

LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 12th October 2026 at 7:30pm

Present: Cllr's C Harrison (Vice-Chair), W Lewis, E Tunstall, S Molsom, C Hardstaff and L Gretton, Clerk.
Cllr's S Bestwick (GBC/NCC), M Smith (GBC). Members of the public: 1

1.0 Apologies for Absence

Cllr's D Ireland and J Brothwell – received and accepted
Cllr S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr C Hardstaff – Top Wighay development

3.0 Approval of the minutes

The minutes of the September 2026 meeting were approved by the Parish Council and signed by Cllr's Lewis and Hardstaff.

4.0 Matters arising

None

5.0 Open Forum

None

6.0 Antisocial Behaviour in the Parish

6.1 The Gray Trust update

Cllr Hardstaff reported that none of the Trustees had taken responsibility for following up the matter raised at the previous PC meeting. A resident commented that Cllr Hardstaff and Cllr Brothwell, as Trustees of the Gray Trust, should pursue the matter. The resident explained that, in 2019, the Gray Trust entered into a 19-year agreement with Nottingham Community Housing Association (NCHA) to lease the Sherwood House Cottages, with the contract to be reviewed every three years. However, public records indicate that the contract is now reviewed annually, providing an opportunity to reconsider its terms. The resident requested Cllr Hardstaff, as a Trustee, to give instructions during the review regarding the housing conditions for the cottages. The resident asked Cllr Hardstaff to examine the underlying conditions of the lease with NCHA and consider what the Trustees could do to ensure that people housed in the cottages meet the relevant criteria, thereby safeguarding residents of Sherwood House and parishioners. Cllr Hardstaff confirmed that she would raise the matter at the next Gray Trust meeting on 3rd November. The resident added that there would be an opportunity in April 2027 to discuss the terms of the lease. Cllr Hardstaff agreed to pursue the matter.

Cllr Bestwick advised the tenant had been issued with a Community Protection Notice (CPN). Any breach of the CPN is an arrestable offence and should be reported to PC Hannah Stubbs.

6.2 Off-Road Bikes on the Linby Trail

Cllr Bestwick advised the police have had some success with illegal off-road bikes in Newstead and Bestwood. The police have requested that any incidences are reported on 101 as this will enable them to build up an intelligence picture of when and where they are and they can then deploy the Off-Road Police Team.

7.0 The Linby Docks

7.1 Damaged posts

Cllr Bestwick advised the work is expected to commence on 15th October.

7.2 Clearing the docks using specialist equipment

Cllr Lewis to hire the digger and to seek volunteers to help. Cllr Lewis commented that the ditches and streams contain a weed which has spread across the area along with other vegetation and silt which could create further problems down-stream when the docks are cleared. He agreed to contact residents on Linby Lane and ask them to clear their frontages to alleviate any flooding issues. He added that at the last Papplewick Parish Council meeting, a resident there raised concerns about the same weed in the ditch between Linby and Papplewick. Cllr Bestwick agreed to ask Nottinghamshire County Council to clear the ditch.

7.3 Ongoing maintenance on a monthly basis

Cllr Lewis advised that he has spoken to someone interested in taking on the role and will follow this up.

8.0 Flooding in the Parish

Discussed within agenda item 9.0 report from Cllr Bestwick

9.0 Report from Cllr Stuart Bestwick (NCC/GBC)

9.1 Creating a ditch at the side of the Strata Estate

Cllr Bestwick reported that flood-alleviation regulations have changed since planning permission was granted and the developer is only required to comply with the regulations that were in force when permission was granted. Nottinghamshire County Council, as the Lead Flood Authority, has been working with Linby Parish Council and the developer to reduce the risk of flooding. The developer has agreed to address the flow rates and install a French drain alongside the Strata Homes development before any houses are built. These measures cannot guarantee that flooding from Top Wighay will not affect the village. However, the developer is unlikely to undertake further work as Nottinghamshire County Council has confirmed that it is satisfied with the measures agreed.

9.2 Hedge cutting and siding up on Church Lane, Linby

Due to an issue with the previous request, a new case number has been raised and there should be an update on the works by the end of the week.

9.3 Installing a kerb on the footpath between Linby Village and Papplewick

Via needs the police report from the recent accident before it can take any action. Unfortunately, the report may take months or even years to complete. Once the data is available, Via can assess possible measures to make the structure safer, such as installing a kerb, introducing speed restrictions or adding bollards. Until the investigation is concluded, no action can be taken.

9.4 Ecology Park & Committee

The Clerk has chased Steve Prigg at Bellway. Cllr Bestwick agreed to chase.

9.5 Local Government Re-organisation update

The Government has paused the Local Government Reorganisation. If the Government concludes that part of the legal challenge relates to splitting of boroughs, this may require the decision for Nottinghamshire to be revisited. He noted that Government guidance advised Councils against splitting boroughs. If the judicial review identifies this as an issue, the Government could require the process to be restarted, potentially resulting in the whole of Gedling being grouped with Nottingham City. An announcement is expected on 19th October.

9.6 Other matters

Cllr Bestwick advised that a petition calling for a review of traffic management at the Griffin's Head crossroads in Papplewick has been submitted to Nottinghamshire County Council, having secured 1,700 signatures. The Council has six weeks to respond.

10.0 Severn Trent Water Manhole Cover repair - update

The Clerk confirmed the repairs are to be carried out imminently.

11.0 Open Reach, damages to footpath

After receiving no further response from the engineers, the Clerk contacted Open Reach customer services for advice on how to proceed and they advised contacting their Damages Team. The Clerk contacted the Damages Team and a file has been opened.

12.0 CIL (Community Infrastructure Levy)

12.1 Funding Update

CIL: £138,183.47. Lewis Widdowson to contact the Clerk w/c 19th October to confirm the next tranche of CIL.

12.2 Footpath repairs near Horse & Groom Pub and Layby

Cllr Molsom to forward the plans and drawings to the Clerk to submit to the Licences department at Via.

13.0 Section 106 in the parish

The Clerk advised she had spoken with Lewis Widdowson and GBC have now received the full Primary Healthcare contribution of £172,690. The final instalment was received in 2024, which means there is an expenditure deadline of 2034 for this contribution.

Cllr Smith provided an update on the S106 funding for affordable housing from the Strata development. He advised that Gedling Borough Council has confirmed that no funding will be returned to the developer and that it is committed to providing affordable housing at Chase Farm, Arnold and Redhill. He agreed to forward the email to the Clerk for circulation to the Parish Council.

14.0 Lengthsman Scheme

Cllr Lewis reported the Lengthsman has strimmed the verges and sprayed the weeds throughout the village. He has made a temporary repair on the telephone box door, however it is rotten and will need replacing in the future. Cllr Lewis agreed to pursue.

15.0 The Heritage Centre

Cllr Lewis reported he has removed the frame from the noticeboard, which had to be cut to be removed, so a new frame is required. He will liaise with Richard to request a full list of the wildflowers that have been planted. Richard has cut the hedge that covers the container. There is a section where the hedge has died so he has agreed to return with something more substantial to fill the gap and add more bluebells to finish off Bluebell Wood underneath. Tim Ireland has sanded and stained the bench. Cllr Hardstaff reported Lee Scudder is no longer available to mow at the Heritage Centre. He has advised he will arrange for someone else to come out.

16.0 Replacement bin on Linby Trail

The Clerk reported she has chased the Parks Team at Gedling Borough Council and Andrew Staniforth is dealing with the request. The Clerk will continue to chase.

17.0 Neighbourhood Plan – next steps

Cllr Harrison reported that she and Cllr Ireland met with the Planning Consultant, Hannah Barter, last week and confirmed that the Neighbourhood Plan is now complete. It has been submitted to Gedling Borough Council, which has until 8th November to propose any amendments. If no amendments are required, the Parish Council should agree at its next meeting on 9th November to proceed to the Regulation 14 consultation. This will involve a leaflet drop and drop-in sessions. Depending on the feedback received during the consultation, the Plan may need to be updated. By 8th February 2027, the Parish Council will consider the amended Plan and decide whether to submit it to Gedling Borough Council. Once the Plan has been received, Gedling Borough Council will hold its own consultation. The referendum is likely to take place in summer 2027.

Draft Timetable for final stages of emerging Linby Neighbourhood Plan to replace the Made plan.

- Screening for SEA and HRA: September-October 2026
- Prepare for Regulation-14 Consultation October-November 2026
- Confirmation of screening outcome: Monday 9th November 2026
- Parish Council meeting to agree to move to Regulation-14 Consultation: Monday 9th November 2026
- Regulation-14 Consultation (minimum 6-weeks, extended to take account of Christmas period): 12:00 noon, Tuesday 17th November 2026 to 12:00 noon Tuesday 12th January 2027
- Consider representations and update Plan January-February 2027
- Prepare basic conditions statement and consultation statement January-February 2027;
- Linby Parish Council to consider amended Plan and submission documents 8th February 2027
- Submission to Gedling Borough Council 9th February 2027
- Regulation-16 consultation March-April 2027
- Examination May 2027
- Referendum Summer 2027

18.0 Papplewick Village Fayre (PappFest) – update on profits

Cllr Lewis reported the event raised £9,335.00. Seven charities will receive £1000.00 each and the Rotary Club will receive £300.00 for helping with the car park. Any remaining profit will go towards next year's event.

19.0 Top Wighay – Allocated Land

No updates.

20.0 Christmas

20.1 Carols around the Tree

Cllr Lewis reported this year's event will take place on Monday 7th December, commencing 7:00pm. The marquee is booked. The tree is ordered.

The Parish Council thanked Michelle Welsh MP for her kind donation of £100.00 towards the event.

21.0 Correspondence received

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

22.0 Planning Matters

a) New Applications:

Ref	Details	PC Comments
2026/0626TCA, Spinnies, Linby Lane	Tree works – see application	No comment
2026/0679, 29 Church Lane	Proposed erection of one dwelling	PC to view plans
2026/0678TCA, 8 Main Street	T1 Blue Spruce – remove T2 Rowen - remove	No comment

b) Current Applications, Outcomes and Appeals

Ref	Details	Update on Outcome
2026/0365, Boat and Machinery Store, Quarry Lane	Extension to existing boat and machinery store	Awaiting decision – 12/10
2025/0107, Abbey Quarry	Enforcement notice – removal of 2 green metal storage buildings – compliance by 30 th July 2026	Large building not removed. Await update from GBC Enforcement Officer
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	Approved

23.0 Funding

23.1 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

Co-op Accounts	CCLA Accounts
Current: £6,395.76 CIL: £24.01 Savings: £4.48	Total: £227,536.98. Distributions: £3,454.84 Made up of: Precept: £24,757.09 CIL: £138,183.47 Savings (incl S106): £64,596.42

Payments

Total 2,021.07

16/09/2026	Gedling Borough Council - Sweeping 31/07	£52.80
16/09/2026	E Gretton - Reimburse for minute paper	£13.69
16/09/2026	PKF Littlejohn - External Audit	£504.00
17/09/2026	Andrew Sharpe (Lengthsman) Screws for telephone box repairs	£15.49
28/09/2026	E Gretton - Norton Antivirus (cost split with Papplewick PC)	£15.00
01/10/2026	E Gretton - Sept wages, home office expenses & backpay	£726.32
01/10/2026	HMRC - Employer's NI & Tax	£75.49
01/10/2026	NCC - Pension Fund - Sept	£196.00
28/09/2026	D Ireland - Reimburse for items for the Heritage Centre bench	£36.37
02/10/2026	D Ireland - Reimburse for postcrete for bench	£30.00
02/10/2026	W Lewis - Petrol for mower	£43.42
02/10/2026	NG15 Handyman - Tim Ireland - Labour to restore bench at Heritage Centre	£260.00
06/10/2026	E Gretton - reimburse for Microsoft 365 (split with PPC)	£52.49

Receipts

Total £128.49

05/10/2026	Co-operative Bank - interest on CIL account	£24.01
05/10/2026	Co-operative Bank - interest on Savings account	£4.48
08/10/2026	Yonder Consulting – Donation for Carols event from Michelle Welsh MP	£100.00

Cash to be deposited

£37.50 donations from the Heritage Centre open days

23.2 External Audit Update

The Clerk reported that PKF Littlejohn has acknowledged its error and issued a letter redacting the 'other matter' from the AGAR. The letter is available to view at www.linbyparishcouncil.co.uk

24.0 Councillor's Reports

None

25.0 Date of next meeting

Monday 9th November 2026, commencing 7:30pm at Brooke Farm

The meeting ended at 20:35

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council

Initial: _____