

WELLINGTON PARISH COUNCIL

Regular Meeting of the Parish Council held at 7.30pm
on Thursday 5th December 2024 in the Community Centre

Item	Minutes	
	Present: Parish Cllrs: Mr S Crane (Chair), Mr B Prince (Vice Chair), Ms K Parker, Mr A Spittle, Mr C Williams Also in attendance: Ward Cllr Pauline Crockett, Mrs Chris Bucknell (Parish Clerk) and 19 members of the public including Jen Jarrett (CLP Group), Viv Quinn (Wildlife Group), Shirley Edgar (Tree Warden). 1.0 To Accept Apologies for Absence – none 2.0 To Receive Declarations of Interest Cllr Crane declared a non-pecuniary interest in planning application 242628, Land at Yew Tree, The Row, Wellington 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 November 2024 Resolved: The Minutes were confirmed and signed by the Chair. 4.0 To Agree Co-option of Andrew Churcher onto the Parish Council Andrew Churcher was not present at the meeting but had submitted a resume which was read out at the meeting. It was proposed Andrew Churcher should be Co-opted on the Parish Council Proposer: Cllr Parker Seconded: Cllr Marron All were in favour. The Clerk would contact Andrew Churcher and complete the relevant paperwork. 5.0 To Receive Brief Reports 12.1 Ward Cllr Pauline Crockett Cllr Crockett said that, sadly, the weather had continued to cause devastation to many areas of the County and she had submitted a question to Herefordshire Council to ask about proposed actions, the outline of her question is below: <i>Many of us have witnessed and experienced the devastation caused by recent and repeated flooding in our County. Every time this happens homes are ruined, and lives are thrown into turmoil. Our county's drainage system is unable to cope with the scale and frequency of these severe weather events. Residents need action now and Herefordshire Council must robustly enforce landowner riparian responsibilities and take action to better manage water on and off the public highway. The Council must also maintain the operational effectiveness of existing flood defence schemes and ensure that the Environment Agency does likewise. What are this administration's immediate plans to improve the protection of our residents and where will you be investing early?</i> The Cabinet Support Member Response was: <i>This administration is utterly committed to addressing the serious flooding risks that have caused such hardship to residents, and disruption to our schools and economy. It is clear to everyone that the events are becoming more frequent and more intense. In response to the October and November floods, and building on the motion passed by this council at our last meeting, we have set in progress a county wide project to understand each and every flood or near-flood event, and then, where possible, take remedial action – whether that be addressing failures or capacity issues in our drainage system, resolving problems with how quickly the rivers can get water away, looking at – as</i>	Clerk

I mentioned in the previous meeting of Council – our plans for new homes in light of their contribution to flood risks, and yes, as you suggest, working with landowners and where necessary taking enforcement action where riparian responsibilities have been neglected. We will also be looking at improving our flood mitigation and emergency response services. Solving a problem in one area carries the risk of moving it elsewhere. This work will require coordination of all of those risk areas, and as the Lead Local Flood Authority we will be taking leadership of all the various bodies involved in this – the Environment Agency, Welsh Water, Severn Trent Water, The Lugg and Lower Wye Internal Drainage Boards, and so on, as well as the parish councils who we have already partnered with to map any missing assets and develop a deeper understanding of the local drainage network. To this end we have already seconded staff into a growing flood team so that we have the ability to move forward on this across the county, and they are already hard at work. We are drawing funds from our [emergency response budget] and will be asking this council to support investment in flood response in our capital budget next month. There is much in climate change that is beyond our control. But rest assured we will leave no stone unturned in facing this.

Cllr Crockett encouraged people to go onto Herefordshire Council website for the up-to-date flood information and she would raise the issue again at the forthcoming Council meeting.

Current Consultations – there were 2 live consultations at present

[Tree, hedgerow and woodland consultation](#)

[Library strategy consultation - What do you love about your library?](#)

Cllr Crockett said that, locally, she had been focused on the flood mitigation results from the 2020 Wellington Feasibility Study, the conclusion being that the suggested way forward would be through property resilience, which was in line with the Environment Agency recommendations.

She was also continuing to work on the Play Area Project

Cllr Prince noted that there were deer carcasses on Dinmore Hill, which were often there for 2 or 3 days before they were removed. Shirley Edgar said that if they were reported through Herefordshire Council website it would be directed to National Highways which would result in a quicker collection of the carcasses. The Clerk was asked to re-circulate the details for Joe Warmsley, the National Highways. A member of the public said she worked for the Herefordshire Wildlife Trust and would mention these concerns.

5.2 Update from Local Policing Team

Adam Westlake had given the following update from their incidents log:

Dog Incidents - At this time, there is no further update on the investigation. This does not mean that nothing has been done, but the case has not been updated recently. There is a review scheduled for December, and I expect more details to be available after that

Vinery Corner – Parked Van: We have patrolled Wellington but have not seen the van in situ during our visits. As of now, there has been no further action taken. **Post Meeting Note:** *The Policing Team subsequently saw the van and have contacted the commercial owner who has spoken to the driver who lives at Vinery Cottage, asking him not to park there.*

Other Updates:

27th November 2024 – Wooton Farm, Derndale Road, Wellington (HR4 8BE):

A report was received regarding a 4x4 (with a quad bike and trailer) believed to be poaching. Officers attended and confirmed that the vehicle and quad bike belong to a local deer stalker, employed by a neighbour. The vehicle had broken down, and he was using his partner's car. The quad bike was not stolen.

27th November 2024 – Tarmac Wellington on Haywood Lane:

A black Jaguar was reported partially blocking the lane after getting stuck in flood water. The vehicle has since been recovered.

Clerk

6.0	20th November 2024 – A49 Northbound (Pipe & Lyde): A dark-coloured VW SUV was reported broken down. Officers attended, but no trace of the vehicle was found. 2nd November 2024 – Haywood Industrial Complex: A male crashed his Ford Fiesta which was blocking the road. Officers attended, and while there were no serious injuries, the vehicles were recovered. Community Charter Priorities January to March 2025 – it was agreed the priorities should be Anti-Social Behaviour, Mud on the roads and Speeding. Flooding Issues and Potential Flood Action Group Cllr Crane began by saying that at the November meeting there were a lot of positive ideas and suggestions put forward, but he wanted to make clear that, at this stage, there was no plan for the owners of Cutsthorpe to put in gates or planning applications, which had been mentioned as part of the general conversation. Jenni Gowan, who was working with the Parish Council on flooding and infrastructure issues gave a report about plans which were being put in place to develop a flood action group, thanking Cllrs Prince and Williams for their input into developing an outline strategy for the project and agreeing to work with her to take this forward. The Brook had been divided into five segments to get five people to patrol a section regularly to look for issues such as obstructions and keep it free flowing during normal water. Three of the five segments had already been allocated to volunteers – upstream of the Mill, downstream of A49 and the Church to Bridge Lane. The remaining segments to allocate were the Mill to Bridge Lane and the Church to A49. The three landowners upstream, and Tarmac downstream, had been written to asking for permission to walk on their land, where there were no PROWs. No replies had yet been received. Festive Farm had been asked for more information on the need for the fence across the Brook upstream from the Mill which is collecting debris and Mr Jay had been contacted to express the PC's willingness to work with him on the possibility of a further attenuation pond to slow the flow. The Orleton Model for flood alleviation and road closure procedures was being used and this was being supported by Herefordshire Council in terms of advice, equipment and insurance cover. Two volunteers had already agreed to undergo the training needed to be able to close the roads at Mill Lane and the Ford, but the requirement was for four volunteers at each location, two main ones and two on standby, so more were required. Cllr Williams would take on the lead once the project got to the next stage. Jenni Gowan added that Orleton installed their road closure barriers on 24th November only for a tractor to ignore them and drive through creating a bow-wave breaching resident's own flood defences. The Police intervened at Orleton, with no prosecution in this instance, but it was noted that this was an offence that could bring prosecution. Volunteers were also needed to be on standby to create an early warning alert system and to help the less able, who have their own sandbags or defences, to get them in place. One resident had suggested creating a group of those willing to help with clear ups and she was prepared to be part of that. This group would be covered by the Parish Council insurance and a risk assessment had been prepared. Jenni Gowan had prepared a list of properties flooded in the recent floods and liaised with the lead on flood risk management at Herefordshire Council who had circulated it to BBLP, Welsh Water, RLBD etc. The next stage was to await a response to the newsletter, which included a proposal to contact all vulnerable households, asking if they wanted to be on the alert system, and capturing their details under strict GDPR regulations which had been cleared with the Chairman.	Clerk
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Cllr Prince spoke about problems at the Mill which it was thought were caused by a drainage ditch that had been dug out by the landowner and he would be contacted to arrange a site visit.

Cllr Prince had carried out a site visit at the Mill itself, to discuss how water can get back into the Brook, with representatives from Herefordshire Council, Lugg Drainage Board and Balfour Beatty. Balfour Beatty had agreed to dig out the culvert on Mill Lane which would divert the water back into the Brook. Anne-Clare of River Lugg Drainage Board was looking into it to see which landowner was responsible for the land beyond the road and, if necessary, they would carry out work and invoice the landowner.

Cllr Marron asked if the map showing where the flooding took place could be made public, which may clarify some of the places that needed attention. There had been a topographical study done of the Lugg catchment area; mapping and modelling had been done but this had not yet been made public. Cllr Crockett said that this was going to be managed under Herefordshire Council's Property Resilience Programme and discussions were now taking place with the Environmental Agency to get it funded. About 30 homes and properties had been identified as affected.

7.0 Communications and Updates

7.1 Future Structure of the Parish Council

The Clerk confirmed that she would be retiring from the Parish Council in March 2025 and encouraged anyone who was interested in taking on the position of Clerk to contact her for more information.

7.2 Parish Newsletter Distribution

This had been printed and was distributed at the meeting to those who had volunteered to deliver them. Jenni Gowan was thanked for her input into the Newsletter.

7.3 Annual Parish Meeting 2025

This was taking place on Wednesday 19th March 2025. Cllr Parker said some ideas had been put forward but if anyone had any suggestions of presentations to contact her.

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

There were no further comments.

9.0 Financial Matters

Bank Balances: Treasurer's Account £21,249.56, Business Instant Access £64,144.67.

Income since the November Meeting

December Shop Rent - £700 Interest - £57.99

9.2 To Approve Invoices Paid Since November Meeting

Payment	Expenditure	Amount
BACS	Reimbursement to Viv Quinn for batteries for Wildlife Camera	£13.98
BACS	PIP Printing invoice 77919 Printing of 520 newsletters	£257.47
BACS	Clare Lloyd Cleaning of Parish Room for December 4 hours	£40.00
BACS	D C Gardening invoice SI-2083 Maintenance work for November £160 + VAT	£192.00

Resolved: All payments noted and approved

9.3 To Agree Payments of Outstanding Invoices

There were no outstanding invoices

Play Area – Paul Nicholas had decided not to go forward with the application for grant funding until the February meeting.

9.4 To 2025/26 Precept

The 2024/25 budget with year-to-date actuals and a draft 2025/26 budget was circulated to all Cllrs on 29/10/24 and recirculated with the Information Sheet in advance of the meeting. Predictions on the first draft of the budget, if the Precept stayed the same, indicated around a £6k deficit over the year but there were a number of grant payments covering work in 2024/25 which would be paid in 2025/26, which may partially balance this out.

This was discussed at length, and it was proposed that an increase of 5% be put on the 2025/26 precept. This would not cover the predicted deficit on the budget, and Cllr Parker felt the increase should be higher to further reduce the deficit and maintain liquidity, but the Clerk gave reassurance that the council is in a stable financial position and there was also a possibility (not guaranteed) of further grants being available. The majority of Councillors agreed that the rise would be limited to 5% making the precept £27,820.

Resolved: The 2025/26 Precept would be £27,820

9.5 To Agree Grounds Maintenance Contract for 2025 and 2026

The quotation from D C Gardening was as shown below

Work	Quote 2025 and 2026	Q
Wellington Cemetery Mowing/strimming of grassed areas including triangular piece of land. Based on 14 cuts between March and November	£165	
Wellington Cemetery Cutting of hedges to include top and side of main road hedge Based on 2 cuts per year	£195	
Bus Stop on A49	£25	
Wellington Community Hub Mowing/strimming of all grassed areas. Based on 1 visit every fortnight from end March and during the months of April, August, September, October with 1 visit to finish off in early November (weather permitting) Based on 1 visit every week during the months of May, June and July. The above prices include raking over gravel in remaining bed by noticeboard and occasional weeding of gravelled area Cutting of yew hedge and cutting of shrubs in bed by noticeboard Trimming back of nettles and brambles encroaching through wooden slatted fence from the Social Club Removal from site of all rubbish as created. One visit per year	£70 £65 £135	
Footpath from Cemetery to Church Close Strimming and clearance of vegetation overhanging footpath. Based on a minimum of 2 visits during growing season (other cuts dependent upon exceptional growth)	£75	On w

Resolved: To award the Contract to D C Gardening for 2025 and 2026 on the basis of the quotation submitted

Clerk

Clerk

10.0

To Consider Planning Matters

10.1 To Note Planning Applications Agreed Between Meetings

Reference Number	Application
242809	5 Derside Close Wellington – Proposed removal of ornamental olive tree due to excessive shade and size for its location and removal of cherry tree (T2) due to being too close to and in conflict for resources with Judas tree. <i>Shirley Edgar had visited the site and had no objections to this application. On this basis the Parish Council supported the application.</i>

10.2 To Consider New Planning Applications

Reference Number	Application
242628	Land at Yew Tree, The Row, Wellington – Application for variation of condition 2 of permission 192810. Proposed dwelling with detached garage and vehicle access to The Row to accommodate minor design change to the building to make better use of the site by a small increase in the dwelling and garage footprint.

Cllr Marron gave an overview of the application and recommended that the Parish Council’s response should be an objection on the same grounds as for the first application, on the basis that the development was in the wrong place and too close to the road.

Agreed Submission:

The PC wishes to reiterate the objections raised previously with respect to application 192810.

- The location generates an unacceptable risk of accidents. The Row is a narrow lane with no pedestrian footways and the driveway of the proposed building is located at a pinch point section of the road, near to bends and the brow of a hill.
- The 2-dimensional plan of the location does NOT adequately reflect the risk to pedestrians and other road users created by the proposed access point.
- It is unlikely that residents will accept limiting themselves to a single vehicle always to be positioned inside the garage.
- The location and arrangement of driveway, garage and turning area therefore mean that, in practice, any second vehicle or service vehicle accessing the property will do so forwards and is then likely to exit the property by reversing into the road.
- The entrance location will be particularly dangerous during construction because of the size of the construction and delivery vehicles concerned and because the access width will be further restricted by scaffolding and building operations.
- The raised elevation of the site causes an unacceptable level of intrusion particularly to the neighbouring property to the rear.

Additionally the PC considers the new application to worsen the risks identified in its previous submissions. The amended plans do not give specific dimensions from the enlarged building to the access point and road boundary but visually the enlargement has been achieved by moving the building closer to the road which further restricts access arrangements.

10.3 To Note Any Decisions/Notifications Received

Reference Number	Application	Decision
242576	Bryn Hill, 4 St Marys Close, Wellington – to fell Cherry, outgrown small garden.	Approved

Clerk

Reference Number	Application	Decision
231088	Wellington Chapel – re-consultation. Proposed single storey extension and application of render to existing south (front) elevation – the Parish Council responded to the original application in May 2023 supporting it but with a number of comments and concerns. This was reiterated in 2024	Approved with Conditions
241329	Land at Southwood House and land at Southwood, Dinmore - proposals to mount 10 photovoltaic panels on the south-end of the property.	Approved with Conditions
233093	Wellington Quarry, Haywards Lane – approval of details reserved by conditions 11, 14, 17 attached to planning permission 224058.	Awaiting Decision
223767	Honeysuckle Cottage, Poultry Lane, Auberrow - Demolition of existing dwelling and proposed replacement dwelling	Awaiting Decision
220652	St Margaret’s Church, Wellington – proposed change of use from agricultural land to burial ground.	Awaiting Decision

10.4 To Consider any Other Planning Issues

Resident’s Concerns Regarding Light Pollution from Industrial Estate

A resident had reported ongoing issues with the light pollution from Haywood Industrial Estate saying that they were now having to close their shutters and curtains around 5pm. They said (quote) light pollution from a building that doesn't operate 24/7 is ridiculous but Environmental Health have been no use at all and have only told us to buy black out blinds! They believe it's the same building that has had regular light complaints made about it from Holland House. The resident has been asked to contact Cllr Crockett directly.

11.0 To Consider Highway Matters

11.1 A49 Issues

Cllr Crockett reported that work was going on in January, with a series of closures planned over the next 3 months on the A49 between Leominster and Hereford.

Cllr Spittle asked if work could be undertaken to clear the drains and Cllr Crockett said she would mention it to Joseph Walmsley (National Highways) at their forthcoming meeting.

Road Safety Issues on Dinmore Hill

See Item 5.1

11.2 To Receive any other Highway Issues

There were still a number of potholes that were causing concern and Cllr Prince was currently discussing this with Phil Pankhurst.

Community Speedwatch

There was no further update

11.3 Update on Section 106 Funding for Highways

Cllr Crockett said that Herefordshire Council were currently undertaking a costing exercise on identified areas and when that was completed, she would report back to the Parish Council.

11.4 Identification of Work to be Carried out and any other Updates

The drain opposite the Vinery was blocked inside with debris. The depth marker in the Brook had not yet been replaced. Brookside drains needed clearing out. Cllr Prince was arranging for drains at Wellington Marsh to be investigated. It was noted that the depth marker at the Ford had still not been replaced and Cllr Prince would follow this up.

12.0	Report on Footpaths 12.1 Update on Footpath Maintenance Cllr Crane said, as expected, the footpaths were very wet, and a number of steps had been washed away. Cllr Crane was carrying out regular inspections of the footpaths and steps. 12.2 Update on Dingle Footpath The path is still closed and work had not yet started. 12.3 Dogs Behaving Badly There was no further update. See also item 5.2	
13.0	Community Led Planning Group 13.1 Update on Projects and Activities The Coffee mornings continued to be successful, regularly attended by around 30-40 people. Donations had recently been given to Macmillan (£400), Poppy Appeal (£225) and the Food Bank (£50). The Library was also going from strength to strength. 13.2 Report from Green Team Bulb planting had taken place with native daffodils being planted using money donated from the coffee morning, the aim being to have more native daffodils and to try and move the ornamental daffodils to other areas. 13.3 Report from Wildlife Group The Riverfly Project was continuing on the Brook and the Group were now working with Herefordshire Ornithological Club to install a new bird hide. The Wellington Gardeners WhatsApp group was going from strength to strength with members exchanging information on plants etc. 13.4 To Approve any Expenditure There was no expenditure	
14.0	Community Hub 14.1 To Consider Proposals for Flood Defences During the recent flooding there was ingress into the storeroom and the Parish Room was at risk. Julia had asked that the Parish Council consider installing some Flood Defence Boards. Cllr Crane had spoken to Julia and was looking into quotations for flood boards and also any other options. The manhole cover at the rear of the building had been washed away by the floods and Cllr Spittle was looking into getting it replaced.	SC AS
15.0	To Note the Information Sheet (December 2024) and any other updates Resolved: The Information sheet was noted. There were no other updates.	
16.0	To Raise Issues for the Regular Meeting of the Parish Council (no discussion)	
17.0	To Note Date and Time of the Regular Meeting of the Parish Council Thursday 6th February 2025 at 7.30pm in the Community Centre (please note there will be no meeting in January 2025) The meeting ended at 21.25  Signed Chairman of Wellington Parish Council 6th February 2025	