

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 14th Sept 2026 commencing 7:30pm

Present: Cllr's D Ireland (Chair), C Hardstaff, W Lewis, E Tunstall, J Brothwell, S Molsom and L Gretton, Clerk.
Members of the public: 1

1.0 Apologies for Absence

Cllr's C Harrison

Cllr's M Smith and S Pickering (GBC), S Bestwick (GBC/NCC)

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the July 2026 meeting were approved by the Parish Council and signed by the Chair, Cllr D Ireland and Cllr S Molsom

4.0 Matters arising

4.1 Gedling Borough Sign

The sign has been reinstalled further along Wighay Road, outside the Strata houses.

5.0 Open Forum

5.1 Docks Posts

A resident noted that the docks posts had remained in disrepair for eight months. In their view, if Highways did not consider the posts a health and safety measure, they should be removed; if repaired, they were likely to be damaged again in a future accident. Cllr Ireland agreed that the roadside posts should be removed. Cllr Brothwell considered them a prominent village feature and said that, as Highways had repaired them previously, they should continue to maintain and repair them. She recommended that the Parish Council continue pressing Highways to complete the works. Cllr Lewis agreed that the posts were a village feature and should remain.

Cllr Ireland reported that she had continued to pursue the matter with Highways. In July, Paula Johnson advised that the Bridges and Structures team would undertake the repairs and continue to carry out future repairs, although the structure was not included in Via's asset inventory. Highways considered that the current arrangement presented no road-safety concerns, stating that the posts warned drivers of the hazard ahead, provided passive protection if a vehicle left the carriageway and helped prevent pedestrians from accessing the docks. Cllr Ireland expressed concern that, if these functions were attributed to the fencing, its effective maintenance was an important safety consideration. She reiterated that, as stated in Highways' April email, any redesign or work undertaken by the Parish Council would transfer future maintenance responsibilities and liabilities to the Council, which it was not prepared to accept.

Cllr Lewis reported that one of the accidents was the Ambulance Service on Robey Close. They had repaired two of the posts and agreed to return to paint them but had not done so. The Clerk was asked to contact them.

Cllr Ireland advised that any painting undertaken by the Parish Council would require traffic management at an estimated cost of £1,500. Cllr Tunstall asked whether composite posts could be installed. Cllr Ireland explained that Highways would replace the posts only on a like-for-like basis and if the PC agreed to installing composite posts the responsibility would then transfer to the Parish Council. The PC agreed to continue pursuing the repairs with Highways. The Clerk to follow up with Highways and seek assistance from Cllr Bestwick.

5.2 Antisocial Behaviour

A resident expressed serious concern about ongoing antisocial behaviour in the village, reporting that neighbours were afraid to leave their homes or walk into the village because they feared encountering the individual concerned. Cllr Ireland advised that the police were involved and that a Community Protection Notice had been issued. She added that further breaches of the tenancy could result in the individual being moved and that appropriate steps were being taken. The resident understood that the Gray Trust's cottages were intended for older residents. Cllr Hardstaff advised that NCHA now administers the properties.

Cllr Brothwell noted uncertainty over the letting rights, which classify the properties as being for 'General Housing Needs'. The Gray Trust was aware of the matter and agreed to search its archives for the original transfer documents.

5.3 Motorbikes on the Linby Trail

Cllr Hardstaff reported motorbikes using the Linby Trail on Sunday morning. She was advised to record the dates and times of any further incidents to identify a pattern, which could then be referred to the police for investigation.

6.0 Antisocial Behaviour in the Parish

Discussed in Open Forum, Ref: 5.2

7.0 Severn Trent Water Manhole Cover repairs on the Village Green – update

No works have been carried out – Clerk to chase.

8.0 Report from Cllr Stuart Bestwick

8.1 Cllr Bestwick forwarded the following report to the PC prior to the meeting:

- Flooding to homes on the Strata development. NCC have been liaising with Persimmon regarding flooding affecting homes on the Strata development. Persimmon have agreed to dig a trench along the edge of the adjacent field to help prevent flood water from entering the development. Following the meeting with the Parish Council, myself, George, GBC and NCC, we have requested an approximate date for when the trench will be completed. We have also asked Persimmon to confirm what short-term measures can be put in place to protect the homes on the Strata development from flood water coming from the adjacent field in the meantime.
- Further work is required by NCC, GBC and Persimmon to address the serious concerns regarding the potential for water from the site to contribute to future flooding issues within the village.
- The case number for the overgrown vegetation on Church Lane is CSC817722376. The necessary works have been ordered, and the hedges are expected to be cut back from September.
- I have asked for an update on when the siding up will be completed on Church Lane. Works have been ordered.
- I am working with Papplewick PC on the safety of the Griffin's Head crossroads. A Petition has been launched requesting NCC review speed limits and install infrastructure changes on the grounds of safety to pedestrians and motorists. I will present this at Full Council in September. NCC must give us a response to this.
- I will also be speaking at Full Council regarding traffic volumes generally and the effect of the proposed new housing on the quality of life of existing residents. The areas I will include will be: Linby Lane, Griffin's head crossroads, Moor Lane, Bestwood and the Larch Farm crossroads, Ravenshead
- Ecology Community formation on the Bellway estate has now been passed to a Management Company called Greenbelt. They should be contacting Linby PC and Papplewick PC directly.
- Request to replace the kerbstones on Linby Lane. Please see answer from NCC. *If a route shows a recurring pattern of speed-related incidents, a lower speed limit becomes a primary safety intervention. Once we have received the data from the recent collision, it will be shared with NCC and Vias Crash Reduction Team to establish if an engineering solution is warranted. The request to construct a consistent raised footway linking Linby to Papplewick has been listed as one of your priorities, and the request has also been shared with NCC given the significant amount of funding required.* I'll keep the PC informed, but it may be that I can have it brought into the 2026/27 budget
- Linby Docks repairs. Works has been ordered.

8.2 Flooding in the Parish

Drainage and Flood Risk – Application 2026/0431DOC. Cllr Ireland reported that she and Cllr Harrison met with Josh Wells and Nick Clarke of NCC's Lead Flood Authority, Nigel Bryan, Planning Officer and Phil Thompson, Enforcement Officer from GBC and Linby PC's drainage consultant, George Grant from Environment Protection Group. The Parish Council discussed ongoing concerns regarding surface water drainage and flood risk associated with the proposed development. The Council has maintained its objection to the discharge of conditions 14, 15 and 22, highlighting concerns that the proposed drainage arrangements may increase flood risk elsewhere, particularly given the existing surface water flooding experienced during construction.

The Council's planning consultant raised concerns that the drainage proposals rely on runoff rates approved at the outline planning stage and do not adequately reflect current guidance, including the National Standards for Sustainable Drainage Systems (2025), FEH2025 and the 2026 NPPF. Nottinghamshire County Council's Flood Risk Management Team advised that the outline approval established a discharge rate of 22.3 litres per second and that Persimmon is proposing to reduce this to 19.56 litres per second. A filter drain is also proposed along the Fountayne Close development land to help prevent surface water reaching existing properties. NCC advised that Gedling Borough Council would be responsible for enforcement during construction, Persimmon would maintain the surface water management measures during construction, and a maintenance company would take responsibility following completion. NCC would respond to flooding incidents, although further legal advice would be required regarding responsibility for remedial works or damage.

The Parish Council remains concerned that sufficient evidence has not been provided to demonstrate that the proposed arrangements will prevent an increase in flood risk. The Council has therefore reiterated its objection and requested that the applicant demonstrate compliance with current policy and guidance before the conditions are discharged. Cllr Ireland agreed to raise the matter with Michelle Welsh MP.

8.3 Clearing the Docks

Cllr Ireland commented the docks are full of silt and vegetation and should be cleared as a priority. Cllr Lewis advised he has contacted Frank Key to hire a digger at a cost of £300 plus VAT. The PC agreed. Volunteers are needed, date to be confirmed. Cllr Tunstall advised contacting the homes on Linby Lane to ensure their frontages are cleared. Cllr Lewis to pursue.

9.0 Open Reach, installing fibre optic cables

David Inger at Open Reach emailed the Clerk in August advising he tried to call Cllr Lewis but there was no answer. Cllr Lewis advised he hasn't received a call. Clerk to continue to chase.

10.0 CIL (Community Infrastructure Levy)

10.1 Funding Update

CIL: £137,757.96

Cllr Ireland advised the next tranche of CIL is expected in October. The Clerk to contact Lewis Widdowson to confirm the amount.

10.2 Projects

The PC agreed to pursue the restorations to the footpath near the Horse & Groom pub and the layby. Cllr Molsom agreed to provide drawings for submission to Highways.

11.0 S106 in the parish

The £21,741.43 S106 Primary Healthcare Contribution from the Strata development has been transferred to the NHS Nottingham & Notts ICB to be used for an expansion at Torkard Hill Medical Centre in Hucknall.

The Clerk to contact Lewis Widdowson at GBC to find out the amount and expenditure deadline for Primary Healthcare at the Land North of Papplewick Lane development.

12.0 Lengthsman Scheme

Hours remaining: 25 excluding 2 hours for Pappfest.

Jobs to do include:

- Repairs to the telephone box door
- Drilling holes in the letters (they weren't predrilled) and fitting on the sign post
- Nativity Box repairs
- Clearing weeds between steps near Hanson House
- Assisting the PC with clearing out the docks (full day)

Cllr Ireland commented the docks would benefit from being regularly cleared out and suggested the PC consider employing someone on a monthly basis. The PC agreed to discuss further.

13.0 Green Spaces Maintenance

Remove from agenda

14.0 Heritage Centre

14.1 New noticeboards update

Tim Ireland to pursue.

14.2 Wildflower management

The weather has been too dry for the wildflowers. Cllr Ireland advised seeking information on drought resistant plants. All hedges will be cut back. Cllr Hardstaff to contact Lee Scudder to mow the grass.

14.3 Update on Open Day held 30th August

The Open day was a success with lots of visitors. Donations received - £37.50.

15.0 Replacement bin on Linby Trail (GBC) - update

No updates

16.0 Neighbourhood Plan – next steps

Cllr Ireland advised there have been changes to the NPPF (National Planning Policy Framework) that Hannah is working through. The PC have arranged a meeting with Hannah Barter on 2nd October to finalise the NP.

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

- 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).

17.0 Top Wighay – Allocated Land

No updates.

18.0 Papplewick Village Fayre (PappFest) – update on event held 5th September

Cllr Lewis reported it was a very successful event which included the Mansfield Rock Choir, the Dog Show and the Dako Flying Angels. He commented traffic was an issue due to the A60 being closed. There were over 4,000 people attended. Final figures are being finalised.

19.0 Correspondence received

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

20.0 Planning Matters

21.1 New Applications:

<u>Ref</u>	<u>Details</u>	<u>PC Comments</u>
2026/0562TPO, Linby House	Alterations to trees within grounds of Linby House (see tree survey)	No comments
2026/0513DOC, Land at Top Wighay Farm	Discharge of Condition 4 (phasing plan) of planning permission 2020/0050	No comments

21.2 Current Applications, Outcomes and Appeals

<u>Ref</u>	<u>Details</u>	<u>Update on Outcome</u>
2026/0365, Boat and Machinery Store, Quarry Lane	Extension to existing boat and machinery store	Awaiting decision – 14/09
2025/0107, Abbey Quarry	Enforcement notice – removal of 2 green metal storage buildings – compliance by 30 th July 2026	

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)	Conditional Permission
2026/0431DOC, Top Wighay Farm	Discharge of Conditions 14 (foul water), 15 (surface water) and 22 (EA) of Planning Permission 2020/0050	PC Object Awaiting decision 14/09
V/2026/0187, Access onto Dorothy Ave and Delia Ave	PC's objection to access for the 130 homes onto Dorothy Avenue and Delia Avenue	Approval given

21.0 Funding

21.1 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 £8,316.83 CIL: £0 Savings: £0	Precept £24,680.85 CIL: £137,757.96 Savings (incl S106): £64,397.51

Payments

Total £8,350.84

27/07/2026	Nottingham Printing Limited - Insert sheet for newsletter re Gedling Local Plan	£54.00
27/07/2026	Nathan Gretton - delivering newsletters to Sherwood Gate estate	£50.00
01/08/2026	E Gretton - July wages and home office expenses	£628.58
01/08/2026	HMRC - Employer's NI	£33.10
01/08/2026	NCC - Pension Fund - July	£163.24
30/07/2026	Bancroft Consulting - NP Support - Highways & Transport advice	£4,815.00
30/07/2026	Urban Vision - Reg 19 Local Plan representations	£1,051.20
13/08/2026	Four Seasons Lawn Care - Treatment 2	£152.00
01/09/2026	E Gretton - Aug wages and home office expenses	£628.58
01/09/2026	HMRC - Employer's NI	£33.10
01/09/2026	NCC - Pension Fund - Aug	£163.24
08/09/2026	Ravenshead Parish Council - Henschman ladder & pole saw for Lengthsman	£50.00
08/09/2026	Four Seasons Lawn Care - Treatment 3	£152.00
08/09/2026	Gedling Borough Council - Sweeping Aug	£52.80
08/09/2026	The Environment Protection Group (EPG) - meeting attendance 26/08/26	£324.00

Receipts

Total £8,532.59

04/08/2026	CCLA Precept Transaction to Co-op account	£6,000.00
20/08/2026	HMRC - VAT Reclaim	£2,532.59

21.2 Payments for Processing

- Gedling Borough Council, sweeping on 31/07 £52.80
- E Gretton – Reimburse for minute paper £13.69
- PKF Littlejohn – External Audit £504.00

21.3 Banking Update

Coventry Building Society has purchased the Co-operative Bank. Transfer of the Banks business is expected January 2027. They have advised there will be no changes to how we manage the account on a day to day basis.

21.4 External Audit Update

The Clerk had circulated an email prior to the meeting, advising she received the Report and Certificate for 25/26 from the External Auditors, PKF Littlejohn. Within the 'other matters' section, they had advised the Parish Council did not comply with Regulation 15 as it failed to make proper provision during 26/27 for the exercise of public rights.... The full report is available to view on the website. The Clerk commented she did not agree with this and that she felt the PC had complied with Regulation 15. She advised she has contacted PKF Littlejohn for clarity and will provide an update at the next meeting.

21.5 RESOLUTION to register on the new digital AGAR portal

The SAAA (Smaller Authorities' Audit Appointments Ltd) are introducing a new digital AGAR portal which is voluntary for the 2027 AGAR submission. It will give authorities an opportunity to become familiar with the new process which is expected to become mandatory for the 2029 AGAR submissions. RESOLUTION to register on the new digital AGAR portal – ALL AGREE.

21.6 RESOLUTION to appoint East Midlands Audit Services Ltd for the 26/27 internal audit

RESOLUTION to appoint EMAS Ltd for the 26/27 internal audit – ALL AGREE. The Clerk reported that Sue Stack had recommended appointing a different internal auditor this year to support auditor independence. She suggested Louise Turgoose, who had joined EMAS Ltd during the year.

21.7 Update to NALC Pay-scales

The Clerk circulated the new pay-scales issued by NALC prior to the meeting. The PC approved the increase to be backdated to 1st April 2026 as recommended by NALC.

22.0 Councillor's Reports

22.1 Councillor email addresses on Website

Cllr Ireland advised she doesn't use the email address on the website and requested that it is removed. The Clerk to pursue.

23.0 Date of next meeting

Monday 12th October 2026 commencing 7:30pm at Brooke Farm, Main Street, Linby. Cllr Ireland and Cllr Brothwell send their apologies.

The meeting ended at 21:25

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council