

## LINBY PARISH COUNCIL

### Minutes of the Council Meeting held at Brooke Farm on Monday 11<sup>th</sup> May 2026, following the Annual Meeting which commenced at 7:15pm

**Present:** Cllr's D Ireland (Chair), C Harrison (Vice-Chair), C Hardstaff, W Lewis, J Brothwell and L Gretton, Clerk. Cllr S Bestwick (GBC/NCC). Visitors: 2

#### **1.0 Apologies for Absence**

Cllr's E Tunstall and S Molsom – *received and accepted*  
Cllr S Pickering, M Smith (GBC)

#### **2.0 Declarations of Personal and Prejudicial Interests**

Cllr D Ireland – agenda item 14.1

#### **3.0 Approval of the minutes**

The minutes of the April 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 Church Lane – Overgrown Vegetation / Mound of dirt**

Cllr Bestwick to contact NCC to request siding up works and contact Church View Apartments regarding cutting back the hedges/vegetation. The PC advised that due to bird nesting season, the hedges will need to be cut back after 1<sup>st</sup> September. Cllr Brothwell agreed to take photographs over the summer.

#### **7.0 Open Reach, installing fibre optic cables**

Cllr Lewis advised the works is still outstanding and he's been unable to get a response from Open Reach. The Clerk to pursue.

#### **8.0 Flooding in the Parish**

Cllr Ireland reported she has chased the Environment Agency as they took samples of the streams and have not responded. Cllr Bestwick has been in contact with Hannah Barter who advised she will liaise with the Environment Agency.

Cllr Bestwick advised of an email from Nick Clark regarding the drainage investigation. CCTV confirmed a 300mm pipe joined an old 100mm perforated land drain. Though the pipe appeared to be in satisfactory condition, he advised the small drainage pipe is likely not adequate to deal with large amounts of ground and surface water and therefore flooding may still be present during long spells of wet weather. He advised they cannot use any enforcement with the developer as the pipe in question drains surrounding land rather than the developed site itself. In the interim he has requested Vistry to install a temporary ditch to help prevent flooding to the properties, which will commence once the Skylarks have gone.

#### **9.0 CIL (Community Infrastructure Levy)**

##### **9.1 Funding Update**

CIL: £136,105.16

##### **9.2 CCLA Deposit Account update**

Cllr Ireland advised the PC have now opened the account and transferred the CIL, Savings and Precept.

##### **9.3 Footpath Restoration**

The PC have received quotes from RTB Groundworks Ltd and SPG Construction Ltd. Cllr Lewis met with another Contractor onsite, however they have not yet provided a quote and are not responding to emails. The Clerk has published a Tender Notice on the website and will place in the Noticeboards.

### **10.0 S106 in the parish**

The Clerk to contact the Practice Manager at Torkard Hill Medical Centre re: available S106 from the Land North of Papplewick Lane development.

### **11.0 Ecology Committee at Sherwood Gate**

No updates. Cllr Bestwick to follow up.

### **12.0 Lengthsman Scheme**

Cllr Lewis gave an update and advised Andy has strimmed the grass and dismantled the black and white finger post for restoration.

Cllr Ireland commented the PC have previously topped up the Lengthsman's pay. Most work is required during March and November, however, he will prioritise his private work which has a higher rate of pay. By topping up his pay, he is more likely to complete the jobs for the PC. Cllr Brothwell advised she disagrees with paying the top up and advised she feels the Lengthsman should do the work at the rate which has been agreed within his contract. She advised she has no issue with paying the Lengthsman once the PC's allocated hours have been used. The PC advised they do not have a contract with the Lengthsman, it is an agreement between Ravenshead PC and NCC. The PC were unclear whether the Lengthsman is expected to fulfil the agreed hours within the scheme. The PC asked the Clerk to contact Ravenshead PC to request a copy of the contract.

### **13.0 Green Spaces Maintenance**

#### **13.1 Purchasing a Weed Sprayer**

The PC agreed to take part in purchasing the weed sprayer for the Lengthsman to use within each parish. Cllr Bestwick advised the cost is likely to be £150.00; Ravenshead PC will pay more as they are likely to use it more often and the GBC Cllr's have agreed to contribute.

#### **13.2 Gedling Borough Council Road Sweeping Contract**

The PC advised GBC have not been out to the village this year. The contract is once a month April to November. The Clerk advised she has emailed Andy Burgin at GBC and awaiting a response. Cllr Bestwick commented there is not enough road sweepers in the borough which is probably the reason they haven't been out.

#### **13.3 Grass Cutting**

Cllr Lewis advised he has received another quote for grass cutting at £260.00 per cut. The PC agreed to seek further quotes.

### **14.0 Heritage Centre**

#### **14.1 Update on Decorating**

Cllr Lewis advised the plastering is finished and once dried will be ready for painting.

#### **14.2 Replacement door update**

Cllr Ireland to chase

#### **14.3 Wildflower Management**

The area will be rotovated this week and wildflower seeds sown.

#### **14.4 Open Day**

Sunday 5<sup>th</sup> July and 30<sup>th</sup> August (Bank holiday)

### **15.0 Repairing docks posts – update**

Cllr Ireland advised the docks posts still haven't been repaired by Via after several months. Cllr Bestwick to chase the Bridges and Structures Team for an update.

### **16.0 Installation of new barrel near Bottom Cross**

Cllr Lewis advised the barrel ordered is the wrong colour. A new barrel has been ordered and will take around 3 weeks to arrive.

He advised the plants should arrive towards the end of May, to be planted out Sunday 31<sup>st</sup> May.

### **17.0 Replacement bin on Linby Trail (GBC)**

No updates.

### **18.0 Resolution to approve the updated Financial Regulations**

Resolution to approve the updated Financial Regulations. All agree.

### **19.0 Resolution to approve the updated Freedom of Information Policy**

Resolution to approve the updated Freedom of Information Policy. All agree.

### **20.0 Newsletter**

Clerk to pursue.

### **21.0 Books in the Phone Box**

Cllr Ireland and Cllr Tunstall tidied the phone box and put the books in order. It was agreed to tidy the phone box every 2 to 3 months. Cllr Lewis to contact the Lengthsman to put a lip on the shelf to stop the books from falling.

### **22.0 Neighbourhood Plan – next steps**

Update from Hannah Barter: GBC sent comprehensive feedback on the draft Plan. GBC have been very supportive of the policies and signposted UVE to updated evidence that would further support the draft policies. UVE will send the draft Plan to P.C on Thursday 28th May that takes account of the GBC feedback and includes the updates to the policies and Plan sections. This will be the Screening version for submission to GBC by the Parish Council.

During Screening it is envisaged that the Regulation-19 Local Plan will be published in early June 2026. HB will add any relevant updates to the planning rationale to take account of the proposed growth strategy. This will then be the Regulation-14 version of the Plan.

Below is a draft timetable for the forthcoming stages to consider:

- Thursday 28th May Receive Screening Version of NP from UVE.
- P.C to consider and have a minuted item to submit for screening to GBC. Note the Plan should not be published as it may confuse later formal consultation.
- Send Plan to GBC (June).
- Screening by GBC (June/July).
- Prepare Regulation-14 consultation (July/August)
- Screening opinion from GBC August.
- P.C to agree to move to Reg-14 (September).
- Regulation-14 commences (September-October).
- Update Plan to take account of Regulation-14 (November).
- Submit Plan and supporting documents to GBC (November).

### **23.0 Top Wighay – Allocated Land**

No updates

### **24.0 Correspondence received**

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

### **25.0 Planning Matters**

New Applications:

<b>Ref / Location</b>	<b>Details</b>	<b>PC Comments</b>
2026/0280TCA, Inglewood, Linby Lane	Works to trees	No comment
2026/0153, 7 Main Street	Replacement of existing windows and refurbishment of interior of Grade II listed building	No comment
2026/0296, 29 Church Lane	Variation of conditions 2 (approved plans) and 4 (window materials) of planning permission 2026/0542 to amend the position of the proposed dwelling, and amend the window material from timber to UPVC Residence 7	No comment

Other Applications:

Ref / Location	Details	Outcome
V/2026/0064, Land off Church Lane	2 self build single-storey dwellings	Pending
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)	Pending

Appeals:

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

**26.0 Funding**

26.1 Finance Report

The Parish Council approved the bank statement.

Bank Balances

<u>Co-op Accounts</u>	<u>CCLA Accounts</u>
Current £16,852.55 CIL: £0 Savings: £0	Precept £30,337 CIL: £136,105.16 Savings (incl S106): £63,639.98

Payments

14/04/2026	D Taylor - hire of marquee for Carol Concert (Dec 25)	£100.00
14/04/2026	W Lewis - Reimburse for lawnmower lift	£51.99
14/04/2026	E Gretton - Reimburse for lever arch files	£9.99
14/04/2026	E Gretton - Reimburse for subject dividers	£4.98
14/04/2026	Brown & Brown - Mower Insurance	£248.60
14/04/2026	C Harrison - Reimburse for WordPress Hosting	£135.00
14/04/2026	C Harrison - Reimburse for Domain Renewal (Website)	£11.50
23/04/2026	Urban Vision - Work on Top Wighay Reserved matters	£1,051.20
23/04/2026	W Lewis - Reimburse for paint for the Heritage Centre	£192.95
01/05/2026	E Gretton - Apr wages and home office expenses	£628.58
01/05/2026	HMRC - NI	£33.10
01/05/2026	NCC - Pension Fund - April & Annual Deficit	£453.24
28/04/2026	The Environment Protection Group - Drainage review	£1,170.00
05/05/2026	Howard Marshall Engineering Ltd	£75.00
05/05/2026	East Midlands Audit Services - Internal Audit	£122.70

Total: £4,288.83

Receipts

23/04/2026	Gedling Borough Council - CIL Receipt	£131,582.60
28/04/2026	Gedling Borough Council - Precept	£30,337.00

Total: £161,919.60

Initial: \_\_\_\_\_

Payments for processing

Zurich Insurance £754.10

W Lewis Petrol for mower £34.15

26.2 Internal Audit Report

The Clerk circulated the Internal Audit report prior to the meeting. There were no issues raised. The PC thanked the Clerk.

26.3 Approval of the Annual Governance Statement 2025/26

The Annual Governance Statement was circulated to the Parish Council prior to the meeting. The PC considered and approved the Annual Governance Statement. The document was signed by the Chair, Cllr D Ireland.

26.4 Approval of the Accounting Statements 2025/26

The Accounting Statements were circulated to the Parish Council prior to the meeting. The PC considered and approved the Accounting Statements. The document was signed by the Chair, Cllr D Ireland.

26.5 RESOLUTION to approve the Financial Risk Assessment 2026/27

The Financial Risk Assessment was circulated to the Parish Council prior to the meeting. The PC approved the document.

26.6 Annual review of the Risk Management & Risk Register

The Risk Management & Risk Register Document was circulated to the Parish Council prior to the meeting. The PC approved the document.

**27.0 Councillor’s Reports**

27.1 Vehicle parked on pavement

Cllr Brothwell advised she has been contacted by two members of the public re: difficulties walking along a pavement in Linby Village due to a vehicle parking on the pavement. The Clerk advised the issue is not within the remit of the Parish Council. The vehicle can be reported to Nottinghamshire County Council using their online form or by calling them. If the matter is dangerous and unsafe, contact the Police at the time, on the non-urgent number 101.

27.2 Rose Bush to be pruned

Cllr Hardstaff requested the rose bush needs pruning due to obscuring the view of drivers coming out of the access road.

27.3 Donations to the PC

Cllr Lewis and Cllr Hardstaff advised the Linby Parish Millennium Fund account has now been closed. They donated a cheque for £4.12 to the Parish Council. Cllr Lewis gave the Parish Council £20.00 in cash, raised from Donations from the Heritage Centre. The Clerk to deposit the donations.

**28.0 Date of next meeting**

The date of the next Full Council meeting is Monday 8<sup>th</sup> June, commencing 7:30pm at Brooke Farm, Main Street, Linby.

**The meeting ended at 9:15pm**

Signed .....  
Chair of the Parish Council

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