

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 13th April 2026

Present: Cllr's D Ireland (Chair), C Harrison (Vice-Chair), C Hardstaff, W Lewis, E Tunstall, and L Gretton, Clerk. Cllr's S Bestwick (GBC/NCC) and M Smith (GBC).

1.0 Apologies for Absence

Cllr's S Molsom and J Brothwell – *received and accepted*
Cllr S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr D Ireland – agenda item 16.1

3.0 Approval of the minutes

The minutes of the March 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

None

5.0 Open Forum

None

6.0 Update from GBC & NCC Councillors

6.1 Gedling Local Plan

Cllr Bestwick gave an update on the Local Plan which relates to the proposed housing schemes over the borough. The Plan will go to Full Cabinet on May 14th when it will then be made available to the public, and around June/July, there will be a 6-week public consultation. The Plan will be ratified in early 2028.

6.2 Drainage ditch, Wighay Road

Cllr Bestwick advised the landowner has agreed to clear the ditch in the summer.

6.3 Drainage Survey, Wighay Road, near Strata site

Cllr Bestwick advised a survey has been carried out. When he receives the details of the survey, he will forward to the PC.

6.4 Local Government Re-organisation

Cllr Bestwick advised they are expecting a government decision in July.

6.5 New Gedling sign installed on Wighay Road

Cllr Smith advised he contacted the Chief Executive regarding the small Gedling sign which has been installed on Wighay Road (and throughout the borough) to request why money has been spent on them when GBC will soon cease to exist. The Chief Executive commented that the decision was made 3 years ago, before the LGR and was funded through the Government Shared Prosperity Fund to celebrate the borough. As the sign has not been installed in the correct location and is obscuring the 'Welcome to Linby Village' gateway sign, Cllr Smith has requested the sign be moved.

7.0 Village Event Parking at the Football Club

The Clerk advised she has forwarded the CIL Application Form to Adrian. He is currently seeking funding for the carpark and said he will be in touch.

8.0 Church Lane – Overgrown Vegetation / Mound of dirt

Cllr Bestwick advised he has reported the overgrown vegetation to Via which is awaiting inspection.

The Clerk advised she contacted Ashfield District Council requesting they remove the mound of dirt on Church Lane. They agreed to send out a Road Sweeper, however, this will not be sufficient. The Clerk to send request to ADC to use a larger vehicle, such as JCB.

9.0 Open Reach, installing fibre optic cables

Cllr Ireland advised Open Reach have dug up a section of the restored footpath in front of Brooke Farm to access a blockage. Cllr Lewis is liaising with Open Reach re: restoring it to how it was including using the correct stone and materials.

10.0 Flooding in the Parish

Cllr Bestwick advised he has spoken to Phil Thompson, enforcement officer at GBC who advised he came out to the village at the end of March and there was no mud in the water. He advised the Developers and Ecologists are looking at the site to find a solution and Developers are looking at what permits to submit to the Environment Agency to allow discharge into the watercourse. Cllr Ireland commented Hannah Barter has advised there should be a Section 73 in place, as the drainage strategy doesn't work. A new strategy should be made and re-sent to GBC for NCC to review and for the PC's Drainage Engineer to review. She advised the PC want to see the new strategy and ensure that it works, otherwise they will be in the same position in winter where the whole process will begin again. Cllr Bestwick advised he will contact Hannah Barter to discuss further. Cllr Ireland advised the site was originally managed by Vistry, however, they have sold the parcel of land next to Strata to Persimmon Homes. This is the area that floods regularly during wet weather and floods the gardens at Strata. She advised now there are two different developers looking at drainage strategies, each will concentrate on their own parcel of land, and this is the issue with piecemeal development. She advised there should be an overarching drainage strategy which works. The PC have received a reserved matters application, which Hannah Barter and the Drainage Engineer are reviewing and will respond on behalf of the PC. Cllr Bestwick agreed to bring these issues to the attention of Assistant Director, John Krawczyk.

11.0 CIL (Community Infrastructure Levy)

11.0 Funding Update

CIL: £4,522.56. This month the PC are expected to receive £131,582.60 in CIL.

11.1 Update on meeting with CCLA, Investment Company

Cllr Ireland and the Clerk attended a meeting with Lee Jagger from CCLA to discuss opening an account to invest the CIL and savings to generate a better return, as currently the interest rates at the Co-operative bank are very low. CCLA clients include Gedling Borough Council, Rushcliffe Borough Council, Woodborough PC, Notts ALC (NALC) and other local PC's and authorities. Currently the Public sector deposit fund interest rate is 3.72% (determined by the base rate).

11.2 RESOLUTION to open an account and invest with CCLA

Resolution to open an account and invest with CCLA, proposed by the Chair Cllr D Ireland, **ALL AGREE**

Agreed signatories on the account: Elizabeth Gretton, Denise Ireland, Charlotte Harrison, Elaine Tunstall.

11.3 Footpath Restoration update

Cllr Ireland advised a meeting is arranged with Ben Bridgett, Drainage Asset Supervisor next week regarding the repairs to the culvert and to discuss the materials used such as stone/grout. She advised the works to the culvert is expected in May.

12.0 S106 in the parish

Cllr Ireland advised she received an email from Lewis Widdowson confirming the Primary Healthcare Contribution collected from Strata will be used to develop Torkard Hill Medical Centre. The works include a ground floor extension to create 2 additional clinical rooms, the conversion of an existing meeting room into a clinical room and the creation of staff training and triage area to facilitate additional telephone appointments. The Clerk to contact the Practice Manager at Torkard Hill Medical Centre to update them and to make them aware of S106 available from the Land North of Papplewick Lane development.

13.0 Ecology Committee at Sherwood Gate

No response from Lewis Widdowson. The Clerk continues to Chase. Cllr Bestwick agreed to pursue.

14.0 Lengthsman Scheme

Cllr Lewis advised he will contact Ravenshead PC regarding jobs which have been carried out but not submitted before the deadline.

15.0 Green Spaces Maintenance

15.1 Green Spaces Maintenance

Cllr Lewis advised he has purchased a lawn mower lift which has made cutting the grass more efficient.

15.2 Weed killing in the parish

Cllr Lewis advised of a battery weed sprayer costing around £500, which has a bar at the front making weed spraying far easier and quicker. Cllr Smith commented that this could be a shared approach with Ravenshead and Papplewick PCs. He advised the Lengthsman currently weed sprays at Ravenshead and has the necessary certification requirements. Cllr Smith agreed to liaise with Ravenshead PC, the Clerk to contact Papplewick PC.

16.0 Heritage Centre

16.1 RESOLUTION to approve NG15 Handyman (T Ireland) for decorating services

Resolution to approve NG15 Handyman (T Ireland) for decorating services at the Heritage Centre, proposed by Vice-Chair Cllr Charlotte Harrison, ALL AGREE. The PC to agree approved GNR paint colours. Cllr Lewis to pursue.

16.2 Replacement door update

The door is made and will be installed within the next few weeks.

16.3 Wildflower Management

Cllr Lewis advised he will meet with Richard Coville next week to finalise the work which will include reseeding the lawns, cutting the hedges, delivery of soil including a different type of soil to use for the wildflowers.

17.0 Renewing docks posts

Cllr Ireland advised of a meeting with Cllr Bestwick, Paula Johnson (Via), Jason Morden (Conservation Manager, NCC) and Simon Taylor (Health & Safety Officer). She advised the PC would like to install posts that are less labour intensive and discussed options including white posts, oak posts, posts with chains and posts installed only on the path side. Paula Johnson has contacted Cllr Ireland to advise that if the PC wish to change the design at all, then the PC will need to take complete responsibility. The Parish Council agreed they would not be prepared to take on the responsibility for maintaining the docks and agreed they will no longer paint the posts or maintain them in the future. Cllr Ireland to contact Paula Johnson to confirm the PC's decision.

18.0 Installation of new barrel near Bottom Cross

No updates.

19.0 Replacement bin on Linby Trail (GBC)

Cllr Smith confirmed the bin is ordered

20.0 RESOLUTION to approve the GDPR & Data Protection Policies

The Clerk circulated the policies prior to the meeting for review by the PC. Resolution to approve the GDPR & Data Protection Policies, proposed by Vice-Chair, Cllr Harrison, ALL AGREE.

21.0 Neighbourhood Plan – next steps

Cllr Ireland advised the draft NP was sent to GBC for comment and has now been returned and will be reviewed by Hannah Barter.

22.0 Top Wighay – Allocated Land

Please refer to point 10.0

23.0 Correspondence received

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

24.0 Planning Matters

New Applications:

Ref / Location	Details	PC Comments
2026/0172, Land between Linby Lane and Papplewick Lane	Sewage pipe to run along River Leen near Castle Mill	No objection as long as hedgerows are replanted.
2026/0179, Land at Top Wighay Farm	Reserved matters application for the appearance, landscaping, layout and scale of 158 dwellings (in relation to Phase 3b of outline permission ref. 2020/0050	Hannah Barter and George Grant to respond

Current Applications:

Ref / Location	Details	Outcome
V/2026/0064, Land off Church Lane	2 self build single-storey dwellings	Pending
2025/0217, Land at Top Wighay Farm	Variation to S106 to allow larger % of affordable housing units	Conditional Permission

Appeals:

Ref / Location	Details	Outcome
2025/0107, Abbey Quarry	Appeal Ref: APP/N3020/2/25/3369300	Appeal Decision: Dismissed Enforcement Notice issued on 24 th February 26 for the removal of 2 green metal storage buildings. Providing there is no appeal, the notice requires compliances by 30 th July 2026

Initial: _____

25.0 Funding

25.1 Finance Report

The Parish Council approved the bank statement.

Bank Balances

Current account: £61,526.38

Savings account: £24,254.98

CIL account: £4,522.56

Payments

<u>Date</u>	<u>Details</u>	<u>Amount</u>
19/03/26	W Lewis – Biscuits for Carols around the Tree	£12.55
24/03/26	W Lewis – Petrol for mower	£34.15
01/04/26	E Gretton – Wages and home office expenses	£580.38
01/04/26	HMRC – Tax & Employer NI	£81.30
01/04/26	NCC – Pension Fund (Employer & Employee) – Mar	£170.89
	Total	£879.27

Receipts

<u>Date</u>	<u>Details</u>	<u>Amount</u>
02/04/26	Co-operative Bank – Interest earned on CIL account	£21.53
02/04/26	Co-operative Bank – Interest on Savings Account	£137.97
	Total	£159.50

Payments for processing

D Taylor, marquee for Carols event, Dec 25, £100

E Gretton, A4 Lever arch files £9.99

E Gretton, Dividers, £4.98

26.0 Councillor's Reports

26.1 Newsletter

The PC discussed producing a newsletter.

26.2 Books in Phone box

The PC advised some of the books are in a poor state and need clearing out. Cllr's Ireland and Lewis to pursue. When cleared, Cllr Lewis to request the Lengthsman to install a lip on the shelves to stop the books falling.

27.0 Date of next meeting

The date of the next Full Council meeting is Monday 11th May, commencing 7:30pm at Brooke Farm, Main Street, Linby.

The meeting ended at 20:45

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council

Initial: _____