



WELLINGTON PARISH COUNCIL

**Regular Meeting of the Parish Council held at 7.30pm
on Thursday 6th March 2025 in the Community Centre**

ITEM		ACTION
	Present	
	Parish Councillors:	
	Cllr. S Crane (Chair), Cllr. A Churcher, Cllr. S Marron, Cllr. K Parker, Cllr. C Williams	
	Also in attendance:	
	Ward Cllr Pauline Crockett, Chris Bucknell, Emyr Saer (Parish Clerks) and 12 members of the public including Viv Quinn (Wildlife Group) and Jenni Gowan (Flooding and Infrastructure).	
	Cllr Crane started the meeting by welcoming the new Parish Clerk, Emyr Saer and thanking the outgoing Clerk, Chris Bucknell, for all her hard work over the past 13 years, saying that Wellington and the community had greatly benefitted from the skill and knowledge she brought to the role. It was also noted that the meeting would be recorded for the benefit of the minutes, all recordings would be kept securely and deleted once they had been used.	Clerk
1.0	To accept apologies for absence:	
	Cllr. B Prince, Jen Jarrett (CLP Group) & Shirley Edgar (Tree Warden).	
2.0	To Receive Declarations of Interest:	
	There were no declarations of Interest	
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 6th February 2024	
	Resolved: The Minutes were confirmed and signed by the Chair.	

4.0	To receive brief reports:	
4.1	Ward Cllr Pauline Crockett	
	Ward Cllr Crockett gave a short report saying that Herefordshire Council were currently looking at the 2025/26 budget setting which would be discussed at Full Council meeting on Friday 7th March. Cllr Crockett stressed that the current administration was dedicated to doing the best it could for residents of Herefordshire in terms of the budget and Council Tax and more information on this could be found on Herefordshire Council's website. Cllr Crockett said that, locally, the work on Mill Lane had now been completed, and the Play Area project was progressing well. Cllr Crockett was thanked for all her hard work in relation to these projects. Cllr Crockett said that she had recently undertaken a site visit with Joseph Walmsley, Area Manager for National Highways, noting that there had been a significant amount of work undertaken and communication between herself, National Highways and other teams was now very good.	
4.2	Update from Local Policing Team:	
	There was no update	
5.0	Communications and Updates:	
5.1	Annual Parish Meeting 2025:	
	This was taking place on Wednesday 19 th March 2025. The main topic would be flooding, with presentations also about schools and mental health. A panel of flooding experts would answer questions from the audience. This meeting had been well publicised, and it was hoped it would be well attended.	
5.2	Update on Play Area:	
	This would be covered under item 7.6 (Finance).	
6.0	Open Time – to Note Matters Raised by Residents Relevant to the Parish:	
	A question was asked about the proposed bypass and what effect this would have on housing targets. Cllr Marron said that at the moment there was no definite answer, but it was likely that the targets will be increased. Further details of the Herefordshire local Plan and Housing Targets are minuted under item 8.4.	
7.0	Financial Matters:	
7.1	To Receive a Report from the RFO:	
	Bank Balances: Treasurer's Account £20,787.56 Business Instant Access £64,144.67 Income since the February Meeting March Shop Rent - £700; Interest - £54.48; Refund from Viking of Postage Costs - £7.00	

7.2	To Approve Invoices Paid Since February Meeting:																																
	<table><tr><th>Payment</th><th>Expenditure</th><th>Amount</th></tr><tr><td>BACS</td><td>Viking Invoice 5396716 5 packs paper £23.95 + VAT (see note)</td><td>£28.74</td></tr><tr><td>BACS</td><td>Paul Jones invoice dated 11th February Work on manhole cover behind shop</td><td>£141.00</td></tr><tr><td>BACS</td><td>Tree Warden Network Renewal 2024/25</td><td>£30.00</td></tr><tr><td>BACS</td><td>Paul Jones invoice dated 11th February Repair of concrete bollard at shop</td><td>£171.00</td></tr><tr><td>BACS</td><td>SLCC Invoice MEM253423-1 SLCC Membership for new clerk</td><td>£160.00</td></tr><tr><td>BACS</td><td>SLCC Invoice BK219839 New Clerk training 1 of 5 £20 + VAT</td><td>£24.00</td></tr><tr><td>BACS</td><td>Williams Water Services invoice 1423 Clearing drain at Wellington Shop</td><td>£120.00</td></tr><tr><td>BACS</td><td>Clare Lloyd cleaning of Parish Room Toilet and Foyer for February</td><td>£40.00</td></tr><tr><td>BACS</td><td>BGS Invoice SI1050793 Service of automatic doors at shop £120 + VAT</td><td>£144.00</td></tr></table>	Payment	Expenditure	Amount	BACS	Viking Invoice 5396716 5 packs paper £23.95 + VAT (see note)	£28.74	BACS	Paul Jones invoice dated 11th February Work on manhole cover behind shop	£141.00	BACS	Tree Warden Network Renewal 2024/25	£30.00	BACS	Paul Jones invoice dated 11th February Repair of concrete bollard at shop	£171.00	BACS	SLCC Invoice MEM253423-1 SLCC Membership for new clerk	£160.00	BACS	SLCC Invoice BK219839 New Clerk training 1 of 5 £20 + VAT	£24.00	BACS	Williams Water Services invoice 1423 Clearing drain at Wellington Shop	£120.00	BACS	Clare Lloyd cleaning of Parish Room Toilet and Foyer for February	£40.00	BACS	BGS Invoice SI1050793 Service of automatic doors at shop £120 + VAT	£144.00		
Payment	Expenditure	Amount																															
BACS	Viking Invoice 5396716 5 packs paper £23.95 + VAT (see note)	£28.74																															
BACS	Paul Jones invoice dated 11th February Work on manhole cover behind shop	£141.00																															
BACS	Tree Warden Network Renewal 2024/25	£30.00																															
BACS	Paul Jones invoice dated 11th February Repair of concrete bollard at shop	£171.00																															
BACS	SLCC Invoice MEM253423-1 SLCC Membership for new clerk	£160.00																															
BACS	SLCC Invoice BK219839 New Clerk training 1 of 5 £20 + VAT	£24.00																															
BACS	Williams Water Services invoice 1423 Clearing drain at Wellington Shop	£120.00																															
BACS	Clare Lloyd cleaning of Parish Room Toilet and Foyer for February	£40.00																															
BACS	BGS Invoice SI1050793 Service of automatic doors at shop £120 + VAT	£144.00																															
	Resolved: All Payments Noted and Approved.																																
7.3	To Agree Payments of Outstanding Invoices:			Clerk																													
	The following payments related to the outgoing Clerk's salary and expenses would be paid towards the end of the month. Emyr Saer would be paid from 1st March, but this would be paid in the new financial year. <table><tr><th>Payment</th><th>Expenditure</th><th>Amount</th></tr><tr><td>BACS</td><td>Clerks Expenses October 24 – March 25</td><td>£110.62</td></tr><tr><td>BACS</td><td>Clerks Qtr 4 Salary</td><td>£1,447.60</td></tr><tr><td>BACS</td><td>HMRC Payment related to Clerk's Qtr 4 salary</td><td>£362.00</td></tr></table>			Payment	Expenditure	Amount	BACS	Clerks Expenses October 24 – March 25	£110.62	BACS	Clerks Qtr 4 Salary	£1,447.60	BACS	HMRC Payment related to Clerk's Qtr 4 salary	£362.00																		
Payment	Expenditure	Amount																															
BACS	Clerks Expenses October 24 – March 25	£110.62																															
BACS	Clerks Qtr 4 Salary	£1,447.60																															
BACS	HMRC Payment related to Clerk's Qtr 4 salary	£362.00																															
	Resolved: All Payments Noted and Approved.																																
7.4	To Confirm Appointment of Parish Clerk:			Clerk																													
	Emyr Saer has been appointed as Parish Clerk with effect 1 st March 2025. The Chair would sign the contract of employment.			SC																													
7.5	To Consider Membership of HALC for 2025/26:																																
	Membership of HALC for 2025/26 would be £747.40 + VAT and the Parish Council needed to consider whether this would be of benefit to the incoming Clerk in terms of training, Clerk cover etc. Resolved: Not to join HALC as SLCC would provide a lot of the advice and support needed. This would be reviewed if necessary.																																
7.6	To Confirm Mechanism for Purchase of Play Area Equipment and reclaim of VAT:			Clerk																													
	Emyr Saer gave an update on this stating that the agreement made at the February meeting was now going ahead with the first equipment order due to be delivered on 11 th March. All the equipment purchased through the Parish Council and transfer of the Section 106 funding to the Parish Council would take place in 2025/26 and this had been confirmed with Herefordshire Council.																																

8.0	To Consider Planning Matters:		
8.1	To Note Planning Applications Commented on Between Meetings:		
	Reference Number	Application	
	250470	Seadrift, Bridge Lane, Wellington - Proposed felling of Birch Tree (Betula pendula), approx. 14 years old	
	Submitted Comment: The Parish Tree Warden has been an visited the site and approves the proposed work. On that basis, Wellington Parish Council supports the application.		
	Reference Number	Application	
	250483	Ferriby, Wellington - Cut back 2 large branches at trunk of tree above ground level where they project and partly overhang neighbours drive and public highway. Shred and remove debris from site (one single mature yew tree).	
	Submitted Comment: The Parish Tree Warden has been an visited the site and approves the proposed work. On that basis, Wellington Parish Council supports the application.		
8.2	To Consider New Planning Applications:		
	Reference Number	Application	
	242025	Bridge Lane Farm, Bridge Lane, Wellington - Approval of details reserved by condition 4, 8 & 9 attached to planning permission 241315 (no comments were being accepted on this application)	
	Reference Number	Application	
	250402	Chiropodist Surgery, Marsh House Farm, Wellington - Application for approval of details reserved by condition 3 attached to planning permission 210381 (no comments being accepted – has since been refused). An application for a non-material amendment had since been received. No Comments were being accepted on this.	

	<table><tr><th>Reference Number</th><th>Application</th></tr><tr><td>250301</td><td>Land Adjacent to Graveyard - Application for approval of reserved matters following outline approval 182878/O (Proposed erection of 15 dwellings and construction of new access.).</td></tr></table>	Reference Number	Application	250301	Land Adjacent to Graveyard - Application for approval of reserved matters following outline approval 182878/O (Proposed erection of 15 dwellings and construction of new access.).	Clerk								
Reference Number	Application													
250301	Land Adjacent to Graveyard - Application for approval of reserved matters following outline approval 182878/O (Proposed erection of 15 dwellings and construction of new access.).													
	Cllr Marron presented a report on this application which was discussed at the meeting. Agreed Submission: 1. Wellington PC reiterates the concerns given in its response of 9th September 2018 and subsequent representations regarding the potential flooding risk arising from this site. 2. The PC highlights that, in the period since the outline application was submitted in 2018, three major flooding events have occurred within the village causing a number of properties to be flooded and directly impacting nearby properties and roads adjacent to the proposed development. Two of those flood events occurred within the last 12 months. 3. In its assessment of the application, the PC notes with concern the removal of the initially proposed attenuation pond, the enlargement of building footprints and the proposed relocation of buildings to sites closer to the boundaries of the development. The applicant provides no overarching statement as to the reasons for the changes or the consequences for site flooding and drainage arising from them. 4. The PC similarly notes that the applicant has provided schematics of drainage arrangements but has not given any overall drainage plan demonstrating the cumulative impact of the development either within the site or externally. 5. The PC strongly urges the planning process to address both the flooding risk within the site and the flooding risk potentially caused by the development to the adjacent properties and the wider area. 6. The PC recognises that the site area is marginally below 1ha but, in the light of the repeated flooding which has occurred in the years subsequent to the PC's earlier comments, the PC requests that approval of the plan be conditional upon the applicant demonstrating, through the commissioning of a full site specific flooding and drainage management plan, that 1. the development will not itself be subject to flood risk not fully controlled by internal mechanisms sufficient to prevent the flooding of the individual sites 2. the development will not give rise to any cumulative or adverse impact on the flood risk for other properties and areas of the village 3. the development will not create or increase flows through the Wellington Brook and its outflows under the A49 during flood events The PC notes that, during the discussion regarding this proposal, a number of comments were put forward contrasting the very limited information provided under this application with the much more detailed requirements for flood risk reporting imposed upon the application, P220652/N, for the area of land adjacent to the development site proposed for an extension of the burial ground.													
	<table><tr><th>Reference Number</th><th>Application</th></tr><tr><td>220652</td><td>St Margaret's Church, Wellington – Re-consultation. Proposed change of use from agricultural land to burial ground.</td></tr></table> It was agreed to reiterate the Parish Council's strong support for this application.	Reference Number	Application	220652	St Margaret's Church, Wellington – Re-consultation. Proposed change of use from agricultural land to burial ground.	Clerk								
Reference Number	Application													
220652	St Margaret's Church, Wellington – Re-consultation. Proposed change of use from agricultural land to burial ground.													
8.3	To Note Any Decisions/Notifications Received:													
	<table><tr><th>Reference Number</th><th>Application</th><th>Decision</th></tr><tr><td>250470</td><td>Seadrift, Bridge Lane, Wellington - Proposed felling of Birch Tree (Betula pendula), approx. 14 years old</td><td>Awaiting Decision</td></tr><tr><td>242025</td><td>Land at The Yew Trees, The Row, Wellington - Application for approval of details reserved by conditions 3-10 attached to planning permission 192810</td><td>Split Decision</td></tr><tr><td>250483</td><td>Ferriby, Wellington - Cut back 2 large branches at trunk of tree above ground level where they project and partly overhang neighbours drive and public highway. Shred and remove debris from site (one single mature yew tree).</td><td>Awaiting Decision</td></tr></table>	Reference Number	Application	Decision	250470	Seadrift, Bridge Lane, Wellington - Proposed felling of Birch Tree (Betula pendula), approx. 14 years old	Awaiting Decision	242025	Land at The Yew Trees, The Row, Wellington - Application for approval of details reserved by conditions 3-10 attached to planning permission 192810	Split Decision	250483	Ferriby, Wellington - Cut back 2 large branches at trunk of tree above ground level where they project and partly overhang neighbours drive and public highway. Shred and remove debris from site (one single mature yew tree).	Awaiting Decision	
Reference Number	Application	Decision												
250470	Seadrift, Bridge Lane, Wellington - Proposed felling of Birch Tree (Betula pendula), approx. 14 years old	Awaiting Decision												
242025	Land at The Yew Trees, The Row, Wellington - Application for approval of details reserved by conditions 3-10 attached to planning permission 192810	Split Decision												
250483	Ferriby, Wellington - Cut back 2 large branches at trunk of tree above ground level where they project and partly overhang neighbours drive and public highway. Shred and remove debris from site (one single mature yew tree).	Awaiting Decision												

	242025	Bridge Lane Farm, Bridge Lane, Wellington - Approval of details reserved by condition 4, 8 & 9 attached to planning permission 241315 (no comments being accepted)	Awaiting Decision	
	250402	Chiropodist Surgery, Marsh House Farm, Wellington - Application for approval of details reserved by condition 3 attached to planning permission 210381 (no comments being accepted – has since been refused)	Refused	
	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	
8.4	Herefordshire Local Plan and implications for NDP and future development:			
	Cllr Marron spoke about this saying that government had issued revised housing targets for the whole country, the Herefordshire share increasing from the previously stated 16,000 to 27,000. There had been a Local Plan update from Herefordshire Council just before the meeting, stating that the draft local plan was incompatible with the new housing targets and this would have to be totally revised. While there was no approved Local Plan, applications for housing development would be approved by default and it was expected that settlements would therefore be open to windfall applications. The proposed Bypass, in theory, would open up land that has an assumed number of houses which would go towards meeting these targets. It had been stated that NDPs would only carry weight if they were less than 5 years old, the Wellington NDP now being 8 years old so the Parish Council would need to agree whether it wanted to do an update or produce a new plan, but this could not be in line with the approved Local Plan which, currently, did not exist.			
9.0	To Consider Highway Matters:			
9.1	A49 issues:			
	Significant work was being done and National Highways had, that afternoon, circulated a revised timetable for roadworks which will now extend to July, with roads being closed for long periods while work took place.			
	Road Closure for C1121:			
	As Cllr Marron reported at the February meeting, when the Bodenham end of the C1121 was shut a mechanism was needed to ensure that the A49 end should also be closed. This had still not been resolved and there was no turning area for vehicles.			
	Community Speedwatch:			
	There were still not enough volunteers to take this forward. It was suggested that joining with a neighbouring Parish may be a way forward.			

9.2	Update on Section 106 Funding for Highways:	
	There is no further update.	
9.3	Update on Drainage Grant Works:	
	Cllr Prince was not at the meeting. He was continuing to work with D C Gardening to complete the work and a report would be given at the April meeting	
9.4	Identification of Work to be Carried out and any other Updates:	
	Verge Cutting – Herefordshire Council cut verges twice a year but, in the interests of protecting the flora and fauna, they ask Parish Councils to identify verges that they only want cut once a year. In the past the stretch of road at Auberrow had been identified as only having one cut and it was agreed that this should be the same for 2025.	Clerk
	Trees on the Corner of Auberrow Crossroads – these needed attention and would be passed to Cllr Prince to discuss with Phil Pankhurst	BP
10.0	Report on Footpaths	
10.1	Update on Footpath Maintenance:	
	Cllr Crane reported that the paths were now starting to dry out and, overall, the network had survived the bad weather well. Cllr Crane was currently surveying to ascertain work that needed to be done, which included reinstating or replacing some of the finger posts, he also intended to go up to Wellington woods to look at any work required. A few way markers and signage had been removed and left broken up on the ground. Cllr Crane noted that a number of the paths were now being used by cyclists, and it was stressed that none of the footpaths in the parish allowed bikes. Cllr Crane also noted that various materials were being used to fill in holes and soak up the mud on the footpaths, these included broken paving slabs and other materials such as cardboard. While Cllr Crane recognised that this was being done with the best intentions he stressed that this should only be done using the correct materials. Viv Quinn noted that the work on the Dingle path had not been actioned and Cllr Crane confirmed this was still with Herefordshire Council. She also noted that Wellington Gravel Pit had silt water back flushing onto the footpaths by the main gate.	
11.0	Flooding Issues	
	From Jenni Gowan:	
	Report for March Parish Council meeting It's been a short month for me as I was away for two weeks but since I got back it has been a case of nag, nag and then nag some more. Not a lot has been achieved but here goes: Tree at the Causeway – I contacted Anne Clare of RLIDB and she informs me the engineer has not yet visited. Clearly not a priority and in the event the house is now on the market so I am not sure if RLIDB will take it further. It is out of the PCs hands anyway. RLIDB has contacted the owner of Bridge House asking for the extent of the bund they have constructed to be reduced so it protects only the actual property rather than the land to the north. They have been advised that if their neighbours flood as a result of their flood defences they could be held liable if it is shown that their defences are more extensive than they need to be. That applies to anyone thinking of doing anything similar! Anne Clare has spoken to the owner of Kingcup Cottage and is arranging a visit to check nothing has been done to affect the watercourse there. As regards the Marsh as a whole she will be inspecting the watercourses downstream all the way to the Lugg to make sure there are no contributing factors to the issues at the Marsh. This will be done before the APM.	

	I still cannot get a copy of the topographical survey done on the brook and the more Herefordshire Council prevaricates the more suspicious I become that they don't actually want us to know what it says. Apparently, the consultant has been asked to prepare an extract from the whole report for us – which is not what I was hoping for as I believe we should see the whole document. Canon Pyon PC has been told that the contents of the report are 'confidential' as they contain details of specific properties – Steve Hodges Lead Flood Risk Manager for HC will be at the APM and I have asked for the report before that meeting in order that the PC can read it first. I won't hold my breath as I asked for it for this meeting as well! Pauline? On a related subject we have been contacted by Chris Nugent who worked on the flood risk assessment when the shop was built and who now runs his own business offering mapping using digital elevation data. Dependent upon the outcome of the HC commissioned report he may well be useful in the future. The Parish Council has his details. He is currently co-opted to work with Canon Pyon PC and will be at the APM with the Canon Pyon chair. We could seek his views on the report if ever we get it. We still have not heard from Colbatch Clark and have resorted now to writing to his land agent asking for their help but have had no luck there either. Two issues – the ability to access his land to check on the brook but more importantly the issue of the ditch which we believe is exacerbating flooding at the Mill. The PC will need to decide what to do about this issue as it could well be putting properties at the Mill at risk. All other landowners have been cooperative in allowing us access but Tarmac won't due to health and safety issues. The issue of the fence and gate at the Vinery to allow access to the brook is still ongoing and Cllr Churcher has stepped in to help on that and has had positive response from Mr Jones. The road closure scheme is in Cllr Williams hands but hasn't progressed too far. The most important of the two locations is the Mill and it is there that we have had the most problems getting volunteers – everyone is in place down at the ford. But if we can't get volunteers it can't be closed and that will be that! I phoned BBLP about the flood marker and was given a date for the work to be done of around 20th Feb – it still hasn't been done. I will chase again. The A49 drains clearance- I have had a message from Steve Hodges who I have been nagging – again! Shane Lindsay of National Highways says “ It is with our delivery team, but unlikely to be programmed until the next FY as the budget for this year is spent/committed. I have asked them to keep me in the loop for when this will be programmed, so will pass on any update as soon as I get it.” Personally I don't think that is good enough as we know the drains are blocked right up from the garden centre down to the Marsh– Pauline can you do anything to help on this? There is some progress at Wellington Marsh although probably not fast enough for the residents there. Some valves have been installed to stop backflow of sewage, investment has been secured for relining repairs which will reduce water ingress into the sewage system and work to install a valve to protect Marsh lane is due for installation 'no later than end March'- Welsh Water will be at the APM. Give them a hard time! Nothing from BBLP in regard to their liaison with the landowner and ditch at the bottom of the lane there. Cllr Prince mentioned that possibly Tarmac is no longer pumping excess water into the Lugg due to the phosphate issue and that this might be contributing to the problems at the Marsh. I have passed this on to Steve Hodges. Surprisingly despite the issues at the Marsh no meetings with Tarmac appear to have taken place – all that water lying over the other side of the road does make you wonder!! So that's it and I guess t is back to nagging for me.	
	Wyescapes Stakeholder Survey:	
	Jenni Gowan had completed this and the Parish Council had approved the comments which had now been submitted.	

12.0	Community Led Planning Group:	
12.1	Update on Projects and Activities	
	Jen Jarrett was not present at the meeting and there was no report.	
12.2	Report from Green Team:	
	Shirley Edgar was not at the meeting but had sent the following update. A further session of mulching and weeding the hedgerow on the football field took place last week. The plan is to leave some of the plants to grow into trees along the length (roughly one in 5 or 6) and cut the rest of the hedge at fence height. This should encourage bird and wildlife to utilise the safety of the trees. In February some of the Wildlife Group enjoyed a Winter Walk looking at Wellington trees and hedges and the bird life living in them. They had permission to look at the new hedge on the Rees' farm, identifying differences between the Italian and native alders along the brook and studied some problem ash and the old apple trees in the Langford's orchard.	
12.3	Report from Wildlife Group	
	Viv Quinn reported that Wildlife Group now had around 13 events happening throughout the year which people could join in with as appropriate.	
12.4	To approve any expenditure	
	There was no expenditure	
13.0	Community Hub:	
13.1	To consider Proposals for Flood Defences	
	Cllr Crane was still looking into this.	
14.0	To Note the Information Sheet (March 2025) and any other updates:	
15.0	To Raise Issues for the Regular Meeting of the Parish Council (no discussion).	
	None	
16.0	To Note Date and Time of the Regular Meeting of the Parish Council:	
	Thursday 3 rd April 2025 at 7.30pm in the Community Centre	Clerk
	The meeting ended at 21.15	
	 Signed (Councillor S Crane): Chair, Wellington Parish Council 3rd April 2025	