

MINUTES of a meeting of Wellington Heath Parish Council held on
Monday 30th September 2013 in The Memorial Hall commencing at 7.30pm

Present – Cllrs. R. Hurley (in the Chair – RH) J. Jones (JJ) V. Leeds (VL) and M. Low (ML).

Also in attendance were the Clerk and D. Darwood.

Apologies for inability to attend the meeting had been received and were approved from P. Adams and W. Hill.

Minutes – The Minutes of the meetings held on 30th July 2013 and 26th August 2013 were taken as read, approved and signed by the Chairman.

Declarations of Interest in items on the Agenda – None declared.

Progress Reports –

- 1) Farmers Arms – The PC bid for the property had been rejected. The Chairman had attended the Auction but the property failed to reach the reserve price. The property had since been sold to Mr. & Mrs. Jonathan Baker who have taken possession. The Chairman had met with them to both welcome and offer support from the Parish. The owners proposed to let the property to a tenant and it was hoped the business would be up and running by Christmas 2013. It was confirmed Enterprise proposed to sue Herefordshire Council for expenses in keeping the pub secure for six months under the Community Asset Registration Scheme and also for diminution of value. The Chairman felt the action was unlikely to succeed given that Enterprise had received a generous offer in February and could have sold the pub at that time as we had said we would not stand in the way of a purchaser who intended to re-open the pub.
- 2) Pool Piece – D. Darwood reported landscaping almost completed; the flat area is now larger than expected and the raised area has been left to settle. One or two problems had occurred and it was planned to resolve these before paying the first stage payment. It was hoped to get the drainage problem by the willow tree resolved. He confirmed he was meeting with Wicksteed that week to discuss and arrange where various equipment could be placed. He reported some complaints had been received regarding the removal of the rowan trees and that the project was a waste of money. A press release progress report was planned via Community Voluntary Action and D. Darwood expressed thanks for the help received by members of the local community and the Chairman thanked Mr. Darwood for all his hard work.
- 3) Welsh Water – job nearing completion and the pipe would now be flushed through before everyone is connected to the new supply system.
- 4) Parish Plan – outstanding questionnaires have now been received and ML has input the various data. The Chairman thanked ML for attending to this and suggested a meeting of the steering group should take place towards the end of October.

Items for consideration –

- a) Welcome Party proposed for 7th December 2013 – usual arrangements with the PC providing the drinks and the hall committee providing the food.
- b) Appointment of New Auditor – Letters received advising that Jonathan Andrew had retired and sold his business to Greendawn Accounting Services, who wished to take over the PC business. **On a proposal** by RH seconded by ML and carried it was arranged that the Clerk should write advising that the PC wished them to act as their Internal Auditor for one year in the first instance, and at the same time to enquire what their level of charges would be.
- c) HALC membership – in the absence of Cllr. W. Hill the Chairman proposed that this matter be deferred until the October meeting.
- d) Cluster Group – Cllr. P. Adams felt that it was important for the Parish Council to remain a member of this Group following his resignation in November 2013 and his report was read to Councillors. VL agreed to act as the PC representative for an initial trial period of one year. In the Report from P. Adams he also stated that he felt the Parish Council should reconsider producing a Neighbourhood Development Plan (NDP) so that any development in the Parish is controlled by the Parish and that we would not be at the mercy of private developers. The matter was discussed and the Chairman agreed that this should be considered on an annual or six monthly basis but was of the opinion that the PC should press ahead with the Parish Plan review given that a decision had been made by the PC last November not to embark on a Neighbourhood Plan at this stage, It was felt other nearby parishes will also be considering neighbourhood plans and it may be appropriate for Wellington Heath to join forces. It was important for us to continue to be represented in the Cluster Group so that we were aware of developments in adjacent parishes. The Chairman also explained the housing target set out in the revise Core Strategy of the local plan for Wellington Heath was based on an increase in the village housing stock of 14% of 168 houses – this amounted to 24 houses to be built before 2031.
- e) P3 footpaths expenditure – Following a meeting of the footpath group it was agreed to apply for six gates to replace stiles provided approval could be given by the land owners. A plan was submitted for consideration by Councillors and JJ agreed to take up the issues with the various land owners regarding the proposed change and this was approved on a proposal by the Chairman seconded by ML and carried.

Financial matters – the following Accounts had been received for payment –

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| • HMRC – PAYE | £113.20. |
| • Ledbury Fencing at Pool Piece | £125.00. |
| • Truprint media, village newsletter | £250. |
| • Herefordshire Council ROSPA inspection | £40.60. |
| • Lengthsman duties | £25.00. |
| • P.Constantine, expenses re F/Arms | £50.36. |

On a proposal by VL seconded by JJ and carried, these Accounts were approved for payment.

Annual Return – The Clerk reported that the Annual Return had been accepted as drawn by the External Auditor Grant Thornton and that due to the PC income, there was no fee payable for their services.

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Reports –

Memorial Hall – Halloween night proposed for children, panto next week, path at front being re layed and new Rules and Regulations under Health & Safety under review.

Planning – One application received regarding Parsons Cottage where no objections had been raised to the summerhouse (permission since granted) but objections had been raised regarding the conservatory which had since been refused. Although the property is listed, English Heritage appeared to have taken very little interest in the application and it was thought the present owners were planning to oppose the “listed” status. Clerk to check on an application thought to have been lodged regarding The Swallow Farm.

Correspondence –

Letter Lloyds Bank regarding change of name from Lloyds TSB.

Letter Jonathan Andrew advising he has now retired and sold the business.

Letter Greendawn Accounting offering to take on the PC internal audit.

Letter Herefordshire Council regarding claim for Precept.

Letter Grant Thornton regarding audit and that no fee payable.

Letter of resignation from P. Adams following meeting on 25th November 2013.

Letter Sidney Phillips advising that the PC offer for The Farmers Arms was not acceptable.

Report from P. Adams regarding the Cluster Group and the Neighbourhood Development Plan.

Letter Balfour Beatty regarding “winter self help scheme” – PC not interested.

Letter re minibus brokerage feasibility study – PC not interested.

Literature folder handed in by Clerk for circulation to all Councillors.

Items for next meeting to include usual updates on Farmers Arms, Parish Plan, Pool Piece and HALC membership.

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

Signed..... R. Hurley Dated..... 29th October 2013.
Chairman