

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 10th March 2025, 7:30pm

Present: Cllr's D Ireland (Chair), C Harrison (Vice-Chair), W Lewis, E Tunstall, S Molsom, J Brothwell and L Gretton (Clerk).

Cllrs M Smith, S Bestwick (GBC). Members of public: 1

1.0 Apologies for Absence

Cllr C Hardstaff

Cllr S Pickering (GBC), Cllr C Barnfather (NCC)

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the February 2025 meeting were approved by the Parish Council and signed by the Chair D Ireland and Vice-Chair C Harrison

4.0 Matters arising

None

5.0 Open Forum

None

6.0 Antisocial Behaviour in the Parish

6.1 Police Community Watch Group

The PC reported the Police have been out to the village knocking on doors and leaflet dropping regarding setting up a community watch group.

6.2 Theft, Hayden Lane

Cllr Lewis advised a resident has reported parts of their hedge, which is protected, has been cut down and removed. He advised it happened on several occasions and a chain saw was used to remove parts of the hedge. The incident has been reported to the police. If anyone notices any suspicious behaviour, please contact the police.

7.0 Traffic & Road Safety

7.1 Puffin Crossing

Cllr Lewis reported he has spoken to the Via Officer to ensure that the new lights are bat friendly. He advised Via have seeded and top soiled the area but he has requested more grass seed.

7.2 Parking, Church Lane

Cllr Tunstall reported a resident has complained of the amount of traffic parking on Church Lane during football matches. It was discussed that the Football Club have their own car park, but it is not always full. Clerk to contact the Manager of the Football Club.

8.0 Fly Tipping

Discussed in the Annual Parish Assembly.

9.0 Potholes / Resurfacing Waterloo Island

Resurfacing Waterloo Island scheduled to commence March 17th 2025. The road will be closed.

10.0 Flooding in the Parish/Culverts Inspection Update

Awaiting confirmation of meeting date from NCC.

11.0 CIL Projects & Funding Update

CIL account stands at £15,399.27.

Lewis Widdowson, CIL Officer at GBC confirmed the remaining S106 for Open Spaces has been allocated to the Linby Colliery Welfare Football Club. In relation to the £39,000.00 maintenance contribution, he advised he needs to check with finance & legal teams re: how this can be expended. The Clerk to enquire whether this could be allocated towards maintenance at the Heritage Centre.

12.0 NCC Local Communities Fund – footpath restoration Brooke Farm to Hall Farm entrance

Update in Spring.

13.0 Lengthsman Scheme & Green Spaces Maintenance incl. Weed spraying

Cllr Lewis reported the PC have used up their allocated hours. Any further work between now and the 31st March will need to be paid for.

14.0 Heritage Centre

The next Heritage Centre Open Day is Sunday 6th April, 11am to 3pm. Request for Councillors to assist on the day with cleaning.

15.0 New noticeboards

Cllr Ireland reported the noticeboards have been ordered.

16.0 Health & Safety Training

Cllr Harrison reported she attended the H&S Training. She asked that if the Clerk or any Councillor has any issues relating to health and safety, to report it to her.

17.0 Risk Management

Cllr Harrison and the Clerk attended a Risk Management Webinar organised by Clear Councils Insurance. Cllr Harrison advised that areas for the PC to address are business continuity, specifically around paperwork and how to get access to that information if the Clerk or Councillor are not available. She confirmed the Clerk's laptop is backed up to medium that could be accessed. Cllr Brothwell advised Google docs may be suitable. Cllr Harrison agreed to pursue.

18.0 Barn Dance – Update on event

Cllr Harrison advised that as this is a Parish Council event, it needs to be insured by the PC. A risk assessment will be required. A qualified first aider, in high visibility jacket should be present for the entirety of the event. A licence needs to be applied for if serving alcohol. The insurance company has requested further information if alcohol is served, the Clerk to pursue. Clerk to apply for Events Licence. The PC agreed to arrange a meeting to discuss this ASAP.

19.0 Website Maintenance

Cllr Harrison confirmed the PC agreed to go with .org instead of .gov.uk. She advised she has chosen a website layout which is similar to the Edwinstowe PC website. The Clerk and Councillors will all have an official Linby PC email address. It was agreed Cllr Harrison and the Clerk will have access to the website to make updates etc.

20.0 Neighbourhood Plan Update

Cllr Ireland reported she met with Michel Holt from AECOM who came out to the parish to start on the Linby Desktop Study and Design codes. He has recently sent a revised version and Hannah Barter has included her comments. The final version will be submitted tomorrow. Hannah advised her colleague, Dave, will look through the policies to ensure it is tight. Once we have the design codes, Hannah will arrange an initial online meeting to go through next steps.

There will be one community meeting where parishioners will be invited to look at the NP and the updates we are planning to include. It is not required to have the same amount of consultations that was required with the initial NP. Cllr Ireland advised Master Planning are looking at the strategic site, and she will chase them re: funding.

21.0 Update to Polices

The Clerk to pursue

22.0 HR Meeting – change of date

The Parish Council agreed to move the HR Meeting to October, when it is expected that NALC will release the updated pay scales.

23.0 Top Wighay – Allocated land

Cllr Ireland commented on the rumours circulating regarding the sale of the new NCC building at Top Wighay. Cllr Bestwick commented that originally there was no mention of dissolving borough councils. The building at West Bridgford is an expensive building to run and hard to heat. The new office at Top Wighay is more energy efficient, a smaller building and a better deal for the taxpayer. Now the building is complete, the borough councils will no longer exist and depending on how the two new unitary councils are constructed, the building may not be big enough. He advised the options for unitary authorities are to have the City and all other areas in the County, a second option is for Broxtowe and Rushcliffe to join the City and all other areas stay in the County or a third option is for Broxtowe and Gedling to join the City. He advised he has spoken to the Leader of NCC who advise if they go for the third option, they will not support it unless they agree to keep the rural communities, which will include Linby, Papplewick and Ravenshead, in the county. He advised Ashfield will not join the City, Hucknall will be in the County.

Cllr Bestwick commented on the governments increase in housing targets by 45% and they want to start building on green belt. Cllr Ireland commented Angela Raynor has assured that no sites will be built without infrastructure.

24.0 Correspondence received

All correspondence was circulated to the PC prior to the meeting

Cllr Smith commented on the recent policy on smoke control areas within Gedling Borough which prevents burning on open fires unless using approved fuels and on a log burner which is Defra approved.

25.0 Planning Matters

25.1 Article 4 Directive Update

Cllr Bestwick advised a copy of the report will be available within the next week.

25.2 Planning Applications

<u>Location</u>	<u>Details</u>	<u>Comments</u>
7 Main Street	Renovation	Cllr Lewis and the applicant met with the Conservation Officer. No further updates.
APP/N3020/W/24/33551331, Church Lane	Appeal	PC object. Cllr Bestwick advised the application is still at appeal
2025/0079, 29 Church Lane	Construction of single storey, two bedroom dwelling (following demolition of existing detached garage)	PC requested clarity from GBC re: materials to be used and hedge surrounding the site. Hannah Barter advised this could be classed as backland development. HB to formulate a response on behalf of the PC.

2024/0871, Weir Mil	Revised Application	No comment
2025/0107, Abbey Quarry, Quarry Lane	Retrospective permission for installation of workshop building (use class B8)	PC do not support a retrospective application. Hannah Barter to formulate a response on behalf of the PC.
2025/0109, 26 Main Street	Proposed front & rear first floor extension & alterations	PC to respond re use of stone and render.
2025/0117, Land off Marion Avenue, Hucknall	Deed of variation to legal agreement for permission 2023/0233 to allow for 100% affordable dwellings	Hannah Barter to respond on behalf of the PC.

26.0 Funding Update

a) Bank Balances

Current: £21,798.50

Savings: £23,793.15

CIL: £15,399.27

Payments:

<u>Date</u>	<u>Details</u>	<u>Amount</u>
18/02/25	E Gretton – Reimburse for GBC Garden waste removal	£45.00
18/02/25	JKE Web Design Ltd – Deposit for website	£125.00
18/02/25	F Martin Ltd – deposit for 2 x noticeboards	£440.59
18/02/25	NALC – New Councillor training – J Brothwell	£45.00
28/02/25	NALC – H&S Training for C Harrison	£16.80
01/03/25	E Gretton – Feb wages & home office expenses	£592.38
01/03/25	HMRC – Tax	£17.40
01/03/25	NCC Pension Fund – Feb	£165.56
28/02/25	A Sharpe (Lengthsman) – Labour	£155.00
06/03/25	W Lewis – Petrol cans & petrol for mower	£74.50
	Total	£1,677.23

Receipts: None

Payments for approval:

None

27.0 Councillor's Reports

27.1 Grass seed for area near Linby Trail

Cllr Lewis reported the grass underneath the two large trees near Waterloo island needs scarifying and re-seeding. Clerk to contact the Linby Trail Manager.

27.2 Wildflowers for Heritage Centre

The PC agreed to purchase perennial wildflowers. The cost will be around £400.00. Cllr Lewis to pursue.

27.3 Docks railings

Cllr Lewis confirmed Roger Doherty has finished the rail at the docks. The Clerk advised she has not yet received an invoice from him. Cllr Lewis agreed to chase.

27.4 New Mower

Cllr Lewis commented he has been offered a new mower from Howard Marshall. The PC mower has 450 hours on it and may only have 12-24 months until it will need replacing. The mower offered by

Howard Marshall is 18 months old with 100 hours on it and is in immaculate condition. He has offered the mower at £2,000.00 with part exchange for the PC mower. The PC agreed.

27.5 Use of PC mower for private use

The PC agreed to investigate whether they are insured if the mower is used for private/business use. The Clerk to pursue.

28.0 Date of next meeting

Monday 14th April 2025, 7:30pm at Brooke Farm, Main Street, Linby.

The meeting ended at 21:45

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council