

LINBY PARISH COUNCIL

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

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

Cllr's S Bestwick (GBC, NCC), S Pickering (GBC). Members of public: 2

1.0 Apologies

Cllr J Brothwell – Received and accepted

Cllr's M Smith (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr C Hardstaff – Agenda Item 23*

3.0 Approval of the Minutes

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

4.0 Matters arising

GBC Road Sweeping

The PC reported GBC came out to sweep last month. The Clerk advised she has contacted Esther Storer and the Revenues Team as the latest invoice included sweeping for April, May and June, when they only came out to the village in June.

5.0 Open Forum

Two residents joined the meeting to discuss the proposed renovations at the Horse & Groom pub. Cllr Ireland advised the Clerk has been in contact with Amy Schofield, the Conservation Officer at GBC regarding whether the building would meet the criteria for Listing. She advised it would have to be assessed by Historic England and meet a list of criteria including having architectural or historic interest. It would need to retain a significant proportion of its original fabric, for example, historic bar fixture and fittings, cellular layout of original rooms (rather than rooms knocked through), retention of chimney breasts/fire places, stairs in their original position etc. Regarding applying for a Building Preservation Notice, she advised this is served by the Local Planning Authority and again, would need good reason to believe the building met the requirements for listing. She advised she contacted Historic England and received a reply advising they don't hold any listing information for the pub. She advised she would be happy to come out to the pub to offer listing advice. Clerk to arrange.

The PC wrote to Heineken inviting them to attend the PC meeting to discuss their renovation proposals but had not responded. Cllr Ireland commented the PC could only respond to actual planning applications and not rumours. The PC have received a planning application for the pub to erect illuminated and non-illuminated signs. This also includes changing the colour on the exterior of the building. The Parish Council will submit their objections to some of the application, for instance the brightness of the lighting. Cllr Lewis commented the lights installed near the Crossing had to be changed due to the Bat survey that was carried out, indicating the lights were too bright for the area.

Cllr Bestwick commented that according to the CAMRA website, the pub was listed as an Asset of Community Value by GBC in 2016. The Clerk to contact GBC to confirm.

A resident commented the pub should be protected, irrespective of Heineken's plans to renovate. Cllr Ireland commented Listing that is free of charge can take up to 6 months; it can be listed quicker at a cost

Initial.....

of between £3,000 and £6,000. Cllr Ireland suggested the interested parties should get together to move this forward. Cllr Lewis agreed to be involved. It would have the support of the Parish Council.

The MP, Michelle Welsh has also offered her support and Cllr Bestwick advised they would have the support from the Borough and County Council. Cllr Lewis commented he has submitted a petition to GBC with over 2000 signatures.

A resident made enquiries about applying for an Article 4 Directive which will offer further protection. Cllr Ireland commented the PC have previously met with Mike Avery at GBC to discuss this, however GBC decided against it. She advised the PC work closely with the Planning Consultants at Urban Vision and Dave Chetwyn has extensive experience within conservation planning. They are formulating a response on behalf of the PC to submit to GBC requesting they look at issuing an Article 4 to some areas of the village rather than as a whole. This should be more cost effective to GBC.

6.0 Flooding in the Parish / Culvers Inspection Update

Cllr Bestwick confirmed the onsite meeting with NCC is Monday 21st July at 1:30pm. They will also discuss the field near Strata where the water is accumulating in the corner. Cllr Bestwick advised he met with the farmer, Mr Marshall recently to discuss the issues there.

7.0 S106 - £39,000 maintenance contribution update

No updates. Clerk to pursue with Cllr Smith.

8.0 Lengthsman Scheme & Green Spaces

8.1 Lengthsman Scheme

Jobs include installing the noticeboards.

8.2 Fence near the Pit wheel

Cllr Bestwick confirmed the fence is owned by NCC who advise the rails serve little purpose and not a safety issue, therefore no action will be taken.

8.3 Weed Treatment (TQ Services)

Scheduled to come out this week, once over the summer and again in September.

8.4 Church Lane Hedges

The Clerk advised there has been no response from GBC. Ashfield DC advise the hedges in the Ashfield area are not their responsibility. Awaiting reply as to who they believe is responsible. Adrian at the Football Club contacted the Clerk to advise they cannot cut their hedge due to bird nesting season.

9.0 Mower Agreement with the Horse & Groom pub

Cllr Harrison advised she does not recommend the PC go into an agreement with Heineken to store the Mower on their premises. The PC agreed and will investigate purchasing a container to store the Mower at the Heritage Centre. Cllr Lewis to pursue.

10.0 The Heritage Centre

The final open day of the year will be Sunday 3rd August, 11am – 3pm.

11.0 Replacement bin on Linby Trail

Awaiting installation date.

12.0 Councillor's PC email addresses

The Councillor's advised they are still having issues with setting up their email addresses. Cllr Ireland advised they revisit this in the autumn.

13.0 Resolution to adopt the HR Committee Terms of Reference

The Clerk circulated the document prior to the meeting. Cllr Brothwell had advised in email that she will look at the document over the summer, ready for the September meeting.

Initial.....

14.0 Resolution to adopt the Finance Committee Terms of Reference

Moved to the September meeting

15.0 Resolution to adopt the updated Finance Regulations

The Clerk circulated the document prior to the meeting. Proposed by Cllr Ireland, the PC resolved to adopt the Finance Regulations.

16.0 Neighbourhood Plan – next steps

Cllr Ireland advised the PC held a meeting with Hannah Bartner. She has drafted policies for the NP and will forward on to Traffic Consultant Chris Bancroft and Drainage Experts at DICE. She advised that if the sites within the GBC Local Plan come forward, the PC should approach Papplewick PC to work on the traffic issues together as this will have massive impacts on both villages.

17.0 Top Wighay – Allocated Land

Cllr Ireland updated the PC on the meeting with Hannah Barter. She does not expect the development will move forward quickly once the new building regulations come forward, which includes installing heat pumps in all houses. It will be far too costly for developers and the site is already unviable.

Cllr Bestwick gave an update on Oak House. Currently it is only being used for full council meetings. Reform wish to move back into County Hall. The plan is to move the departments at Junction 27 into Oak House which will save money on renting. However, it will be an expense to move back into County Hall which is also an expensive building to maintain.

18.0 Correspondence Received

All correspondence was circulated to the PC prior to the meeting

18.1 Bonfire Event

Cllr Lewis advised Tim Nicholls has agreed to host the Bonfire event this year. His intention is to donate profit to the parish councils. Cllr Lewis advised he is meeting Mr Nicholls, along with Cllr Hesketh and Cllr Seagrave from Papplewick Parish Council on Thursday 24th July. Cllr Ireland commented the Parish Council will not be involved in the event, as previously agreed.

19.0 Planning Matters

19.1 Article 4 Directive

Discussed in Open Forum.

19.2 New Applications

Location/Ref	Details	PC Comments
2025/0499, Land to the west of 101 Wighay Road	Permission in principle for residential development of one dwelling	Hannah Barter to respond on behalf of PC
2025/0449, Horse & Groom	Erection of illuminated and non-illuminated signs to exterior of the building and free standing signage post.	GBC advise further clarification is required as to which signs are illuminated. They will re-consult. Cllr Ireland to formulate response re objections to some of the signs
2025/0406, The Red House	Erection of single storey rear extension and provision of a front boundary fence, pillars and gates	The fence is not a permissible height and it exceeds the 50% rule. Cllr Ireland to formulate a response.

19.3 Current Applications

Location/Ref	Details	PC Comments	Outcome
APP/N3020/2/24/33551331 1 Church Lane	Appeal	Object	Still at appeal

Initial.....

2025/0117, Land off Marion Avenue	Deed variation to allow for 100% affordable dwellings	Object	Unknown
2025/0217, Land at Top Wighay Farm	Variation to S106 to allow larger % of affordable housing	Object	Unknown

20.0 Funding Update

20.1 Finance Report incl. Bank Statement Approval

The Clerk circulated the latest bank statements prior to the meeting. The bank statements were approved by the Parish Council.

Bank Balances

Current: £39,300.42

CIL: £513.22

Savings: £23,959.37

Payments

<u>Date</u>	<u>Details</u>	<u>Amount</u>
10/06/25	W Lewis – Grass seed	£11.98
10/06/25	Shaw & Sons – Minute Book	£276.00
12/06/25	Reuben Shaw – Bedding plants, hose/hose set & spade	£681.57
19/06/25	W Lewis – Petrol for mower	£32.90
01/07/25	E Gretton – June wages and home office expenses	£565.18
01/07/25	HMRC – Employers N.I & Tax	£74.71
01/07/25	NCC – Pension Fund (June)	£165.56
09/07/25	Papplewick PC – Finance Seminar for Clerk	£17.50
	Total	£1,825.40

Payments for processing

Water Plus – Standing charge & water usage at the Heritage Centre, 16th Jan to 9th July - £117.60

Disputed Invoice

Gedling Borough Council – Invoice 408423604, £151.20 for Street Sweeping in April, May and June. PC advise GBC did not come out to road sweep in April or May. Clerk emailed Ester Storer and the Revenue Department 08/07/25. Awaiting reply.

Receipts

<u>Date</u>	<u>Details</u>	<u>Amount</u>
18/06/25	The Gray Trust – Donation for new noticeboards	£1,835.82
25/06/25	HMRC Vat Reclaim	£9,550.34
	Total	£11,386.16

20.2 Quarterly Bank Reconciliation and Budget Statement

Circulated prior to the meeting and approved by the Parish Council.

21.0 Councillor's Reports

None

Initial.....

22.0 Date of next meeting

Monday 8th September, 7:30pm at Brooke Farm, Main Street, Linby

* Cllr Hardstaff left the meeting at 20:45 due to declaring in an interest in Agenda Item 23.0

23.0 Gedling's Issue and Options Consultations

The PC discussed GBC's proposed sites for 15,000 houses across the borough. Cllr Bestwick advised it would be a staggered process. He advised the Parish Council and all residents respond to the 6 week consultation which commences on 21st July. He advised objections should be based on planning related issues for example highways, flooding etc. He advised of a group set up called Save Gedling's Green Spaces which he encourages people to join and sign the petition. It has cross party support from Labour and Reform Councillors. Cllr Ireland advised the PC will employ Chris Bancroft and Hannah Barter to look at the proposal.

The meeting ended at 21:00

Signed.....
Chair of the Parish Council

Signed.....
Vice-Chair of the Parish Council

Initial.....