

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 20th July 2026 commencing 7:30pm

Present: Cllr's D Ireland (Chair), C Hardstaff, W Lewis, E Tunstall, J Brothwell and L Gretton, Clerk.
Cllr S Bestwick (GBC/NCC)

1.0 Apologies for Absence

Cllr's C Harrison and S Molsom
Cllr's M Smith and S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the June 2026 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 Barrel near Bottom Cross

Delivered

4.2 Antisocial Behaviour

Cllr Lewis reported an incident involving a resident displaying antisocial behaviour within the village. The police had been informed but advised that they were unable to assist with the matter. The Parish Council discussed the Gray Trust's management agreement with NCHA for a number of cottages in the village and requested further information regarding the criteria used for allocating these properties. Cllrs Hardstaff and Brothwell agreed to raise this matter at the next Gray Trust meeting.

4.3 Severn Trent Water works outside of Village Green Cottages

Cllr Lewis advised STW were scheduled to replace a defective manhole cover outside of the Village Green cottages on 10th July but they didn't show. Clerk to investigate.

5.0 Open Forum

None

5.1 Report from Cllr Stuart Bestwick

Cllr Bestwick reported:

- The ditch on Wighay Road has been dug out.
- The ditch at the side of the Strata estate still needs digging. He is in contact with Persimmon and should receive a response this week.
- Siding up on Church Lane has been ordered. No date given, possibly completed in the autumn.
- Footpath between Linby and Papplewick - It was reported that, under current Highways regulations, kerbstones would not normally be installed alongside a footpath where the speed limit is 50mph. However, Nottinghamshire County Council is awaiting the full police report relating to a recent road traffic accident before determining whether any further action is required. Cllr Lewis enquired whether the entire footpath could be resurfaced and whether there may be an opportunity to provide a shared cycle path. Cllr Bestwick advised that it would be appropriate to await Nottinghamshire County Council's response regarding the kerbstones before considering any further proposals.
- Ecology Park – Cllr Bestwick advised that Bellway has appointed a management company, Green Belt, to maintain the development. He reported receiving a complaint from a resident regarding the grass not being cut. Following contact with Green Belt, they confirmed that the grass cutting would be carried out during the week. It was also noted that Green Belt is in the process of establishing a management committee and should have contacted Linby Parish Council, Papplewick Parish Council and the Moor Pond Woods Committee. Cllr Bestwick agreed to follow this up.

- Docks Posts – Chris Gough, Head of Highways, advised that he does not believe the docks are the responsibility of Highways, as they are not recognised as Highway assets. Cllr Ireland advised that she holds an email confirming that Via's Bridges & Structures team would continue to undertake repairs to the docks. She also reported that she has contacted NCC/Via regarding the roadside posts, which have been missing for over five months, despite Via previously stating that they are essential for health and safety. She noted that residents have raised concerns about the condition and appearance of the docks and suggested retaining only the footpath and end posts. Cllr Brothwell commented that the white posts act as a visual gateway into the village, encouraging drivers to reduce their speed, and are an attractive feature. However, Via has advised that while it would reinstall the posts, it would not paint them. Cllr Ireland stated that the Parish Council could undertake the painting, but the associated traffic management costs would amount to several thousand pounds, which Via is unwilling to fund. Cllr Brothwell suggested that further pressure should be applied to Via to complete the repairs in full, including repainting the posts. Cllr Ireland further advised that Via has been provided with the insurance details of the drivers responsible for the damage and therefore the costs of replacement, repairs, painting and traffic management should be recovered through the insurers rather than borne by the taxpayer. Cllr Lewis asked whether the Parish Council could facilitate the repairs by contacting the relevant insurance companies, without accepting responsibility for the docks. Cllr Bestwick cautioned that this could set a precedent for future cases. He also suggested that, should the Parish Council arrange the repairs, Via could be invoiced for the associated costs. Cllr Ireland responded that the Council would require written confirmation from Via that all costs would be reimbursed before considering this approach. Cllr Ireland concluded by stating that, in her opinion, the roadside posts should be removed. Cllr Bestwick to follow up with Via
- Local Government Reorganisation – It was reported that, under the current proposals, most of Broxtowe and Gedling, together with the southern half of Rushcliffe, will become part of the new Nottingham City authority. From a Gedling perspective, the parishes of Linby, Papplewick, Ravenshead, Newstead, Bestwood, Killarney Park, Calverton, Lambley and Woodborough will form part of the new county authority. It was noted that some areas are net contributors to public finances, while others are net users of services. Concern was expressed that many of the highest-contributing areas will transfer to the City, leaving the new county authority in a financially challenging position from its inception. No detailed financial information has yet been released. It was further advised that the authority elected in 2027 will oversee a one-year transition period. From April 2028, Gedling Borough Council and Nottinghamshire County Council will be abolished, with the new unitary authorities assuming responsibility for all services.
- Flooding – Cllr Ireland expressed her disappointment with the standard email response received from John Krawczyk, Assistant Director at Gedling Borough Council, following their recent meeting. The response advised that the Lead Local Flood Authority (Nottinghamshire County Council) had raised no objections to the surface water drainage scheme. Cllr Bestwick commented that he would have expected a Construction Drainage Plan to have been required for a development of this nature. He agreed to liaise with Josh Wells (Principal Officer) at the Lead Local Flood Authority to establish why one was not considered necessary at the time. He also agreed to arrange a meeting between Josh Wells and the Parish Council to discuss the matter further. Cllr Ireland commented that, in her opinion, Gedling Borough Council had demonstrated shortcomings in its management of large strategic development sites, citing the Top Wighay development as an example.
- Clearing of the Docks – Cllr Ireland reported that the Parish Council has received complaints from residents regarding the condition of the village docks, including the growth of vegetation caused by a build-up of silt, which is believed to have resulted from construction water runoff. She advised that the docks were previously in good condition and free from significant silt accumulation. It was noted that removing the silt and vegetation would require specialist equipment. Cllr Bestwick was requested to engage with Gedling Borough Council and Nottinghamshire County Council to seek a suitable solution.

6.0 Siding up on Church Lane – update

Discussed in 5.1

7.0 Installing a kerb on the footpath between Linby Village and Papplewick – update

Discussed in 5.1

8.0 Open Reach, installing fibre optic cables

The Clerk continues to chase, but no response. Cllr Ireland commented she was informed the work was complete on one side of the village, but the other side is still waiting to be completed.

9.0 Flooding in the Parish

Discussed in 5.1

10.0 CIL (Community Infrastructure Levy)

10.1 Funding Update

CIL: £136,886.95

10.2 Footpath Restoration

The PC agreed to look at this during the winter with a view to commence in April and apply for match funding with the LCF.

11.0 NCC Local Communities Fund

The PC agreed not to pursue

12.0 S106 in the parish

No further updates.

13.0 Ecology Committee at Sherwood Gate

Discussed in 5.1

14.0 Lengthsman Scheme

Cllr Lewis reported the Lengthsman has strimmed around the village and spayed the weeds. The PC agreed to offer 2 of their Lengthsman hours for helping at PappFest. Jobs to do include sanding down and painting the telephone box.

15.0 Green Spaces Maintenance

Cllr Ireland to pass on Contractor details to Cllr Lewis.

16.0 Repairing Docks posts (Via) update

Discussed in 5.1

17.0 Heritage Centre

17.1 Update on Decorating

Complete

17.2 New Noticeboards

Mr Ireland advised that the rear of the noticeboard is difficult to open and, although he will attempt to do so, there is a risk of causing damage. Cllr Ireland commented that the information displayed within the noticeboards has become faded and recommended that the boards be replaced. It was noted that the replacement would be funded using Section 106 monies allocated for the maintenance of the Heritage Centre and the meadow.

17.3 Wildflower management update incl moving the Yucca plant

Cllr Lewis continues to water the wildflowers however they are wilting due to the dry weather. The PC agreed the Yucca remains where it is.

17.4 Open Day update and next event

Cllr's Hardstaff and Lewis commented it was a successful event. The next open day will be Sunday 30th August.

18.0 Replacement bin on Linby Trail (GBC) - update

No updates

19.0 Relocating Gedling sign on Wighay Road – update

No updates

20.0 Newsletter – update

The newsletters have been printed and are awaiting the inclusion of a leaflet regarding the Gedling Local Plan. Cllr Ireland agreed to arrange for the leaflet to be printed. Once assembled, the Parish Council will arrange distribution throughout the parish, with Nathan Gretton distributing copies within the Sherwood Gate estate.

21.0 Neighbourhood Plan – next steps

The draft NP is currently being finalised by Hannah Barter

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

- 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).

22.0 Top Wighay – Allocated Land

No updates.

23.0 Papplewick Village Fayre (PappFest) – update on event

Cllr Lewis reported that the hirers who were due to run the tearooms have withdrawn. As a result, volunteers will now operate the tearooms, although additional volunteers are still required on Friday and Sunday to assist with preparation and clearing away. He also advised that a new team will be providing and managing the event technology, including the equipment, set-up and generators, at no cost to the organisers, resulting in a significant saving. It was noted that some event costs have increased, including toilet hire. Via has agreed that Main Street can be coned off for the event; however, the organisers will need to purchase 100 approved traffic cones. The organisers are also looking to purchase two large marquees for use at PappFest and other community events throughout the year.

24.0 Correspondence received

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

25.0 Planning Matters

Cllr Brothwell referred to the parcel of land behind Church Lane that had been put forward as part of the Gedling Local Plan process. Cllr Ireland advised that the site has not been identified as an allocated development site and remains within the Green Belt. As such, it is considered unlikely to be brought forward for development.

New Applications:

<u>Ref / Location</u>	<u>Details</u>	<u>PC Comments</u>
2026/0365, Boat and Machinery Store, Quarry Lane	Extension to existing boat and machinery store	The majority of the PC advised they would not support the application. Clerk to forward comments to GBC.

Appeals:

<u>Ref / Location</u>	<u>Details</u>	<u>Outcome</u>
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.

26.0 Funding

26.1 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

<u>Co-op Accounts</u>	<u>CCLA Accounts</u>
Current £9,275.08 CIL: £0 Savings: £0	Precept £30,504.01 CIL: £136,886.95 Savings (incl S106): £63,990.34

Payments

Total £3,887.23

10/06/2026	Four Seasons Lawn Care - Treatment 1	£152.00
10/06/2026	Reuben Shaw & Sons - Bedding plants	£660.44
10/06/2026	D Ireland - Reimburse for paint etc Heritage Centre	£51.45
16/06/2026	Gedling Borough Council - Sweeping	£52.80
16/06/2026	Papplewick Village Fayre Group (PAPPFEST) - Donation	£300.00
16/06/2026	W Lewis - Reimburse petrol for mower	£30.58
24/06/2026	D Ireland - Reimburse for paint for Heritage Centre	£20.44
24/06/2026	NG15 Handyman (Tim Ireland) - Repairs/painting Heritage Centre	£1,550.00
24/06/2026	W Lewis - Reimburse for plant food	£17.98
01/07/2026	E Gretton - June wages and home office expenses	£628.58
01/07/2026	HMRC - Employer's NI	£33.10
01/07/2026	NCC - Pension Fund - June	£163.24
29/06/2026	NG15 Handyman (Tim Ireland) - Sand/Paint railings at H/Centre	£62.50
09/09/2026	Water Plus - Water charges at the H/Centre	£111.32
09/09/2026	Gedling Borough Council - Sweeping June	£52.80

Receipts

None

26.2 Payments for authorisation

20/07/2026	Nottingham Printing Limited - Newsletters	£130.00
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27.0 Councillor's Reports

None

28.0 Date of next meeting

Monday 14th September 2026 commencing 7:30pm at Brooke Farm, Main Street, Linby.

The meeting ended at 21:25

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council

Initial: _____