

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 13th October 2025 at 7:30pm

Present: Cllr's D Ireland (Chair), C Hardstaff, W Lewis, E Tunstall and the Clerk
Cllr's M Smith (GBC), S Bestwick (GBC, NCC), S Pickering
Visitors: 4

1.0 Apologies for Absence

Cllr's S Molsom and C Harrison – received and accepted

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the September 2025 meeting were approved by the Parish Council and signed by the Chair, Cllr D Ireland and Cllr E Tunstall

4.0 Matters arising

4.1 Openreach – Superfast Broadband in the village

An Openreach engineer has confirmed poles will not be installed in the village. They have managed to clear the underground ducting and will install the network underground. Works is expected next year.

5.0 Open Forum

None

6.0 Horse & Groom Pub – Update

Cllr Lewis advised he has contacted Amy Schofield and Mike Avery at Gedling Borough Council regarding the dark blue colour the pub has been painted stating that it is not in keeping with the conservation village. He also advised that a resident who lives outside the conservation area in an unlisted building was told they could not change the colour of their render when they were doing renovations. The PC agreed there is no consistency. Amy Schofield had responded to Cllr Lewis stating that repainting the walls at the pub does not require planning permission and that this is government policy.

7.0 Flooding in the Parish – culverts inspection update

Cllr Bestwick advised NCC are talking to Strata residents regarding flooding. They have confirmed there is a blocked culvert (the location yet to be confirmed) and they are talking to the Developer who will come out and clear the culvert. NCC are looking at the nature of the flooding and will discuss with residents prevention measures for each property.

Cllr Bestwick reported the culverts at the docks have been inspected. He advised the large metal manhole needs to be lifted before they can carry out a more thorough inspection.

Cllr Ireland advised there are yellow plates near the bus stop near Brooke Farm identifying where the culverts are damaged. After speaking to Matt Duckworth at NCC, he advised he would be supportive of the PC applying to the NCC Local Communities Fund to make repairs to the footpath at the same time, so they can work together. Cllr Bestwick advised the Fund is now open to applications, however it is not guaranteed that the scheme will continue next year. Cllr Ireland advised the PC does not have enough CIL monies to match fund for this project. The PC discussed the state of the footpaths outside of Hanson House and advised this could be an area to look at next.

Cllr Ireland advised the PC are due to receive £3,967.80 of CIL contributions from GBC. The Clerk has emailed Lewis Widdowson at GBC for confirmation of when CIL from the Top Wighay development will start to filter through.

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

Cllr Smith advised there were no updates it is still with Cabinet. Cllr Ireland advised the deadline is next year and if not spent will be returned to the Developer. She asked the Clerk to contact Lewis Widdowson and ask whether the £550K for affordable housing has been allocated.

9.0 Lengthsman Scheme & Green Spaces Maintenance

Jobs to do include installing the new noticeboards, cutting back hedgerows and sanding down and staining the benches. Cllr Brothwell commented on the damaged bench at Linby meadows; the PC agreed to have the bench removed. Cllr Lewis requested the Poppies and silent soldier be erected by 1st November. Cllr Lewis to contact the Lengthsman.

Cllr Lewis advised TQ Services have not been out to weed treat in the village.

Cllr Lewis commented he has spoken to Lawn Care who have advised aerating all the green areas in the village. He commented the areas will need reseeding, the grass seed will cost around £90.00.

10.0 Hedge cutting, Church Lane

The Clerk to chase Highways and the Football Club. Cllr Brothwell to get contact details for the management company at the Church Lane flats.

11.0 Replacement bin on Linby Trail (GBC)

Cllr Bestwick agreed to chase.

12.0 PC Owned Email addresses to set up

Moved to November meeting.

13.0 GDPR – Security Compliance Checklist

Cllr Brothwell completed and signed the Security Compliance Checklist

14.0 Resolve to adopt the HR Committee Terms of Reference

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

15.0 Resolve to adopt the Grievance Policy

Resolution to adopt the Grievance Policy, proposed by Cllr Brothwell, ALL agree. The Grievance Policy was adopted.

16.0 Resolve to adopt the Disciplinary Policy

Resolution to adopt the Disciplinary Policy, proposed by Cllr Brothwell, ALL agree. The Disciplinary Policy was adopted.

17.0 Christmas

17.1 Carols around the Tree, Christmas lights and tree

Cllr Lewis advised the event will take place on Monday 8th December. The band, choir and marquee are all booked. Cllr Lewis requested the PC purchase a set of lights for the tree at Town Farm. He advised the Christmas tree has been ordered.

Cllr Smith and Cllr Bestwick advised they would be willing to contribute towards the Carols event, lights and tree.

17.2 Christmas lights installation form

The application form was circulated to the PC for approval prior to the meeting, ALL agree. Cllr Lewis advised the Electrician has applied for his new licence and will forward this along with confirmation of his public liability insurance ASAP. Clerk to submit the form to Katie Oakley at Via.

18.0 Neighbourhood Plan – next steps

Cllr Ireland advised Hannah Barter is arranging a meeting with Chris Bancroft (Transport Consultant) and George Grant (Drainage Engineer) to discuss the policies. She advised the PC have received an email from John Krawczyk at GBC, regarding setting up a meeting with Hannah Barter to discuss the Article 4 Directive.

19.0 Top Wighay – Allocated

Building at the site has begun.

Cllr Bestwick commented on the Gedling's Local Development Plan and the area for proposed development at Top Wighay. He advised NCC do not own the piece of land, it is a private landowner.

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 in 18.0, Neighbourhood Plan

21.2 Applications/appeals:

Ref & Location	Proposal	PC Comments
2025/0641, 17 Askew Road	Updated Application – change of use of current standard one storey garage into a beauty studio	No comment
2025/0729TPO, Linby House, Linby Lane	Side prune Lime and Holly Tree to 3 metres clear of the overhead power lines	No comment

Ref & Location	Proposal	PC Comments	Outcome
2025/0449, Horse & Groom Pub	Erection of illuminated and non-illuminated signs to exterior of the building and free standing signage post	Original objections still stand	"Unknown"
2025/0685TCA, Sherwood House	Tree works	No comment	"Unknown"
2025/0217, Land at Top Wighay Farm	Variation to S106...	Object	"Not yet decided"
2025/0406, The Red House	Erection of single storey rear extension	No objection if within permitted allowance	"Conditional permission granted"
2025/0107, Abbey Quarry	Appeal	No comment	"Not yet decided"
APP/N3020/W/24/33551331, Church Lane	Appeal	Object	"No yet decided"

22.0 Funding

22.1 Finance Report incl. Bank Statement Approval

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

Bank Balances

Current account: 29,349.30

Savings account: £24,117.01

CIL account: £533.23

Payments

<u>Date</u>	<u>Details</u>	<u>Amount</u>
04/09/25	E Gretton – Reimburse for antivirus protection (split with PPC)	£14.99
04/09/25	Bancroft Consulting – NP Support & Highways & Transport advice	£3,468.00
17/09/25	Gedling Borough Council – Road sweeping (Aug)	£50.40
17/09/25	Four Season Lawn Care – Chafer grub control	£187.00
01/10/25	E Gretton – Sept wages & home office expenses	£580.38
01/10/25	HMRC – Employer NI & Tax	£81.30
01/10/25	NCC – Pension Fund – Sept	£170.89
03/10/25	Howard Marshall Engineering Ltd – Repairs to mower	£783.95
03/10/25	Andrew Sharpe (Lengthsman) – Strim roses, noticeboards & PappFest	£80.00
03/10/25	W Lewis – Reimburse for keys cut for garage locks (for mower)	£14.97
		£5,431.88

Receipts

<u>Date</u>	<u>Details</u>	<u>Amount</u>
03/10/25	Co-operative Bank – Interest on CIL Account	£20.01
03/10/25	Co-operative Bank – Interest on Savings Account	£157.64
		£177.65

22.2 Payments for approval

Gedling Borough Council – Road sweeping (sept) £50.40

W Lewis – Reimburse for Petrol for mower £32.62

W Lewis – Reimburse for chain to secure mower £26.48

22.3 GBC Road Sweeping – Disputed Invoices

The Clerk advised she has received no response from Esther Storer or the Revenues Team at GBC. No further action.

23.0 Councillor's Reports

23.1 Residents parking on footpaths

Cllr Ireland reported a resident is parking their car on the new stone footpath. Cllr Lewis agreed to follow it up with the landlord.

23.2 New barrel at Bottom Cross

A resident in Sherwood House has requested a new barrel at Bottom Cross. Cllr Lewis advised they would need to be responsible for watering and taking care of it. PC to discuss in the spring.

23.3. Off-road bikes

Cllr Bestwick advised the Specialist Off-road Police Team will be taking action against the bikes and scooters on the Linby Trail.

24.0 Date of next meetings

Full Council Meeting: Monday 10th November, 7.30pm at Brooke Farm, Linby

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

HR Committee Meeting: Monday 1st December, 7.00pm at Brooke Farm, Linby (TBA)

The meeting ended at 20:30

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council