

WELLINGTON PARISH COUNCIL

Regular Meeting of the Parish Council held at 7.30pm
on Thursday 4th April 2024 in the Community Centre

Item	Minutes	
	Present: Parish Cllrs: Mr B Prince (Acting Chair), Cllr Sean Marron, Ms K Parker, Mr A Spittle, Mr C Williams Also in attendance:, Mrs Chris Bucknell (Parish Clerk) and 10 members of the public including Shirley Edgar and 2 representatives from Pyons Group Parish Council 1.0 To Accept Apologies for Absence – Mr Stephen Crane (Chair), Ward Councillor Pauline Crockett, Jen Jarrett (CLP Group), Russel Appleton and Nigel Cooper (Play Area Project) In the absence of Cllr Stephen Crane, Cllr Barrie Prince took the role of Chair. 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 7th March 2024 Resolved: The Minutes were confirmed and signed by the Acting Chair. 4.0 To Receive Brief Reports 4.1 Ward Cllr Pauline Crockett Cllr Crockett was not present at the meeting and there was no report 4.2 West Mercia We Don't Buy Crime Initiative The project is continuing to run into 2024 and offers the following: • 25% off the total cost of the required SmartWater kits, a minimum of 80% of the number of houses in the Parish must be purchased • 100% of the signage cost to promote the We Don't Buy Crime area • A dedicated PCC funded post to co-ordinate the project and be the first point of contact. • Police volunteer support in kind (where possible) It was agreed the police would be asked to attend a meeting and it was subsequently arranged that they will be attending the June meeting to talk about this project 5.0 Communications and Updates 5.1 Update on Play Area Nigel Cooper was not in attendance at the meeting and there was no update. Cllr Parker said that the lease had now been received and the project was progressing. 5.2 Update on Community Pub Marc Willimont was not at the meeting. An update had been put on their Facebook page saying that they were now working with the 'Rule of Tum' group which was keen to collaborate in getting the pub improved and open for business again. 5.3 Anti Social Behaviour at St Margaret's Church Peter Manson had reported ASB in and around the church and on a recent occasion, when the church was being locked up in the evening, a small fire of twigs and other material was found to have been lit in the porch. West Mercia Police say Wellington is currently their top patrolling area due to the number of burglaries this year and they will also keep an eye on the church. They asked that anyone who had any information on the identity of the children involved to pass it onto them, albeit anonymously.	Clerk

5.4 Annual Parish Meeting 2024

This was taking place on Tuesday 16th April at 7.00 pm in the Community Centre.

6.0 Open Time – to Note Matters Raised by Residents Relevant to the Parish – issues raised were related to highways and have been minuted under agenda item 9.

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

Bank Balances: Treasurer's Account £12,614.12, Business Instant Access £64,144.67.

Income since the March Meeting

April Shop Rent - £700 Interest - £70.82

An invoice has been submitted for the 2023/24 Lengthsman Grant, £1,946 grant + £1,919.29 match funding – total £3,865.29. Thanks are given to Cllr Prince for ensuring the grant was maximised despite the issues with Herefordshire Council not accepting invoices dated before 8th September

7.2 To Approve Invoices Paid Since March Meeting

Payment	Expenditure	Amount
BACS	Viking invoice 3960835 Litter Pickers £15.96 + VAT	£22.10
BACS	KindsHiViz invoice 040593 Litter Picking Hoops £24.46 + VAT	£28.45
BACS	D C Gardening invoice SI-1807 Drainage work at Auberrow Crossroads £450 + VAT	£540.00
BACS	Clerk's Qtr 4 Salary	£1,387.20
BACS	HMRC Payment related to Clerks Qtr 4 salary	£346.80
BACS	Expenses Qtr 3 and 4	£73.20
BACS	William Watson invoice dated 22/3/24 Riverfly Training for Wildlife Group (from Tarmac Grant)	£360.00
BACS	Wellington Community Centre Booking for Riverfly Training (from Tarmac Grant)	£28.13

Resolved: Payments noted and Approved

7.3 To Agree Payments of Outstanding Invoices

Payment	Expenditure	Amount
BACS	Clare Lloyd, cleaning of Parish Room for March and cleaning materials	£48.67
BACS	D C Gardening invoice SI-1832 Maintenance Work for March £220 + VAT	£264.00
DD	PWLB Payment	£6,546.75
BACS	John Allender invoice dated 02/04/23 New noticeboard, refresh existing noticeboard and enclose router in Parish Room (CLP Grant)	£332.39

Resolved: Payments noted and Approved

7.4 Lengthsman, PROW and Drainage Grant 2024/25

The Lengthsman Grant for 2024/25 has been increased to £120 per KM of road. The 2024 grant will be £3,336 core grant plus £834 match funding meaning in 2024/25 Wellington will have £5,004 in total. There will also be a PROW Grant which needs to be applied for in early April. In addition to these there will be a Local Drainage Fund, further details will be available after April.

7.5 Renewal of Insurance Policy

The insurance policy was due to be renewed on 1st June and a summary of the policy details had been completed by Cllr Marron who gave the following comments and recommendation.

The renewal appears to be on the same basis as last year and it was not felt that there was a need for changes. Cllr Marron pointed out that the existing value for rebuilding the hub was shown as

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£441,000. In previous years, when the policy was issued, that has been increased by an uplift and it was assumed this would happen again in the new policy, the Clerk would check this with the insurers. Cllr Marron also said that the revaluation that took place in June 2021 nominally lasts 3 years and it was suggested a new review was commissioned in 2025.

It was therefore proposed that the renewal took place on a like for like basis. This was agreed.

7.6 To Appoint Internal Auditor

The Clerk proposed that Gill Bullock was appointed as Internal Auditor for the 2023/24 accounts. This was agreed. The Accounts would be presented for approval at the June meeting before being submitted to the External Auditors.

8.0 To Consider Planning Matters

To Consider New Applications

Reference Number	Application
240520	Bankside, Wellington – proposed erection of an extension, introduction of 2 dormer windows and external application of render

The applicant was in attendance at the meeting and confirmed that he had spoken to local residents about the development.

Cllr Marron gave a presentation of the application and, following discussion, the following comment was agreed:

The PC has no objection to this application but requests that the applicant provides clarification regarding:

- *Proposed distance of the extended building from the boundary with Barberry House*
- *Mitigation of the potential surface water run off caused by the increased built area*
- *The external lighting that will be installed so as to avoid any adverse impact on neighbouring properties*

It was noted that a further application, 240679, for the same property had been received the day before the meeting and it was felt that there was insufficient time to prepare and present this application, so an extension had been applied for in order for it to be discussed at the May Parish Council Meeting. *Post Meeting Note: This application had been granted until 13th May 2024.*

Reference Number	Application
240613	Queenswood Sand and Gravel Quarry - Application for a Lawful Development Certificate for the continued use of the rail siding at Wellington Quarry for the importation, loading and export of aggregate by rail.

Cllr Marron gave a short presentation on this application. Comments were not being accepted.

Reference Number	Application
220769	Land East of A49, East of Haywards Lane - PENDING S106 AGREEMENT - Proposed extraction of sand and gravel and the restoration of the site to wetland habitats, formation of a new vehicular access from Haywood Lane, construction of silt/water management lagoons, weighbridge, weighbridge office (portable cabin), welfare building (portable cabin), perimeter screening bunds and construction of a mineral processing plant.

The Parish Council had objected to this application in May 2022 submitting a substantial document laying out the reasons for the objection. This document was re-circulated to all Cllrs before the meeting.

Cllr Marron gave a detailed presentation of the application with particular reference being made to heavy vehicles turning right out of the site to go north to Leominster, which was of particular concern, saying that Herefordshire Council were getting a legal ruling on trucks turning to go north across the A49. It was suggested that the Parish Council submitted essentially the same comments as previously, that it was too big, too close to Bridge House and on the edge of a Conservation Area.

The following comment was prepared and agreed : *The Parish Council notes the applicant's additional documentation submitted in response to the queries raised by HFC but does not consider that the applicant's responses resolve the Council's objections.*

The PC notes that there continue to be discrepancies between the applicant's drawings and text, in particular the details regarding the depth of excavations and lagoons, and that the recent documentation contains further discrepancies, eg the margin with the Wellington Brook is now stated variously as 17.5 metres and 10 metres.

The PC notes that the applicant's visual impact statement and documentation appear to take no account of nor make any mention of the adverse visual impact on and from Wellington village, the conservation area generally and the Bridge House properties in particular. Whilst the screening bunds proposed along the A49 would be high enough to adversely change the visual character along the length of the road, they would not be high enough to screen the subsoil bunds, the stockpiles or the plant from the village. The vegetation proposed for screening would not have grown sufficiently to be effective during the life of the excavations.

The PC notes National Highways comments regarding safety concerns and vehicle routings arising from the Haywood Lane junction. The PC has noted the draft HGV routing scheme on the HFC website but is concerned that:

- *Monitoring and enforcement of the routing scheme requires resources that HFC would find difficult to apply consistently*
- *The routing scheme could generate an unintended consequence whereby HGV's turning south on exit from Haywood's Lane but with a northerly destination would then take a route through Wellington village to avoid the additional distance to the Starting Gate roundabout.*

The PC notes National Highways comments regarding dust management relate to a topsoil screening bund height of 5 metres rather than the 3 metres suggested elsewhere. If 5 metres were to be required for adequate dust management, the adverse impacts of the screening bund would be significantly greater.

The PC notes National Highways concerns regarding the applicant's need to demonstrate the stability of the proposed screening bund along the A49 but the PC also notes that those concerns relate to a proposed lagoon and excavation depth of 5 metres whereas the applicant's drawings still show lagoons and excavations at significantly greater depths.

Wellington Parish Council therefore reiterates its objection to the application.

8.2 To Note Any Decisions/Notifications Received

Reference Number	Application	Decision
240499	1 Wellington Court Barns Wellington - application for prior notification for proposed agricultural general store building and track.	Prior Approval not Required

Clerk

Reference Number	Application	Decision
240342	Plough House, Wellington – reduce holly tree on western boundary of property by 50% to reduce shade to neighbours' garden. Remove dead leaders from Cherry Tree on the bottom boundary of the property to make safe.	Approved
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.	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. <i>(see also item 8.4)</i>	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

8.4: To Consider any Other Planning Issues

Hereford Local Plan Regulation 18 Consultation - Documents and presentation slides had been circulated to all Cllrs in advance of the meeting. Cllr Marron said he felt a lot would depend on whether the bypass went ahead and, if so, on which side of the city. The biggest impact would be whether the village would need to take more housing. Cllr Marron felt that if the western bypass went ahead there would be little pressure on Wellington to provide extra housing, but if neither went ahead it was likely that significantly more houses would be needed in the area. There would be implications on the NDP and this would need to be investigated. Residents were encouraged to go onto the website and look at the proposals and put forward their own comments.

Update on Concerns Regarding Unauthorised Work to G2 Property - These concerns were raised by a resident and had been circulated to all Councillors in advance of the meeting. The resident said that the gates had been taken out, large amounts of new fencing erected and sections of the roof replaced; all these having been done, in his view, without permission being sought (other than permission for tree works). These concerns had been forwarded to Jason Steele and Debra Lewis of Herefordshire Council Enforcement Team and it was felt the Parish Council could not take this any further.

Update on Section 106 Funding – there was no further update

9.0

To Consider Highways Issues

9.1 A49 Issues – there was no further update

Road Safety Issues on Dinmore Hill – Cllr Crockett was not at the meeting and there was no further update.

9.2 To Receive any other Highway Issues

Drainage at Auberrrow Crossroads – Cllr Prince had attended a site visit with Phil Pankhurst and Lyn Langford to look at the flooding issues at Auberrrow crossroads. The ditches, gullies and surrounding areas had been put back to their original condition as much as possible but it was noted that until there was a dry spell the water would still be there to a certain extent. If a drainage grant were to be available in 2024/25 that could be used but there was a limit to what work could be done without the road itself being dug up, which would not be possible.

	9.3 Identification of Work to be Carried out and any other Updates Potholes – it was noted that some loose material has been spread on the central part of the upper road near Wootton Cottages, but due to large puddles it was not clear whether the edges of the road had been repaired. <i>Post-meeting note: with some water having subsided it appears that loose material has also been put along at least part of the edges.</i>	
10.0	Report on Footpaths 10.1 Update on Footpath Maintenance Cllr Crane was not at the meeting and there was no update	
11.0	Wellington Brook 11.1 To Consider Brook Officer's Role There were no further comments 11.2 Moreton Brook Concerns Following the March meeting Moreton on Lugg Parish Council had been contacted as well as the River Lugg Internal Drainage Board. Anne-Clare Landolt from RLIDB responded that the section downstream of Aylus cottages was included in the annual maintenance programme but they were only able to access this section from the right bank and unfortunately had been unable to get to this section since 2021 because of the farmer having crops on the land every time the contractor tried to access. This section of the Brook would be reassessed before the start of the maintenance season to ascertain what the IDB could do (if there was access) and what they may enforce the landowner to do. This was passed onto the Moreton on Lugg Footpath Officer to see if he could influence the landowner in any way to allow access to that side of the Brook.	
12.0	Community Led Planning Group 12.1 Update on Projects and Activities Jen Jarrett was not at the meeting and there was no report. The IMP Group was meeting on 12th April and a full report would be given at the May meeting. The accessible footpath project between Bridge Lane, the back of church and the north of the Ford would be discussed at this meeting. 12.2 Speed Watch Cllr Williams reported that he was still awaiting details of the training. There was no further update. 12.3 Report from the Green Team Shirley Edgar said that work was still ongoing, the group had been given a donation from the coffee morning that would go towards the planting of native daffodils. 12.4 Wildlife Group Grant Funded Projects Viv Quinn was not at the meeting. Shirley Edgar reported that the group had recently been given help monitoring the quality of the Brook and had received detailed Riverfly training on what to look for. She noted that Wellington Brook had an amazing array of wildlife and small groups would work together over the next 3 / 4 months to identify and catalogue what was there, registering it so that the status could be checked over a period of time. Animals found will be identified, noted and sent to the County Recorders' Office. This will be used as a benchmark to identify changes in the water quality and habitat over time. Shirley said it had been fascinating learning how certain animals behaved and how they could be protected. Thanks were give to Tarmac for funding the project. 12.4 To Approve any Expenditure – there was no expenditure other than that listed under agenda item 7.2.	
13.0	Community Hub 13.1 Update on Community Lottery Project - there was still £2,625 remaining which had not been spent and the Clerk felt this would probably have to be returned. Cllr Prince would get a quote	

	for refurbishment of the benches. 13.2 Update on WiFi in the Parish Room There was no further update 13.3 To Consider any Other Issues or Expenditure There were no other issues or expenditure 14.0 To Note the Information Sheet (April 2024) and any other updates Resolved: The Information sheet was noted. There were no other updates. 15.0 To Raise Issues for the Annual Meeting of the Parish Council (no discussion) Police SmartWater Project, Parish Newsletter 16.0 To Note Date and Time of the Annual Meeting of the Parish Council Thursday 9th May 2024 at 7.30pm in the Community Centre. Please note this is a week later than usual due to the elections The meeting closed at 21.00 Signed  9th May 2024 Chairman of Wellington Parish Council	
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