

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 8th June 2026 commencing 7:30pm

Present: Cllr's D Ireland (Chair), C Harrison (Vice-Chair), C Hardstaff, W Lewis, E Tunstall, S Molsom, J Brothwell and L Gretton, Clerk. Cllr S Bestwick (GBC/NCC), Cllr S Pickering (GBC). Members of Public: 2

1.0 Apologies for Absence

Cllr M Smith (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr D Ireland – agenda item 16.1

Cllr's W Lewis, E Tunstall – agenda item 21.2

Cllr Hardstaff – Safeguarded Land – agenda item 20.0

3.0 Approval of the minutes

The minutes of the May 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 Weed Sprayer

The weed sprayer has been purchased and is now with the Lengthsman.

4.2 Barrel near Bottom Cross

On Order

4.3 Planting

Cllr Ireland thanked Cllr's Lewis and Tunstall for planting out the village. She advised the PC have received a £500 donation for bedding plants from Severn Trent Water.

5.0 Open Forum

None

6.0 Church Lane – Overgrown Vegetation / Siding Up

Cllr Brothwell to take photographs of the overgrown hedges in the summer for Cllr Bestwick to submit to Highways. Cllr Bestwick advised he is in contact with Paula Johnson re the siding up.

7.0 Open Reach, installing fibre optic cables

The Clerk advised she chased Open Reach who responded asking for confirmation the PC have slabs available in case of any breakages. The Clerk replied to confirm the PC can supply York Stone slabs at cost - £150m2. There has been no reply, Clerk to chase.

8.0 Flooding in the Parish

Cllr Ireland reported that she had met with Michelle Welsh MP, who has raised concerns regarding construction water run-off with both the Environment Agency and Gedling Borough Council (GBC) and has agreed to pursue the matter further. They also discussed the issue of Discharge of Conditions (DOC) applications not being referred to the Parish Council for consultation. Michelle Welsh MP agreed to follow this matter up with GBC.

Cllr Ireland provided an update on the Top Wighay Reserved Matters application (2026/0179), which was considered at a recent GBC Planning Committee meeting. Having viewed the meeting via YouTube, she expressed her disappointment with the Planning Officer's report, stating that only selected extracts from the Drainage Engineer's report had been referenced and that the recommended discharge rates for the site had not been highlighted. Despite these concerns, the application was approved.

Cllr Ireland advised that she had forwarded the Drainage Engineer's report to Nottinghamshire County Council (NCC), as GBC had not submitted it to the Lead Local Flood Authority for consideration.

She also referred to planning application 2026/0088, a DOC application relating to Top Wighay. As Linby Parish Council is not a statutory consultee for DOC applications, it had not been given the opportunity to comment. While this is not a legal requirement, Cllr Ireland noted that GBC had chosen not to consult the Parish Council.

She emphasised that this application contains important details, including drainage information and discharge rates, and expressed the view that the Parish Council should have been given the opportunity to provide comments. Cllr Bestwick advised that he would raise the matter with John Krawczyk, Head of Planning at GBC, during a meeting scheduled for 16 June and invited a representative of the Parish Council to attend.

Cllr Bestwick also reported that he remains in contact with Nick Clark and Persimmon Homes, who have confirmed that a drainage trench will be installed alongside the Strata Homes development.

Cllr Ireland advised NCC have identified further issues and collapses in the culverts in the village, which need further investigation.

9.0 CIL (Community Infrastructure Levy)

9.1 Funding Update

CIL: £136,468.65.

9.2 Footpath Restoration

The PC have received no further quotes for the works. The PC were happy with the quote from SPG Construction Ltd and agreed to appoint them. Cllr Molsom to forward drawings to Cllr Lewis and Damon at SPG Construction. Cllr Lewis advised he has spoken to Birchover Reclamation and they do not have any cobbles available, other than the bags the PC have stored there. There are a dozen bags stored at Hall Farm, which is not enough for the two sections. Cllr Lewis to collect the cobbles from Birchover and store at Hall Farm.

10.0 S106 in the parish

The Clerk advised she is in contact with Shawn Sunderland, the Facilities Manager at a GP Practice in Calverton. Joanne Hicken at Torkard Hill Medical Centre had forwarded the Clerks email to Shawn, to follow up on the S106 for Primary Healthcare at the Sherwood Gate estate. He confirms he is in liaison with Gemma Kidd, the Estates Manager at ICB who is in contact with Lewis Widdowson (GBC). He agreed to keep the PC updated on progress.

11.0 Ecology Committee at Sherwood Gate

Cllr Bestwick advised he is no further forward and will raise this with John Krawczyk at the meeting on 16th June.

12.0 Lengthsman Scheme

12.1 Contract Update

Following the previous meeting, the Clerk contacted Ravenshead Parish Council to request a copy of the Lengthsman's contract. However, the document received was the agreement between Ravenshead Parish Council and Nottinghamshire County Council (NCC), rather than the Lengthsman's employment contract. Cllr Brothwell requested further clarification regarding the Lengthsman's employment status, specifically whether he is employed or self-employed, whether he is required to fulfil the hours specified in his contract, and how his hourly rate is determined. Cllr Bestwick advised that he understood the Lengthsman to be an employee and that he receives a government pension. He explained that the Lengthsman's pay is negotiated based on the funding received by the participating parishes and the annual pay awards agreed through national negotiations for local government employees. This year's increase was approximately 3.2%, although efforts are made to provide a higher increase where possible. Cllr Brothwell commented that the issue appears to be that work allocated to the Lengthsman during the summer months can conflict with his higher-paid private work, which he may prioritise. Cllr Lewis noted that all tasks allocated to the Lengthsman are completed satisfactorily. Cllr Bestwick advised that he would discuss the matter with the relevant officer at County Hall ahead of next year's scheme to explore whether the arrangement could be amended by reducing the contracted hours while increasing the hourly rate, thereby making the role more competitive with the Lengthsman's private work commitments.

12.2 New jobs

Weed spraying in the parish (when the weather is dry). Remove height of vegetation (fuchsia, wild rose) to ensure visibility when pulling out of the service road

13.0 Green Spaces Maintenance

Cllr Lewis advised he has not received any further quotes for grass cutting, other than the quotes already received which are too costly.

14.0 GBC Road Sweeping update

Cllr Ireland confirmed the road sweeper came out last week.

15.0 Repairing Docks posts (Via) update

Paula Johnson is chasing the Bridges & Structures Team, however, the Manager is on long-term leave.

16.0 Heritage Centre

16.1 Update on Decorating

Painting inside the Heritage Centre is almost finished. The floor needs sanding and painting in clear varnish. Railings to be painted in black hammerite. Cllr's to arrange to move items from the Container back into the Heritage Centre.

16.2 Replacement door update

Completed.

16.3 Wildflower Management

The seeds are sown and shoots are starting to come through. They require frequent watering during dry weather. Tim Ireland has recommended the PC clear out the rubbish at the back of the Heritage Centre and lay shingle. The PC to pursue. He also advised the Yucca plant is very close to the building and makes decorating difficult when getting up to the eaves. The PC to discuss with the WI.

16.4 Open Day

Sunday 5th July, 11am – 4pm.

17.0 Replacement bin on Linby Trail (GBC)

Cllr Bestwick commented GBC have 4 bins waiting to be installed across different areas in the borough, however, the bin manager has unexpectedly retired and hasn't been replaced. GBC Cllr's to continue to chase.

Cllr Ireland commented the Gedling Borough sign hasn't been moved. Clerk to contact Cllr Smith.

18.0 Newsletter

Cllr Ireland to pursue.

19.0 Neighbourhood Plan – next steps

The draft NP has been sent through to Gedling Borough Council.

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

- *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).*

20.0 Top Wighay – Allocated Land

No updates.

21.0 Papplewick Village Fayre (PAPPFEST)

21.1 Update on event

Cllr Lewis reported that the team is working hard to organise the event and that costs have increased substantially.

21.2 Resolution to make donation to the event

The PC resolved to donate £300.00 towards this year's event. Clerk to make arrangements with Carolyn Hesketh. Cllr Bestwick advised the GBC Cllr's would also like to contribute. Clerk to contact Carolyn Hesketh.

22.0 Correspondence received

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

23.0 Planning Matters

New Applications:

Ref / Location	Details	PC Comments
2026/0239, Land off Hayden Lane	Variation of Condition 2 of planning permission 2022/0501, to update plans to reflect new house types, incl. housing mix for private dwellings, minor alterations to finished floor levels, additional boundary treatment, bin collection points and cycle storage	No comment
2026/0333, 29 Church Lane, Linby	Proposed erection of one dwelling	No comment
2026/0361, 29 Church Lane, Linby	Proposed rear extension and pairing of cottages to form one larger new dwelling	No comment

Other Applications:

Ref / Location	Details	Outcome
2026/0179, Land at Top Wighay Farm	Reserved Matters application for the appearance, landscaping and scale of 158 dwellings (in relation to Phase 3b of outline permission ref 2020/0050)	Conditional Permission
V/2026/0064, Land off Church Lane	2 self-build single-storey dwellings	Still Pending

Appeals:

Ref / Location	Details	Outcome
2025/0107, Abbey Quarry	Appeal Ref: APP/N3020/2/25/3369300	Appeal Decision: Dismissed. Enforcement Noticed 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. Update 08/06/26: One building has been taken down.

24.0 Funding

24.1 Finance Report

The Co-operative and CCLA bank statements were circulated to the PC prior to the meeting. The Parish Council approved the bank statements.

Bank Balances

Total = £243,836.54

Co-op Accounts	CCLA Accounts
Current £13,162.31	Precept £30,410.79
CIL: £0	CIL: £136,468.65
Savings: £0	Savings (incl S106): £63,794.79

Payments

Date	Details	Amount
20/05/26	Zurich – PC Insurance	£754.10
26/05/26	W Lewis – Petrol for mower	£37.90
26/05/26	A Sharpe – Timber for finger post	£24.73
26/05/26	A Sharpe – Acrylic letters for finger post	£68.08
26/05/26	A Sharpe – Paint for finger post	£52.68
26/05/26	D Ireland – Reimburse for materials for Heritage Centre	£39.11
01/06/26	E Gretton – May wages and home office expenses	£628.58
01/06/26	HMRC – Employer's NI	£33.10
01/06/26	NCC Pension Fund – May	£163.24

02/06/26	Ravenshead Parish Council – Weed sprayer for Lengthsman	£150.00
02/06/26	F Martin Ltd – Door at Heritage Centre	£2,199.67
02/06/26	D Ireland – Reimburse for paint for Heritage Centre	£25.49
02/06/26	D Ireland – Reimburse for paint / putty for Heritage Centre	£37.68
	Total	£4,214.36

Receipts

Date	Details	Amount
20/05/26	Linby Parish Millennium Fund – Cheque donation	£4.12
20/05/26	Cash Donation from Heritage Centre	£20.00
02/06/26	Severn Trent Water – Donation for Summer plants	£500.00
	Total	£524.12

24.2 Payments for approval

Four Seasons Lawn Care – Grass treatment 1	£152.00
Reuben Shaw & Sons – Summer plants	£660.44
D Ireland – Paint for Heritage Centre	£51.45

24.3 Update to AGAR

The Clerk advised Section 2 (Accounting Statements point 11.0) relating to trust transactions was incorrectly completed. The updated AGAR was presented to the Parish Council.

24.4 Approval of the Annual Governance Statement 2025/26

The PC considered and approved the Annual Governance Statement 2025/26. The document was signed by the Chair, Cllr D Ireland.

24.5 Approval of the Accounting Statements 2025/26

The PC considered and approved the Accounting Statements 2025/26. The document was signed by the Chair, Cllr D Ireland.

25.0 Councillor’s Reports

25.1 Update from Cllr Bestwick (NCC)

Cllr Bestwick advised he is expecting an update re the Local Government Reorganisation the 2nd week of July.

Sites being brought forward within the Gedling Local Plan include a further 880 houses at Top Wighay, 920 in Ravenshead, 675 in Calverton and 300 in Bestwood. He advised he will be opposing all the developments in the area.

He advised he is working alongside Via and Papplewick PC to find a solution to the crossroads at the Griffin’s Head junction which has been at capacity for over 10 years and with additional housing developments, this will only get worse. They are exploring the possibility of extending a section of footpath on the opposite side to the Village Hall and installing a crossing to make it safer for pedestrians to cross.

25.2 Footpath between Linby Village and Papplewick (50 mph section)

Cllr Lewis advised there is no kerb stone between the footpath and the road, it’s just a grass verge which can easily be mounted by a vehicle. Cllr Bestwick agreed to pursue further with Highways.

26.0 Date of next meeting

The date of the next Full Council meeting has been moved to **Monday 20th July**, 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