

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 1st September at 7:30pm

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

1.0 Apologies for Absence

Cllr J Brothwell – received and accepted
Cllr's S Bestwick (GBC, NCC) and S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr C Hardstaff – Agenda Item 25

3.0 Approval of the minutes

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

4.0 Matters arising

4.1 Overgrown hedges on Church Lane

- Hedges within Ashfield boundary: ADC advise the hedges are not their responsibility
- Gedling Borough Council have not responded to the request to cutback the hedge within their boundary
- The Clerk to contact the Football Club to request their hedge is cut back as the bird nesting season has ended
- The PC also advised of the overgrown hedges along the horse field at the end of Church Lane and requested the Clerk contact the owners

5.0 Open Forum

None

6.0 Horse & Groom Pub – Update

Cllr Lewis advised the application for listing the pub has not yet been submitted to Historic England. He advised he and two residents met with the Business Development Manager of the Brewery. Cllr Lewis advised the meeting was not very productive however they are aware the residents are not happy with their proposals for the pub. The Manager confirmed they do not intend to knock down any internal walls but will install a TV in all rooms (except the snug). Cllr Lewis asked that they do not install a TV in the room with original panels in case they get damaged. He advised renovations are due to commence 6th October and they are not planning to bring in a trainee landlord but are looking for a well-established landlord to run the pub. The PC advised this information contradicts their online literature and the sign displayed on the pub wall.

7.0 Flooding in the Parish – culverts inspection/onsite meeting with NCC update

Cllr's Ireland and Lewis attended the onsite meeting with Matt Duckworth, the Drainage Manager for NCC. Matt Duckworth circulated his report of the culverts which includes some areas of concern including a lodged wheel trim, roots and settled deposits. He arranged for the wheel trim to be removed and the culverts to be jet washed. Cllr Ireland advised the yellow circles along the path are areas identified as needing further attention. She advised Matt Duckworth that the PC plan to repair further footpaths in the village and it would be a good idea to look at the identified sections next. The PC could apply for funding from NCC Local Community Fund, and if they are able to match fund using CIL monies they could carry out the work on the culverts at the same time. He agreed and advised he would support the application to NCC.

8.0 S106 £30K maintenance contribution – update from Cllr Smith (GBC)

No updates. Cllr Smith reported he asked GBC for information on the S106 at Strata for affordable homes and whether the interest (around £100k) would be allocated towards affordable housing. He advised he wasn't given an answer, however a resident requested a Freedom of Information request and was advised there are no rules regarding the interest being spent in a specific area and in effect it has been used to subsidise other services within the borough. He advised that at the next budget meeting, he will ask further questions concerning this.

9.0 Lengthsman Scheme & Green Spaces Maintenance

Outstanding Lengthsman jobs include staining (requires several coats) and installing the new noticeboards. New jobs include sanding down and staining the benches.

Cllr Ireland advised the weeds are particularly bad on the footpath outside of Hanson House. Cllr Lewis reported TQ Services came out to the village but didn't complete the work due to rain. They are due to come out again this week or next.

10.0 New Container at the Heritage Centre

Cllr Lewis advised a new container will not be needed as the mower can be store in the current container.

11.0 Replacement bin on Linby Trail (GBC)

Unknown – Clerk to chase

12.0 PC Owned Email addresses to set up

The Councillors advised they cannot set up their email addresses. This appears to be a problem with Apple phones only. Cllr Tunstall agreed to ask her husband to assist the PC as he was able to set up her account.

13.0GDPR

- a) Security Compliance Checklist - all Councillors present at the meeting completed and signed the checklist. Cllr Brothwell to complete at next meeting.
- b) Resolution to adopt the IT Policy, proposed by Cllr Ireland, ALL agree. The IT Policy was adopted.

14.0 Resolve to adopt the HR Committee Terms of Reference

Cllr Brothwell to review. Forward to next meeting

15.0 Resolve to adopt the Grievance Policy

Cllr Brothwell to review. Forward to next meeting

16.0 Resolve to adopt the Disciplinary Policy

Cllr Brothwell to review. Forward to next meeting

17.0 Resolve to adopt the Finance Committee Terms of Reference

Resolution to adopt the Finance Committee Terms of Reference, proposed by Cllr Ireland, ALL agree. The Finance Committee Terms of Reference was adopted.

* Cllr Smith (GBC) asked for an update regarding the Article 4 Directive. Cllr Ireland advised the new report was sent to Amy Schofield, Conservation Officer at GBC. She advised they don't need to make the whole area, but for the NP they need to have an Article 4 Directive for the walls and boundaries. This is going to be a policy within the updated NP so it will be easier to have the Article 4 Directive to support the NP.

Cllr Smith advised he strongly objects to the Issues & Options Consultation. He commented that GBC are reviewing the green belt policy in relation to looking at grey belt. Green belt is likely to stay within the villages, however, Ravenshead, Calverton and Burton Joyce are to be classed as towns. Cllr Smith left the meeting at 20:20.

18.0 Neighbourhood Plan – next steps

Cllr Ireland advised Hannah Barter has completed most of the policies and is liaising with George Grant, Drainage Engineer and Chris Bancroft, Transport Consultant. She advised she has spoken to MP Michelle Welsh regarding the Government pulling funding for Neighbourhood Plans back in April. As a high growth area the PC could have had a further £15k. With only a small precept, the PC relies on these avenues of funding and now need to find the money from somewhere to complete it. Michelle Welsh agreed to follow this up with Gedling Borough Council.

19.0 Top Wighay – Allocated

No updates

20.0 Correspondence received

All correspondence was circulated to the PC prior to the meeting.

21.0 Planning Matters

21.1 Article 4 Directive:

Discussed above*

21.2 Applications/appeals:

<u>Ref & Location</u>	<u>Proposal</u>	<u>PC Comments</u>
2025/0107, Abbey Quarry, Quarry Lane	Appeal	No comment
2025/0641, 17 Askew Road	Change of use of current standard one storey garage into a beauty studio	No comment
2025/0449, Horse & Groom Pub	Revised – Erection of illuminated and non-illuminated signs to exterior of the building and free standing signage post	Object.
2025/0406, The Red House	Revised – Erection of single storey rear extension	If it's within the maximum permitted allowed, the PC have no comment

<u>Ref & Location</u>	<u>Proposal</u>	<u>PC Comments</u>	<u>Outcome</u>
2025/0117, Land off Marion Avenue	Deed variation to allow for 100% affordable dwellings	Object	Conditional permission granted
2025/0217, Land at Top Wighay Farm	Variation to S106 to allow larger % of affordable housing units	Object	Unknown
APP/N3020/W/33551331, Church Lane	Appeal	Object	"Not yet decided"

2025/0499, Land to West of 101 Wighay Road	Permission in principle for residential development of one dwelling	Object	Conditional permission granted
2025/0542, 29 Church Lane	Variation of condition 11 (self-build) of planning permission 2025/0079	No comment	Unknown

22.0 Funding

22.1 Finance Report incl. Bank Statement Approval

The Clerk circulated the latest bank statement prior to the meeting. The bank statement was approved by the Parish Council.

Bank Balances

Current account: £34,781.18

Savings account: £23,959.37

CIL account: £513.22

Payments

<u>Date</u>	<u>Details</u>	<u>Amount</u>
21/07/25	Water Plus – Standing charge & usage at the Heritage Centre	£117.60
21/07/25	JW Gardens – Grounds maintenance	£200.00
21/07/25	Urban Vision – Travel expenses for site meetings	£174.00
23/07/25	Andrew Sharpe – expenses (wood stain)	£33.98
01/08/25	E Gretton – Jul wages and home office expenses	£565.18
01/08/25	HMRC – Employers N.I and tax	£74.71
01/08/25	NCC – Pension Fund – July	£165.56
26/08/25	W Lewis – Petrol for mower	£31.03
26/08/25	PKF Littlejohn LLP – Limited assurance review	£378.00
26/08/25	UVE Planning – GBC Issues & Options Consultation response	£1,734.00
26/08/25	JW Gardens – Grounds maintenance (Invoice JWG101)	£100.00
01/09/25	E Gretton – Aug wages, home office expenses & back pay	£642.86
01/09/25	NCC – Pension Fund – Aug	£193.03
01/09/25	HMRC – Employer NI and tax	£109.29
	Total	£4,519.24

Receipts

None

22.2 Payments for approval

E Gretton – Reimburse for antivirus protection (split with Papplewick PC) £14.99

22.3 External Audit Report

The PC were pleased to report there were no issues raised with this years audit. The Notice of Conclusion of Audit and External Auditors Report to be uploaded on the website.

22.4 GBC Road Sweeping – Disputed Invoices

- Gedling Borough Council – Road Sweeping Invoice 408423604, £151.20.
Emailed Esther Storer and Revenues Department on 8/7, 15/7, 22/7 and 26/8 – No reply
- Gedling Borough Council – Road Sweeping Invoice 408428138, £50.40.
Emailed Esther Storer and Revenues Department on 12/8 and 26/8 – No reply

23.0 Councillor's Reports

None

24.0 Date of next meetings

Full Council Meeting: Monday 13th October, 7:30pm at Brooke Farm, Linby

Finance Committee Meeting: Monday 17th November, 7.00pm at Brooke Farm, Linby

HR Committee Meeting: Date to be agreed

25.0 Gedling's Issues & Options Consultation*

The PC have submitted their objections.

The meeting ended at 20:40

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council