordshire Council now know that all councils will be asked to provide a separate garden waste collection service. Introducing a separate garden waste collection service will support the council's vision to increase recycling rates as set out in HC Integrated Waste Management Strategy 2021-2035. Fortnightly collections of 240 ltr bins to start in April 2025 – at a cost of £55 per annum Cost of Living Support – Herefordshire Council recognised that many people were worried about the rising cost of living and energy bills. It was important to remember residents were not alone, as there was lots of local and national support available. If anyone needed further support around the cost of living, please get in touch with the Talk Community Helpline. 01432 260027 talkcommunityhelpline@herefordshire.gov.uk Locally, Cllr Crockett reported that she had been continuing to support the play area project and highway maintenance. A resident asked if the Council Budget would contain full details of the proposed expenditure on the new library. Cllr Crockett said it would and this was going to be considered by the Cabinet again shortly. Library visits were down 10% in last year so there was concern about whether it was the best way to spend money. Residents should address any concerns to Cllr Bramer. 4.2 West Mercia Police Community Priorities The Parish Council had been asked to submit their local priorities for the period January to March	

5.0	2024. It was felt that ASB had started to come back on the agenda with minor damage done to properties and several burglaries taking place over recent weeks. Cllr Parker also mentioned inappropriate parking on the corner of Mill Lane although Cllr Prince had said that this had reduced since the intervention of the Local Policing Team. It was agreed to submit speeding and ASB (including the burglaries that had taken place) as current priorities. The Local Policing Team had been contacted in relation to the recent spate of burglaries which had targeted properties which bordered onto fields, with access usually being gained from the rear of the premises. The Policing Team had given advice as to how people could put in place measures to avoid this kind of crime, and this had been published on Facebook and in the Welcome Magazine. Cllr Crane said the community needed to ensure that vulnerable neighbours were taken care of and he encouraged residents to be more vigilant, particularly if they saw unrecognised vehicles, discretely capturing registration numbers etc where possible. Cllr Crockett said that anyone with concerns could contact her. Communications and Updates 5.1 Update on Play Area Nigel Cooper reported that progress had been made and they were now in receipt of a letter from Herefordshire Council recommending granting of the lease for the project. 5 of the 6 required conditions could be met with the 6th relating to the erection of fencing where there was currently none. Nigel said there was a need to ensure that the lease incorporated other items such as a joint use agreement. The Council were still insisting that the WCA paid the legal fees which would be in the region of £1,200 plus VAT, which would be in around 1% of the project spend. Cllr Crockett confirmed that this was the normal procedure. A new registered Project Manager, Jennifer Hilton-Trout was in post and it was expected that a draft lease for approval would be received soon. 5.2 Update on Community Pub David Wood gave the following report. Herefordshire Council had finally published their decision to reject Planning Application P222734/F to build a house in the garden of the Old Boot pub. The Project Team had met and agreed that the grounds for refusal were thorough and comprehensive. The Group tried to anticipate Choice Circle's next move so that they could respond accordingly. It was felt they may: 1. Do nothing and retain the pub hoping for more relaxed planning laws in future (it was a depreciating asset and costing them money) 2. Appeal the decision (the refusal was so comprehensive that an appeal is unlikely to be successful) 3. Put the pub on the market and cut their losses. David Wood said that since the village had tried to buy the pub times had changed with costs now higher and many pubs closing every week, leading to the comment that it may not be a good time to buy a pub. The Pub Group had agreed that they should try to determine the village's appetite for another attempt to buy the pub by using Survey Monkey (a software questionnaire tool). The questions had been agreed, based loosely on the previous hard copy ones issued in January/February 2021, and the survey would be available for on-line completion before Christmas. Once the level of support had been ascertained, together with an indication of the likely funding that may be available, the Group would develop their ongoing strategy. Everyone would be kept fully informed through the website and mailings. David Wood finished by saying that for personal reasons he has resigned from the Community Benefit Society and as Chairman of the Pub Group and he was pleased to report that Marc Willimont had taken up the role. Nigel Cooper said that he was pleased to see that the NDP policies featured in the reasons the application had been refused. David Wood was thanked for all his hard work bringing the project to its current point.	Clerk
-----	--	-------

5.3 Annual Parish Meeting 2024

Cllr Parker was arranging this and asked for suggestions for topics/speakers for the event. The Attenuation Ponds were suggested as it was thought there was a misunderstanding of what they were – the topic could be a background to the Attenuation Ponds with an explanation of what they will mean to the village. Anyone with suggestions was asked to contact Cllr Parker.

6.0 Open Time – to Note Matters Raised by Residents Relevant to the Parish

A resident noted that there was a lot of contractors parked on the road opposite the shop entrance, making accessing and exiting from the shop difficult. It was also noted that events at the Social Club could also generate more vehicle parking in that area. It was felt that not much could be done as they were not illegally parked, but it would be raised with the local Policing Team.

It was noted that there was a lot of notices/fliers for local business being put up on trees and fences around the village which were not being removed and were causing an issue. One in particular, was notices for the Chip Shop at Moreton and apart from the fact these looked untidy there was a conflict with the mobile Fish and Chip van that frequented the shop on a Wednesday evening. The Clerk was asked to contact the Moreton Fish Bar and ask them to remove them.

Clerk

7.0 Financial Matters**7.1 Report from the RFO**

Bank Balances: Treasurer's Account £20,821.53, Business Instant Access £64,144.67.

Income since the November Meeting

November Shop Rent - £700 Interest - £70.82

7.2 To Approve Invoices Paid Since November Meeting

Payment	Expenditure	Amount
BACS	Paul Jones replacing broken post on fence at shop	£85.00
BACS	EMS invoice 20486 Legionella risk Assessment at Community Hub £210 + VAT	£252.00
BACS	Herefordshire Council invoice 91591417 Election Charges	£162.74
BACS	Reimbursement to Cllr Crane for Noticeboard backing board £38.75 + postage £6.95	£45.70
BACS	Isabelle Barton Cleaning of Parish Room for October	£20.00

7.3 To Agree Payments of Outstanding Invoices

Payment	Expenditure	Amount
BACS	Zoom invoice 230185640. Subscription for December. £12.99 + VAT	£15.59
BACS	100 2 nd class stamps	£75.00

Resolved: All payments noted and approved

Clerk

7.4 Update on Clerk's 2023/24 Pay Award

The 2023/24 National Pay Award had been agreed as an increase of £1 per hour increase regardless of Spinal Column Point, back paid to 01/04/23. The Clerk's salary is now 40 hour per month @ £14.45 per hour which is a £40 per year increase on 2022/23.

Payment	Expenditure	Amount
BACS	Clerks Back pay April – October (net)	£224.00
BACS	HMRC PAYE Payment related to Back Pay	£56.00

Resolved: Noted and approved

Clerk

7.5 To Agree Updated 2024/25 Budget

The budget had been updated with the agreed precept for 2024/25 (£26,500) and was now projecting a surplus of £25.05 for 2024/25.

Resolved: Budget adopted for 2024/25

7.6 Update on Refurbishment/Replacement of the Dernside Noticeboard

Cllr Crane had replaced the backing board on the noticeboard. Cllr Williams was going to take on the task of updated the existing notices and putting up the meeting notices and agendas where appropriate.

The Clerk asked that the resident who had been putting up notices at the Marsh for many years without any recompense, be sent a thank you gift for her commitment to helping the Parish Council.

Resolved: A £20 gift voucher was agreed.

Payment	Expenditure	Amount
BACS	Gift Voucher for Resident	£20.00

Clerk

8.0 To Consider Planning Matters**8.1 To Consider New Planning Applications**

Reference Number	Application
233513	The Laurels, Wellington – The holly tree in the front garden requires cutting back to allow light back into the house. The rear boundary would also benefit from height reduction at the request of neighbours whose light is impacted. The height reduction would also benefit an adjacent specimen Tulip Tree (unusually the variegated leaf variety) as more light will be permitted.

Comment from Shirley Edgar Tree Warden : *Agreed to holly reduction with insistence that ivy is cut and removed from the tree trunk as nearly half of the canopy is ivy, not holly. Agreed to reduction of 4 boundary trees although residents must be aware no one has 'a right to light' and the neighbour should not expect a huge amount of additional light as house is north facing and has fence within a few yards of front of property.*

Resolved: To support the application with the addition of the Tree Warden's comments

Reference Number	Application
233560	Flambards Wellington - Works to 8m high (estimated) walnut tree whose trunk is located 1m from the northern boundary of the property and 9m from the main part of the house (7m from the conservatory). It is too large for a tree so close to the house. The works proposed are a crown reduction of 30-40%.

Resolved: To Support this application on the recommendation of Shirley Edgar, Tree Warden

8.2 To Note Any Decisions/Notifications Received

After the last meeting Cllr Crockett had followed up with the Planning Team regarding the long delay in a decision being made on applications. Comments are added below in italics.

Reference Number	Application	Decision
233130	1 Wellington Mill, Mill Lane, Wellington – T1 Willow, reduce 2 long limbs arising from old cut by up to 6m. T2 Willow, reduce crown by 4-5m. T3 Ash, fell.	Approved
233095	Norton House, Wellington – Tree Works	Approved

Clerk

Clerk

Reference Number	Application	Decision
232920	Bridge Farm, Wellington – tree works.	Approved
232704	Green Farm, Wellington – proposed replacement of existing open-fronted store with new single storey extension to provide office and ancillary staff facilities	Approved with Conditions
232143 232144	Crossfield, Bridge Lane, Wellington - Proposed new extension, vehicle access and parking area- planning permission and listed building consent. <i>Note: The Planning Officer has contacted the applicant to say the proposals are unacceptable from heritage perspective but if certain amendments were made it would be more favourable. No issues around footpaths been addressed.</i>	Awaiting Decision
233093	Wellington Quarry, Haywards Lane – approval of details reserved by conditions 11, 14, 17 attached to planning permission 224058.	Awaiting Decision
231088	Wellington Chapel, Wellington – Proposed single storey extension and application of render to existing south (front) elevation. <i>Note: The Planning Officer had contacted the applicant and discussions had taken place around Heritage Issues. A solution was being worked on.</i>	Awaiting Decision
223767	Honeysuckle Cottage, Poultry Lane, Auberrrow - Demolition of existing dwelling and proposed replacement dwelling <i>Note: More drainage information was required before a decision could be made.</i>	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 <i>Note: A draft Heads of Terms had come through</i>	On hold due to Phosphates
8.4: To Consider any Other Planning Issues Public Spaces Protection Order – this was circulated to all Councillors in advance of the meeting. Cllr Marron had returned a detailed response asking whether it was appropriate to include conservation areas and SSSI sites as these were not mentioned at all. This has been raised with the PSPO Team and Craig Sandman's response is below: <i>The Whole of Herefordshire County is covered by the PSPO – so it makes it an offence to allow your dog to foul on any land, private or public. It would be an offence to allow your dog to foul and not clear up, on all conservation area's or SSSI sites.</i> Cllr Marron also suggested the Play area was included and the Clerk was asked to do this along with the Sports facilities.		

Clerk

	Cllr Parker asked if the public footpath between Hill House and Wellington Wood could be added. Cllr Crane said all footpaths were covered by default and any private property could not be included in the order. Consultation on U93400 Wellington to Westhope - Weight Restriction – this was circulated to all Councillors in advance of the meeting. It was discussed and agreed there were no further comments. Concern over Condition of Buildings in Bridge Lane – the following response had been received from Jason Steeple from the Enforcement Team <i>I visited a few weeks back, and my service ticket was only inclusive of the untidy property that has been left untidy for approximately 6 years by the owner, and it didn't include any details relating to the additional listed property on the owner's current address. I note that Debra Lewis visited this a while back, so I am sending her the details to look into it for me; The owner mentioned that he has been in contact with HBO about the listed property but hadn't had a recent response from them.</i> <i>I have given a timescale for the resident to tidy the bungalow with a follow up visit from myself, which I will be carrying out over the next week or so. As soon as Debra gets back to me with some next steps, I will be able to give you a full update.</i> Inspectors' Report on Herefordshire Minerals and Waste Local Plan – circulated to all Councillors in advance of the meeting. Update on Section 106 – the Clerk had attended the Section 106 update session on 01/12/23 which was very informative, outlining the projects underway and those still pending. There was now an online portal where the details of current S106 monies and projects could be found. Section 106 planning obligations – Herefordshire Council. Nigel Cooper had booked into one of the one to one sessions being offered. 9.0 To Consider Highways Issues 9.1 A49 Issues - There were no further issues to report A resident asked about the priorities on the A49/Village Road when travelling from Dinmore. It was confirmed that those coming from the village had priority with those on the A49 having to stop at the white line in the central reservation. Road Safety Issues on Dinmore Hill – Cllr Crockett had a meeting booked with Richard Timothy on Friday 15th December. Blocked Gullies – Cllr Spittle had reported them around the Marsh. Cllr Spittle was not at the meeting and there was no update. 9.2 To Receive any other Highway Issues A lot of work had been done in Auberrow Road, which was a vast improvement, but it was felt more could be done. There was a plan to put in drainage on the right-hand side coming into the village and this had been actioned with Balfour Beatty. Cllr Crockett said she would get an update on the timescale for this work from Balfour Beatty. Patching Work on C1109 – notification of this had been sent to all Councillors in November and letters had been sent to all residents affected. Patching works would be taking place on the C1109 Wellington as part of a programme of improvement works on a number of C and U roads across the county, following receipt of additional funding from the Department of Transport. The Ford – The missing depth marker still hadn't been installed and the Clerk was asked to check with Phil Pankhurst. 9.3 Identification of Work to be Carried out and any other Updates – none	Clerk
--	---	-------

10.0	Report on Footpaths 10.1 Update on Footpath Maintenance Cllr Crane said that the paths were still very muddy and not a lot could be done about this, particularly on farmland, but if there was anywhere where work could be carried out Cllr Crane would undertake this. He was not aware of any issues apart from the steps by the wood which had been reported to Herefordshire Council, but to date the Footpath Officer had not visited the site to assess the issue. 10.1 To Consider the Replacement of a Stile with a Kissing Gate on WG9 Cllr Crane had been approached by Richard and Jan Rees to discuss a stile on their land which was difficult to negotiate and quite unstable. They had asked if this could be replaced by a kissing gate; this would need to be paid for by the Parish Council as Herefordshire Council only provided stiles. The landowner said he would be responsible for fitting it if the gate were funded by the Parish Council. Cllr Crane said that as a rule he would not support the purchase of a gate but because of where this was located, he felt that the installation of a kissing gate would be a great advantage to those using WG9. A wooden gate would be around £430 (+VAT) and a galvanised steel one around £500 (+ VAT). Cllr Crane said his preference would be for a steel gate which he felt would add value and be a good basis for developing an accessible footpath. A resident asked whether kissing gates would allow buggies and mobility equipment to go through it. Cllr Crane said this would only be possible if a kissing gate that opened up into a full gate but this would not get the support of the landowners because it opened up onto the road and it would be a risk to the animals using that field. It was agreed to purchase a kissing gate on the understanding that the landowner would cover the cost of installation.	Clerk
11.0	Wellington Brook 11.1 Brook Officer's Report Jules Shaddick gave the following report. Missing Ford Depth Marker - This has still not been replaced and the Clerk was asked to follow it up. Fallen Tree Over Brook at Rear of The Chapel – The request to remove this was sent by the RLIDB and as far as it was known the tree was still there. Overgrown land at rear of The Cott – A letter had been sent to the owner by the IDB. No update as yet. Occasional Sewage Smell around Ford Meadow and Field – The source of this had still not been located. The system at Wellington Court Barns was apparently monitored by the Environment Agency and no issues have been raised. There have been no recent comments so at the moment it is felt there was little else that could be done. Eroding Bank at Rear of Brookside Close - It appears this work had been deferred until 2024. Connexus were currently awaiting three quotes for the willow spilling. Wellington Flood Study - No update had been received to date. Car Stuck in Brook - This had now been removed, thanks to the IDB. The Ability to close off The Ford when needed - Enquiries are still ongoing. Jules reported that there was apparently a village in Herefordshire where certain village personnel were just about to receive the legal power to do this, so it was possible. This would be looked into further. 11.2 Report from Flood Groups Meeting This was attended by Jules Shaddick and Cllr Parker. There were presentations from Hereford Council, Balfour Beatty Living Places, Environment Agency, National Flood Forum	Clerk

	Covering areas such as • Their own specific roles and flood resilience. • Who is responsible for managing flood risk • What to do in a flooding emergency • Reporting a flooding or drainage issue • Issues with getting flood insurance At the meeting there were representatives from numerous villages and village flood groups, most of whom were unhappy with the lack of help/support from anyone in the past; it was acknowledged these meeting should continue but only if there was action resulting from them. Jules noted that the response and support Wellington has had from the RLIDB had been excellent. One outcome of the meeting was the realisation that Wellington did not have a Community Flood Plan and in light of the fact the Village had been flooded it was strongly recommended that one was developed. The RLIDB had just received funding to undertake a Hydraulic Modelling Study over their whole district area. This would take about two years to complete. It was felt that overall, it was a very informative meeting, and they should continue. All the information from the meeting was published on the Hereford Council web site Herefordshire Flood Groups meeting presentation from Herefordshire Council	
12.0	Community Led Planning Group 12.1 Update on Projects and Activities Jen Jarrett gave the following update Community Library - The Community Library continues to be supported by a steady stream of borrowers, 10/12 every Wednesday and 1st Saturday of the month with 3 more families joining up and the children becoming regular borrowers. The group couldn't do this without the support of their volunteers and Leominster Library. The library is closed 27th Dec and 3rd January but is open on Saturday 6th January with a New Year Celebration and a thank you to all our supporters. Coffee Mornings – 2023 has been a very successful year with an average attendance of 40 to 50. We held a special morning for the Kings Coronation, Macmillan Cancer and the Poppy Day as well as donations to local charities. Because of the generous and regular support at our coffee mornings over the year we have been able to donate just short of £1,400. Christmas Tree Festival - The CLP is supporting this event and decorating a Christmas tree with IMPS showcasing what projects we have been involved with. Viv Quinn and her team are doing a separate one on behalf of the Wildlife App "Bugs and Beasties". Talk Community Grant - Total funding still available was around £800. There was funding allocated for a free-standing notice board, but the group have been unable to find a location for this and rather than lose the grant were proposing spending that on a gazebo/tent which would be used to house displays not only by our Talk Community group but would be available for other events and other groups. The cost of this would be between £60 and £150 (inc VAT) 12.2 Speed Watch Cllr Williams had taken over managing this and had been in touch with the Stephen Bullock of the Community Speedwatch Team regarding training and other requirements. 12.3 Report from the Green Team – Shirley Edgar was not at the meeting and there was no update. 12.4 To Approve any Expenditure – there was no expenditure	

13.0	Community Hub 13.1 Replacement of Wooden Fence in Car Park This had been replaced by a concrete post but it was not known if this would reduce the number of people reversing into it. 13.2 Legionella Risk Assessment – This had now taken place with one area of risk identified, a now unused pipe which used to supply the previous coffee machine. Julia was going to arrange to have it removed. 13.3 Update on Community Lottery Project - there was £2,625 remaining which needed to be spent by March 2024. Cllr Crane would progress this. 13.4 To Consider Proposal for WiFi in the Parish Room Jen Jarrett said she was pleased to report there was some progress with getting Wi-Fi into the Parish Room. Airband specialised in providing internet to communities and community rooms and Jen Jarrett has worked with them to engage a team of engineers to look into what was required. She noted that in order to get the project this far she has had to place a provisional order in her own name, but this will be changed to the Parish Council if things move forward. The cost of providing internet was likely to be in the region of £25 per month and it was hoped it would be possible to commit to so many months in advance to be able to allocate the remaining Talk Community Grant to the project. 13.5 To Consider any Other Issues or Expenditure There were no other issues or expenditure	
14.0	To Note the Information Sheet (December 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) Funding for the Wildlife Group to carry out a survey on the brook, commercial notices being put up around the village	
16.0	To Note Date and Time of the Regular Meeting of the Parish Council Thursday 1st February 2024 at 7.30pm in the Community Centre. There would be no meeting in January 2024.	
	 Signed Chairman of Wellington Parish Council 1st February 2024	