

MINUTES of a meeting of Wellington Heath Parish Council held on Tuesday 25th June 2013 at 7.30pm in The Peter Garnett Room at The Memorial Hall, Wellington Heath.

Present – Cllrs R. Hurley (RH – in the Chair) P. Adams (PA) M. Low (ML) V. Leeds (VL) W. Hill (WH) and J. Jones (JJ).

Also attending – The Clerk and Cllrs. C. Attwood (CA) and P. Bettington (PB).

Minutes – The Minutes of the Annual Meeting of the Parish Council held on 28th May 2013 were taken as read, confirmed and signed by the Chairman.

Declarations of Interest – none received.

County Councillor Report –

- CA apologised on behalf of Cllr. Tony Johnson. He reported that the Amey Contract had not been renewed but following the retendering process three companies had been shortlisted: Amey, Costain and Balfour Beatty with Balfour Beatty being the preferred contractor although nothing had been signed up at the moment. He also reported that the discussion on libraries has been postponed for the time being and that the cuts to local government will continue. He gave update about the Broadband proposal and advised that the Cluster Group TRO's being decided at the moment were Bosbury and Coddington.
- PB mentioned problem with on-street parking in Ledbury, a reduction in the housing on the viaduct site and the options being considered for access to the site and that following the proposed reduction in the housing, the remaining land was earmarked as employment land. He advised it was also hoped to extend the existing 30mph limit along the Ledbury/Bromyard road to include the existing employment sites at Beggars Ash.

Progress Report –

- 1) The Farmers Arms – The Chairman advised work on the business plan was still taking place but that the plan should be available within the next week when it would be forwarded to all Councillors for their consideration. The Group then would apply for borrowing approval but due to the fact that there had been a considerable delay in receiving the appropriate paperwork from HALC (Lynda Wilcox) it may well mean that the Parish Council are not ready to submit their bid during the exclusivity period which terminates early August. It was also reported there had been an interest in the pub from another party and that once the Parish Council exclusivity period ends, the owners, Enterprise, may well go out to auction or conclude another deal elsewhere.
- 2) Pool Piece – Formal offer of Grant reported from Biffa which sets out various conditions. The Parish Council had made their agreed contribution of £2,400. towards the upgrading of Pool Piece. David Darwood is now proceeding with the plan and going out to Tender to produce a Scheme in accordance with the Grant on offer. A letter had also been sent to the Lottery Fund enquiring if the Parish Council could still take up their offer but this was thought highly unlikely. Once work is in hand, bills for the work will have to go to Community Action in the first instance, and that the sum of £500. was required upfront to set up this arrangement. D. Darwood advised he had £400. available and hoped the Parish Council would make up the sum with an additional payment of £100. The Chairman **proposed** that the Parish Council pay this additional sum of £100, to set up this payment arrangement. This was seconded by PA and carried.
- 3) Parish Plan – Approximately 81 Questionnaires have been input out of 125, answers being consolidated to come up with figures for various items. It appeared from the Questionnaires returned that approximately 71% felt that The Farmers Arms was very important or very important to the Village. A Valuation Report had been received, but it was also felt that an independent survey should be carried out on the property and that Martyn Smith from the Village would carry out this survey report with photographs for the sum of £250. It was proposed that the Parish Council carry out this survey on a **proposal** by WH seconded by ML and carried and the Chairman said he would make the necessary arrangements.

Item for consideration

The Farmers Arms – **Following advice from HALC that the Parish Council could purchase but not run the Farmers Arms under powers in the Local Government Act 1972, Section 133, and that the General Power of Competence was not required, to seek approval that the Parish Council may apply for a loan from the Public Works Loan Board to enable the Council to put forward a bid for the premises should the opportunity arise –**

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The necessary form to apply for borrowing had finally been received from HALC but due to the delay in receiving this, it may well be that the necessary paperwork could not be sent off within the appropriate time scale. The Chairman expressed his unhappiness at the way numerous requests for this information from HALC had been ignored; he had first contacted Lynda Wilcox in February 2013 seeking guidance and that the appropriate paperwork had only been received following pressure by the Clerk on Monday 24th June. It was generally agreed that the Parish Council take up their complaints with NALC in due course.

However, from information now to hand, it was necessary for Councillors to view the proposed Business Plan before the necessary paperwork could be returned to HALC, and to give their unanimous approval that we seek to borrow the necessary funds. The Chairman agreed to make this document available to all Councillors and it was agreed to hold an **Extra Ordinary meeting** of the Parish Council on **2nd July 2013** to decide on the way forward, thus ensuring compliance with the borrowing approval system issued by the Dept. for Communities and Local Government. The Chairman stated that in accordance with the wishes of the Working Party looking into this proposal, the Parish Council would only make a bid on what it was felt the Pub was worth to them, which may well be less than the figure in the District Valuer's valuation.

FINANCIAL –

Accounts for payment – the following accounts had been received for payment –

- HMRC – PAYE £56.00.
- Ledbury Fencing at Pool Piece £75.00.
- ICO –Registration of data protection £35.00.
- HALC – Subscription £250.16.
- Marion Griffiths, payroll for 12/13 £55.00.
- Jonathan Andrew, internal audit £240.00.
- Valuation office agency, Farmers Arms £1,054.60.
- Biffa Award, donation @ Pool Piece £2,874.64.
- Lengthsman, various duties May £77.00.

On a proposal by WH seconded by VL and carried, the above Accounts were approved for payment Accounts to 31st March 2013 – The audited Accounts had been circulated to all and on a proposal by RH seconded by WH and carried, these were approved as drawn and signed off by the Chairman and RFO.

Annual Return – The Annual Return had also been circulated to all and was approved as drawn on a proposed by CL seconded by JJ and carried. This was also signed off by the Chairman and RFO.

Report on Memorial Hall – JJ advised the AGM would be held on 1st July 2013. Work continued on the garden and car park, and as it had not been particularly well supported, the pub evening would now only be held on the first Friday of the month.

Correspondence – Valuation on The Farmers Arms by District Valuer.

Literature – Malvern Hills AONB building design guide draft for consultation dated April 2013.

Councillor Reports – WH advised on discussions with the Bus Co. during the work to be carried out by the Welsh Water and that attempts would be made to get passengers using the bus up to the temporary turning area during work in progress. She also advised that the owners of "Squatters Cottage" would be giving a talk at Burgage Hall.

Next meeting to take place on 30th July, items to include Water Works, Cluster Group and usual progress updates on Pool Piece, The Farmers Arms and Parish Plan.

There being no further business, the Chairman declared the meeting closed at 9.45pm.

Signed..... R. Hurley
Chairman.

30th July 2013
Dated.....