

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 14th April 2025 at 7:30pm

Present: Cllr's D Ireland (Chair), C Harrison (Vice-Chair), C Hardstaff, W Lewis, E Tunstall, S Molsom, J Brothwell and the Clerk
Cllr S Bestwick (GBC). Members of public: 4

1.0 Apologies for Absence

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

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the March 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

Mr J Butler attended the meeting to discuss the retrospective planning application at Abbey Quarry. Cllr Ireland commented it is their second retrospective planning application. Mr Butler advised he is taking control of the planning side and assured the PC there is no intention of setting up a business at Abbey Quarry. He confirmed the application to install a workshop is for storing equipment and maintenance purposes only. Mr Butler commented he would like to engage more with the community, for example the School or Brooke Farm to make use of the land. He advised that in future, planning applications will be made through the correct channels.

6.0 Antisocial Behaviour in the Parish

Cllr Lewis reported a perching bench on the Linby Trail has been tipped up and broken. Clerk to contact Mark Guy at NCC to request a replacement bench and bin.

7.0 Traffic & Road Safety

7.1 Puffin Crossing lights update

No updates

7.2 Parking, Church Lane

The Clerk reported she has spoken to Adrian at the Football Club who advised they are extending their car park in the summer which should alleviate the parking problem. He commented he was under the impression the car park at Church View apartments is a community car park. The PC confirmed they have investigated this before and confirmed it is privately owned for the apartments only. Cllr Brothwell commented she thought a community car park was agreed at the time of building the apartments. The Clerk to investigate further.

8.0 Fly Tipping

Cllr Ireland reported Samson Wood continues to be a hotspot for fly tipping.

Cllr Bestwick updated the PC regarding the frequency of litter picks from GBC, stating that country lanes are scheduled only twice a year, yet in towns, such as Arnold, it is daily. The PC thanked the volunteers who litter pick in and around the parish.

9.0 Potholes / Resurfacing Waterloo Island

The PC advised Waterloo Island has been resurfaced.

10.0 Flooding in the Parish/Culverts Inspection Update

Awaiting confirmation of meeting date from NCC.

Cllr Lewis circulated an email from a resident in the village who recently had their own drainage report conducted for a survey for their property. The report shows a massive leak of fresh water under the middle of the road which would fall under Highways responsibility. Cllr Ireland advised pursuing this after the May elections.

11.0 S106 - £39,000 maintenance contribution update

Cllr Smith emailed the PC regarding the affordable housing element advising GBC are aware of the timescales and assure that the money will be spent and not returned to the developer. They are looking to spend it (along with money from other developments) at two sites in Netherfield.

He advised the Finance and Legal teams are looking into the transfer of the revenue fund to the Heritage site. The PC asked if there is a timescale on the spend; Cllr Bestwick agreed to pursue with Cllr Smith.

12.0 CIL Projects/Funding Update incl Local Communities Fund application

CIL account stands at £10,263.22.

Cllr Ireland reported the PC have been successful in securing £19,889.00 from the NCC Local Communities Fund, to restore the section of footpath from Brooke Farm to Hall Farm entrance. She advised Rory Berry has commenced the work. However, she was disappointed they have used her garden for cutting and have destroyed some of the grassed areas near Cllr Molsom's property. Cllr Lewis advised he has spoken to Rory Berry who has agreed to put right any damage made. A resident reported the bench is covered in dust; Cllr Lewis advised it will be jet washed. He advised they will repoint under the bench and near the tree. Clerk to request a road sweep from Gedling Borough Council, after 25th April.

13.0 Lengthsman Scheme & Green Spaces Maintenance incl. Weed spraying

Cllr Brothwell reported the fencing near the Pit wheel has fallen down. The PC queried whether this area falls within Gedling or Ashfield. Cllr Bestwick agreed to pursue with Cllr Barnfather.

14.0 Use of PC Mower for private use – update

The PC advised they have taken out new mower insurance to cover any user approved by the PC, including for personal/business use (i.e. the Lengthsman mowing at Hanson House and the pub landlord mowing grass behind the pub). Cllr Harrison agreed to look at the policy to confirm the cover.

15.0 Heritage Centre

Cllr Hardstaff advised they had 18 visitors on the open day. The Bench has now been installed in a shaded area.

16.0 New noticeboards, funding from Gray Trust update

Noticeboards need staining, PC to agree colour.

17.0 Risk Management incl. Google Docs update

Cllr Harrison advised once the new website is complete and all Councillors have moved to their new PC email addresses, she will investigate Google Docs/Drop box.

18.0 VE Day Celebration, Barn Dance 10th May – update

No updates

19.0 Website – update

Cllr Harrison reported the new website should go live next week. It will be taken from the existing website so some changes will need to be made, for example the events/notices which are out of date. Cllr Ireland requested a separate tab for the Neighbourhood Plan. Cllr Harrison issued the Clerk and all Councillors details of their new PC email addresses. These need to be set up and in use by the next meeting in May.

20.0 Neighbourhood Plan Update

Cllr Ireland reported there's a lot happening at the moment, including the Linby Design Codes which have been circulated to the PC. They will become the base for the Neighbourhood Plan. She advised the PC hasn't been successful in securing funding from AECOM for the Master planning. However, Hannah has spoken to them and they have advised they had run out of funding, however we can reapply in this new financial year.

Cllr Ireland, Cllr Harrison and Cllr Molsom attended an online meeting with Hannah Barter to review the Neighbourhood Plan. There will be additional policies added including surface water flooding. The policies will be forwarded to DICE Consulting and the Traffic Consultant to review.

The PC will hold two consultations on the draft NP and suggested the first to be held on Saturday 7th June 10am – 11am and another on Monday 10th June at 6:30pm, prior to the Parish Council meeting. They will be advertised locally and leaflets will be circulated to all residents. The Clerk to investigate Royal Mail's leaflet delivery service.

21.0 Update to Polices

The Clerk to pursue

22.0 Top Wighay – Allocated land

Cllr Ireland commented on application 2025/0217, variation of S106 for a larger percentage of affordable housing units. She advised Vistry want to be exempt from paying CIL contributions on the affordable housing, however, infrastructure is still needed to support the development. At the moment, regardless of the amount of affordable housing, the developer is required to pay CIL for the whole 805 houses, which equates to approx £4.6million; Linby PC receive 25%. Cllr Ireland confirmed the PC will be objecting to the application. She advised where affordable housing is delivered within a development it should be tenure blind, which means instead of all affordable housing in one area, it is scattered over the whole site. Cllr Ireland asked Cllr Bestwick to find out some background information from GBC and how their Officers view this application, as this is the second deed variation which has come through recently, the other being Land off Marion Avenue.

Cllr Bestwick left the meeting at 8:30pm.

23.0 Correspondence received

All correspondence was circulated to the PC prior to the meeting

The PC agreed to sign up to the Nottingham Buildings Preservation Trust.

24.0 Planning Matters

24.1 Article 4 Directive Update

Cllr Ireland advised Dave Chetwyn, Partner at Urban Vision was the Chair of the Institute of Historic Building and Conservation. Mr Chetwyn advised he cannot see the justification for why GBC won't support an Article 4 and has agreed to write a counter report to submit to them. Cllr Bestwick confirmed he will be supportive of it and asked to see the report before it is submitted to GBC.

24.2 Planning Applications

<u>Location</u>	<u>Details</u>	<u>Comments</u>
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 object.
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 object. Discussed in Open Forum
2025/0109, 26 Main Street	Proposed front & rear first floor extension & alterations	PC request materials used are sympathetic to existing building.
2025/0117, Land off Marion Avenue, Hucknall	Deed of variation to legal agreement for permission 2023/0233 to allow for 100% affordable dwellings	PC object.
2025/0217, Land at Top Wighay Farm	Variation of section 106 to allow larger percentage of affordable housing units	PC Object.
2025/0181TCA, The Red House	Tree works	No comment.

25.0 Funding Update

a) Bank Balances

Current: £7,738.18

Savings: £23,959.37

CIL: £10,263.22

Payments:

<u>Date</u>	<u>Details</u>	<u>Amount</u>
19/03/25	Boston Seeds – Wildflowers for H/Centre	£340.99
19/03/25	Howard Marshall – New mower	£2,400.00
25/03/25	E Gretton – Reimburse for events notice for barn dance	£21.00
25/03/25	Urban Vision – NP Support, site visits, policies, consultations	£8,337.60
25/03/25	F Martin Ltd (Dorket Head Farm) x 2 noticeboards (less deposit)	£1,762.39
28/03/25	Andrew Sharpe – labour to cut back overhanging vegetation	£100.00
01/04/25	E Gretton – Mar wages & home office expenses	£592.38
01/04/25	NCC Pension Fund – March	£165.56
01/04/25	HMRC – Tax	£17.40
01/04/25	Birchover Reclamation – Yorkstone flags for footpath project	£5,250.00
01/04/25	PoliMedic– Medical cover for barn dance	£85.00
01/04/25	Brown & Brown Insurance Brokers – Mower insurance	£238.00
	Total	£19,310.32

Receipts:

Date	Details	Amount
04/04/25	The Co-operative Bank – Interest on savings account	£166.22
04/04/25	The Co-operative Bank – Interest on CIL account	£113.95
	Total	£280.17

Internal Transfer:

Date	Details	Amount
28/03/25	From CIL account to Current account for footpath project	£5,250.00

Payments for Processing:

JKE Web Design – Web design & development, final Payment £375.00

26.0 Councillor's Reports

26.1 Barrel near Bottom Cross

Cllr Lewis reported the rotten barrel needs removing; the daffodils can be transplanted to another barrel.

26.2 Flowers for the village

Cllr Lewis advised this year the colour scheme is red, pink and white.

27.0 Date of next meeting

Annual Meeting of the Parish Council - Monday 12th May 2025, 7:15pm at Brooke Farm, Main Street, Linby, followed by the Full Council Meeting

The meeting ended at 20:55

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council