

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 9th March 2026

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

Cllr S Bestwick (GBC/NCC). Mr Adrian Ward (Linby Colliery Welfare Football Club). Members of the Public: 2

1.0 Apologies for Absence

Cllr J Brothwell – *received and accepted*

Cllr's M Smith, S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr D Ireland – quote from Mr Ireland for works at the Heritage Centre (Agenda item 13.1)

3.0 Approval of the minutes

The minutes of the February 2026 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

4.1 S106, £39k Maintenance

Received.

4.2 Open Reach

Work will commence to install Fibre Optic cable near Quarry Lane for one or two days w/c 30th March.

4.3 Overgrown vegetation, Church Lane – Church View Apartments

Cllr Tunstall commented the overgrown vegetation on Church Lane, which falls under the responsibility of Church View Apartments, still hasn't been cut back. The Clerk to chase Via.

5.0 Open Forum

Mr Ward advised the football ground has parking spaces for 20 cars; however, the area is prone to flooding which is the reason cars park on Church Lane. They are looking at applying for funding to make improvements to the current surface and to create a new area for a further 40 vehicles. The cost for road stone is around £6,000.00. He is awaiting a quote to install grass crete, which are blocks of concrete that allows grass to grow through which will reduce flooding and allow cars to park all year round. This should then alleviate the car parking problems on Church Lane during football matches. He agreed for the car park to be available during PC events such as Carols around the Tree and Open Gardens. Cllr Ireland commented the PC will consider match funding the cost of the new car park, however the CIL monies haven't yet been received. In the first instance, an application form will need to be completed by the Football Club and submitted to the PC. Clerk to pursue.

6.0 Parking on Church Lane / Use of carpark for village events

Discussed above in Open Forum, 5.0

7.0 Flooding in the Parish

Cllr Ireland reported on the construction water runoff from Top Wighay which was reported to GBC Enforcement Team in December and has been an issue since they started building the NCC building. She advised she received an unsatisfactory response from Phil Thompson at GBC who advised the developers are actively seeking a resolution but that it is a complex issue and usual mitigation techniques have not worked. He advised letting the Environmental Consultants find the appropriate mitigation technique and get that installed as quickly as possible. He also commented on the PC not being consulted on the reserved matters application, saying that the reserved matters are for finer

detail only. Cllr Ireland commented it is extremely poor and the PC should have been advised as they have a vested interest, and if they had been given the opportunity, they could have used the expertise of their Drainage consultant. Cllr Harrison commented the issues have been here since they started building the NCC Building, it hasn't just suddenly happened. She advised that when they met with the Strata Developer, he said that a site should never be completely cleared as the water will just run off the site, it should be developed in small parcels of land so it can be properly managed.

Cllr Ireland advised she had been in contact with the Environment Agency who took samples which confirmed that the amount of suspended solids was very high on site and still high where the brook meets the River Leen. She advised she met with MP Michelle Welsh recently to discuss these issues, and she was incensed by it all and written to both the Environment Agency and Gedling Borough Council, who have not yet responded.

Cllr Ireland advised Nick Clark and Matt Duckworth at NCC have been great; Nick is planning works on the drains on Wighay Road near Strata and has been in contact with the landowner regarding clearing the ditches. She has been liaising with Matt Duckworth regarding co-ordinating the footpath and the culvert. She advised it may be beneficial for Via to carry out the footpath restoration. The PC will apply to the Local Communities Fund for match funding.

8.0 CIL (Community Infrastructure Levy)

8.1 CIL Account balance£4,501.03

8.2 Savings/Investment Account update

Cllr Ireland and the Clerk to attend a Teams meeting on 12th March with CCLA (a management investment company which serves local authorities), to discuss a better return on the PC's savings/future CIL monies.

8.3 Footpath Restoration

Cllr Lewis advised he spoke to Rory Berry and there is no movement on the quote. The PC advised speaking to Matt Duckworth at NCC for a list of approved contractors.

9.0 S106 for developments in the parish

9.1 Ecology Committee at Sherwood Gate

No response from Lewis Widdowson, Clerk to continue to chase.

9.2 LNPL & Strata, Affordable Housing, Education & Primary Healthcare

Cllr Ireland and the Clerk continue to pursue the S106 contributions. Details of outstanding S106 at these sites have been sent to MP Michelle Welsh.

10.0 Lengthsman Scheme

Cllr Lewis reported that Andy has refitted some of the tiles on the bus shelter and sprayed the weeds in front of Hanson House. The remaining 14.5 hours will be used to restore the black & white sign. Cllr Bestwick confirmed the scheme will continue in 26/27 but with reduced hours.

11.0 Green Spaces Maintenance

11.1 Updated Quote from Weed Free

No response from Weed Free. The PC to seek alternative quotes.

11.2 Wildflower Management at the Heritage Centre

Cllr Lewis advised he has been trying to get in contact with Richard Coville to confirm the works but has not had a response. Cllr Lewis to continue to chase.

11.3 Pruning cherry trees on the village green

The Clerk forwarded requirements to GBC and advised the works will now be carried out at the end of summer.

12.0 GBC Road Sweeping Contract 26/27

Andy Burgin at GBC has confirmed the contract for 26/27 at a cost of £44.00 per visit.

13.0 Heritage Centre

13.1 Additional quote for decorating

Cllr Lewis advised Andy Sharpe will not be submitting a quote. The PC to seek an alternative quote.

13.2 Replacing the door

The door has been ordered.

13.3 Open Days

The PC agreed not to open the Heritage Centre in April but to wait until it has been decorated. The next open day will be in June and then again in September.

14.0 Renewing docks posts

The PC reported of a recent accident where a car has driven into the docks damaging many of the posts. This is being dealt with by Via. Cllr Ireland advised the PC are currently discussing options for renewing the posts which include white wooden posts, white composite or Oak posts with or without chains. There's also the option to not have posts, although some PC members feel they are a feature of the village. More investigation is required including who will take responsibility of the maintenance of the posts and any accidents once the new posts have been installed. Cllr Ireland commented it would be beneficial to have a meeting or call with Via to discuss the matter further. Cllr Bestwick agreed to arrange.

15.0 Installation of new barrel near Bottom Cross

No updates

16.0 Replacement bin on Linby Trail (GBC)

Cllr Bestwick confirmed the bin is ordered

17.0 GDPR / Data Protection Policies to Review

The Clerk and Cllr Harrison to review

18.0 Neighbourhood Plan – next steps

Cllr Ireland reported the updated plan has been submitted to Joanna Gray and Alison Gibson at GBC for preliminary feedback.

19.0 Top Wighay – Allocated Land

No updates

20.0 Correspondence received

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

21.0 Planning Matters

New Applications:

Ref / Location	Details	PC Comments
V/2026/0064, Land off Church Lane	2 Self build single-storey dwellings	Objection

Current Applications:

Ref / Location	Details	Outcome
2025/0217, Land at Top Wighay Farm	Variation to S106 to allow larger % of affordable housing units	"Unknown"

22.0 Funding

Finance Report incl. Bank Statement Approval

The Parish Council approved the bank statement.

Bank Balances

Current account: £61,405.65 Savings account: £24,117.01 CIL account: £4,501.03

Payments

Total = £832.57

01/03/2026	E Gretton - Feb wages and home office expenses	£580.38
01/03/2026	HMRC - Tax & N.I	£81.30
01/03/2026	NCC - Pension Fund – Feb	£170.89

Receipts

Total = £39,385.00

05/03/2026	Gedling Borough Council - S106 (Strata) for Open Space maintenance	£39,385.00
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23.0 Councillor's Reports

23.1 White boundary gates for the village

Cllr Lewis advised he would like to pursue installing 2 small white gates at both entrances as you're coming into the village. The PC advised this is mentioned within the NP document and could be something the PC pursue in the future

23.2 Gedling sign, Wighay Road

The PC commented on the small Gedling sign which has been installed in the wrong location on Wighay Road. They also stated this did not appear good use of taxpayer's money.

23.4 Potholes

Cllr Ireland raised the issue with the number of potholes in the county. Cllr Bestwick advised NCC are prioritising the category 1 potholes which are 4cm deep.

23.3 Update from Cllr Bestwick

a) Local Government Reorganisation (LGR)

Cllr Bestwick reported the Local Government Reorganisation consultation is open until 26th March and encourages all PC members and residents to complete the form. There are 3 options, in respect of Linby, one option will keep Linby out of the City the other will include Linby in the City. They expect a decision from Government by the end of June / beginning of July. He commented when Government do decide, they don't have to choose from one of the 3 option, they can choose their own.

b) Gedling Local Plan

Cllr Bestwick advised the initial plan looks at plots of lands to build on, which for Linby include the extension to Top Wighay, the field between Linby and Papplewick and the field behind Church Lane to Sherwood Gate. The next phase of the Plan will be reported on around 3rd week in April, and this will include the remaining plots in the Plan. He advised he is trying to make a case for not building on green belt. He advised changes to the NPPF in December 2024 means redesignating green belt as grey belt, so if an area has transport links, e.g. a bus stop or on a main road or has easy access to shops, it can be redesignated as grey belt and allowed to be built on.

24.0 Date of next meeting

The date of the next Full Council meeting is Monday 13th April 2026, commencing 7:30pm at Brooke Farm, Main Street, Linby

The meeting ended at 21:15

Initial: _____

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council