LINBY PARISH COUNCIL

Minutes of the Council Meeting held at Brooke Farm on Monday 9th November 2026 at 7:30pm

Present: Cllr's D Ireland (Chair), C Harrison (Vice-Chair), W Lewis, J Brothwell, E Tunstall, C Hardstaff, S Molsom and the Clerk

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

1.0 Apologies for absence
Cllr S Pickering (GBC)

2.0 Declarations of personal and prejudicial interests
Cllr C Hardstaff – Top Wighay development Agenda Item 18
Cllr C Hardstaff - Planning appeal 2026/0153, 7 Main Street Agenda Item 22.2

3.0 Approve of the minutes
The minutes of the October 2026 meeting were approved by the Parish Council and signed by Cllr's D Ireland and C Harrison.

4.0 Matters arising
4.1 Addendum to October 2026 minutes, ref 6.1 The Gray Trust update
Cllr Brothwell requested an addendum to the October minutes to record that when a resident raised a concern about a tenant at the cottages in the September minutes, she and Cllr Hardstaff had agreed to raise the matter at the next Gray Trust meeting. At the time of the Parish Council's October meeting, the Gray Trust had not yet held their meeting.

Cllr Brothwell advised that the Gray Trust met last week and the concerns had been raised with NCHA, who were looking into the issues of antisocial behaviour involving their tenant. The resident's query about the housing criteria, regarding whether the cottages could be let to tenants under the age of 55, had also been raised with NCHA. It was reported that the position was uncertain and that the contract would need to be reviewed. Following discussions with NCHA, it was agreed that the original contract, dating back to when the property first became a home for the elderly, should be reviewed to establish whether the eligibility criteria were clearly defined. Cllr Brothwell noted that NCHA is the third provider to manage Sherwood House and suggested that the original criteria may have been overlooked or misinterpreted during the changes in management. NCHA has agreed to review its records and the relevant contractual documentation to clarify the original arrangements.

4.2 Addendum to October 2026 minutes, ref 9.0 re: 2026/0431DOC
Cllr Ireland requested an addendum, following Cllr Bestwick's report in the October minutes reporting that Nottinghamshire County Council advises that the developer is only required to comply with the regulations that were in force when the original permission was granted:

The Parish Council's planning consultant and drainage engineer disagree that historic requirements should be relied upon without considering current policy and guidance. Given the evidenced surface water flooding during construction, they recommend that the applicant demonstrate how Conditions 14, 15 and 22 of application 2020/0050 for Phase 3b comply with current drainage standards, including the relevant NPPF and national SuDS guidance. Until satisfactory evidence is provided, the Parish Council maintains its objection and recommends refusing discharge of these conditions to help protect the village from future flooding and avoid setting a precedent for subsequent phases.

Cllr Ireland added this is also the legal opinion of the PC's recently appointed Planning Barrister.

She added the discharge of conditions has since been approved, however, the response from Nottinghamshire County Council and Gedling Borough Council is incorrect. Cllr Bestwick agreed to email the information to Dr Josh Wells at the Flood Authority.

4.3 Cherry trees on Village Green
Cllr Lewis reported the cherry trees will be cut back in the next two weeks.

5.0 Open Forum
None

6.0 Antisocial Behaviour in the Parish
None reported

7.0 The Docks
7.1 Repairs to posts
The repairs will be carried out by Via and are expected on 16th November. There has been another recent accident causing damage to the docks posts opposite Brooke Farm. Via have agreed to repair this section at the same time.

7.2 Removing the barriers
Cllr Ireland commented that, if another accident occurs after the repairs have been completed, the Parish Council should consider removing the roadside barriers.

The Parish Council discussed the traffic-calming measures outlined in the *Traffic in Villages* document, which is available to view on the Linby website. Cllr Ireland reported that, following receipt of a further allocation of Community Infrastructure Levy (CIL) funding, the Parish Council was now in a position to progress improvements to both lay-bys near the bus stops, together with a section of footpath. The Parish Council agreed to proceed with the proposed works.

Cllr Lewis agreed to obtain quotations, while Cllr Molsom will forward the relevant drawings to the Clerk for submission to Via.

The Clerk confirmed that drawings for the lay-by near Brooke Farm had already been submitted. She will contact Via to advise that further drawings for the opposite side of the road will follow and to clarify what permissions and licences will be required before the works can commence.

7.3 RESOLUTION to approve the quote from J&J Plant Ltd to clear the docks
RESOLUTION to approve the quote from J&J Plant Ltd for £1,300.00 plus VAT to clear the docks using specialist equipment. ALL AGREE. The works will take place on Monday 30th November.

7.4 Clearing the ditch between Linby and Papplewick
Requested

7.5 Ongoing maintenance
Cllr Lewis reported he has spoken to the person interested in carrying out the monthly maintenance at the docks. Their day rate is £200.00. ALL AGREE.

7.6 Damage to docks posts surrounding the Village Green
Cllr Lewis advised he will obtain a quote from Hansons. At the Chair's request, the Clerk has submitted a claim to the insurers.

8.0 Flooding in the parish
No updates

9.0 Report from Cllr Bestwick (NCC/GBC)
9.1 Creating a ditch at the side of the Strata estate
Cllr Bestwick reported the developer has agreed to create a ditch before building works commence. He commented the worry is that they have now taken the topsoil off and exposed the clay. Cllr Molsom reported they have created a small bank of dirt, which is holding quite a lot of water already.

9.2 Siding up and Hedge cutting on Church Lane
Both planned for November.

9.3 Ecology park committee
Cllr Bestwick reported that he had contacted Steve Prigg by email on four occasions but had received no response. He will now refer the matter back to Gedling Borough Council, as the establishment of the Committee formed part of the original agreement associated with the housing development.

9.4 Local Government reorganisation update

LGR has resumed. Gedling Borough Council elections will take place in May 2027; the council's term will last only two years, ending in 2029. Elections for the new shadow authority will be held in 2028, ahead of taking over in 2029, when Gedling Borough Council will come to an end. The Government guidance advised that councils cannot split existing boroughs when creating new authorities, yet this is what has happened. As a result, the whole of Gedling could be grouped with Nottingham City.

Cllr Ireland enquired how much the Council has spent on LGR to date; Cllr Bestwick responded that as of September, the cost for Nottinghamshire was £37million.

10.0 Severn Trent Water manhole cover repairs (near the Village Green)

Works expected Tuesday 17th November

11.0 Open Reach, damaged footpath

Cllr Ireland reported that the Parish Council intends to submit a claim to Openreach for the damage caused. However, a further blockage has been identified, and Openreach is expected to return to complete the outstanding works. She recommended delaying the claim until the works have been completed, as further stones may need to be lifted, potentially causing additional damage.

Cllr Ireland requested that the Clerk contact Keogh's, who have been instructed to handle the claim on behalf of BT, to advise that a claim will be submitted once the outstanding works have been completed.

12.0 CIL

12.1 Funding update

Cllr Ireland reported the PC have received £180,889.53. The total CIL is £319,515.06. Another tranche of CIL is expected next April.

12.2 Footpath projects

Discussed in 7.2.

12.3 Gedling Borough Council's CIL monies

Cllr Smith advised he intends to raise a question at the December meeting about the 75% of CIL retained by Gedling Borough Council, which is always spent in urban areas. He suggested that a greater share should be allocated to the wards, advising that Newstead Village has recently been unsuccessful in a grant application to refurbish their playground. Cllr Ireland highlighted the poor condition of the footpath between Linby and Papplewick and suggested that a new footpath and cycle path would be beneficial. Cllr Ireland advised it would be a good idea for the councillors to contact all parish councils after the May elections, asking them to submit a list of projects they would like to see funded through GBC's CIL monies.

13.0 S106 in the parish

Cllr Ireland to update the S106 spreadsheet. Remove from agenda.

14.0 Lengthsman Scheme

Clerk to request remaining hours. Jobs to do:

- Collect Nativity Scheme to restore.
- Cllr Brothwell asked if the Lengthsman would strim the Church hedges on Church Lane – the PC agreed to the request. Cllr Lewis requested the Church arrange for the hedge cuttings to be removed after.

14.3 Lengthsman's hourly rate

Cllr Ireland asked when the Lengthsman's contract was due for review and whether his overall hours could be reduced to allow for a higher hourly rate, making the role more competitive with his private work during busier periods of the year. Cllr Bestwick advised that costings for the scheme would be discussed in January, with approval in February. Cllr Smith reported that the Lengthsman has expressed no concerns about his hourly rate and commented the work he undertakes as a Lengthsman requires a lower level of skill than his private work, for which he charges a different rate.

14.2 Repairs to Telephone Box

Cllr Lewis to liaise with Tim Ireland re repairs to the door on the telephone box.

15.0 Heritage Centre

15.1 Noticeboard update

To pursue in the new year. Cllr Ireland to arrange printing a notice to go in the noticeboard, giving information on the Heritage Centre.

15.2 Mowing grass

Cllr Lewis reported he has mowed the grass. Richard is due to come out to plant extra bluebells for the spring.

16.0 Replacement bin on the Linby Trail (GBC)

The Parks Supervisor has advised they are waiting on confirmation on new bins and when they are ordered, they will be able to replace the bin on the Linby Trail.

17.0 Neighbourhood Plan

17.1 Confirmation of Screening Outcome

GBC have confirmed they have now finalised the Screening Report.

17.2 RESOLUTION to move to Regulation-14 Consultation

RESOLUTION to move to Regulation-14 Consultation. ALL AGREE.

17.3 Next steps

- Cllr Ireland to add a foreword to the plan and contact details.
- A flyer to be produced and posted to all households in the parish.

Draft Timetable for final stages of emerging Linby Neighbourhood Plan to replace the Made plan (items in red have been completed).

- Screening for SEA and HRA: September-October 2026;
- Prepare for Regulation-14 Consultation October-November 2026;
- Confirmation of screening outcome: Monday 8th November 2026;
- Parish Council meeting to agree to move to Regulation-14 Consultation: Tuesday 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 Top Wighay Development

18.1 RESOLUTION to engage a Planning Barrister

Cllr's Ireland and Harrison met with the Barrister having been recommended by Hannah Barter, the PC's Planning Consultant. He will represent the Parish Council at hearings and provide advice as required.
RESOLUTION to engage a Planning Barrister – ALL AGREE.

19.0 Christmas Update

19.1 Tree / Lights

Cllr Lewis advised the tree will arrive on Monday 23rd November. Lights will be installed on Sunday 29th November.

19.2 Carols around the Tree Event

The event will take place in the village on Monday 7th December, 6:30pm for a 7.00pm start. Cllr Lewis confirmed he has arranged for the marquee to be erected on the Sunday 6th December, Polimedic will provide the first aid again and he will contact the Electrician to request his public liability insurance.

20.0 RESOLUTION to approve the LGPS Employer Discretions Policy

RESOLUTION to approve the LGPS Employer Discretions Policy. ALL AGREE. Document signed by Cllr Brothwell, HR Committee Chair

21.1 Correspondence received

All correspondence has been circulated prior to the meeting.

22.0 Planning applications

22.1 New applications

Ref	**Details**	**PC Comments**
2026/0719TPO, Willow Bank, Linby Lane	Tree felling / tree works	No comment
2026/0676TCA, 8 Main Street	2 x tree felling	No comment
2026/0704TCA, The Retreat	Tree fell / tree works	No comment

22.2 Current applications, outcomes and appeals

Ref	**Details**	**Outcome**
2026/0679, 29 Church Lane	Proposed erection of one dwelling	Awaiting decision
2026/0153, 7 Main Street	Appeal Ref: 6017240	Awaiting decision
2026/0365, Boat & Machinery Store, Quarry Lane	Extension to exiting boat and machinery store	Awaiting decision
2025/0107, Abbey Quarry	Enforcement notice - Removal of 2 green metal storage buildings	Awaiting update from 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 reference 2020/0050)	Conditional Permission
2026/0431DOC, Land at 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 bank and CCLA bank statements were circulated to the PC prior to the meeting. The Parish Council approved the bank statements.

Balances

Co-op Accounts	CCLA Accounts
Current: £5,452.54 CIL: £0 Savings: £0	Total: £409,154.42 Distributions: £4,182.75 Made up of Precept £24,836.29 CIL £319,515.06 Savings (incl S106) £64,803.07

Payments

Total: £1,009.21

14/10/2026	Royal British Legion - wreath	£23.00
20/10/2026	W Lewis - Reimburse for petrol for mower	£40.08
20/10/2026	W Lewis - Reimburse for Daffodil bulbs	£14.99
23/10/2026	Gedling Borough Council - Sweeping on 5th Oct	£52.80
01/11/2026	E Gretton - Oct wages and home office expenses	£644.48
01/11/2026	HMRC - Employer's NI & Tax	£40.26
01/11/2026	NCC - Pension Fund - Oct	£168.63
04/11/2026	W Lewis - Reimburse for tie wraps for poppies	£13.98
04/11/2026	E Gretton - Reimburse for stationery (suspension files)	£10.99

Receipts

Total: £180,927.03

20/10/2026	Cash Donation from Heritage Centre	£37.50
30/10/2026	Gedling Borough Council - CIL Receipt	£180,889.53

23.2 Payments for approval
None

23.3 Approve and sign East Midlands Audit Services engagement form
The PC agreed to use EMAS for their internal audit 27/28. Cllr Ireland signed the form.

24.0 Councillor's Reports
24.1 HR Committee update on contract and appraisal
Cllr Brothwell to arrange a date with the Clerk.

25.0 Date of next meetings
Finance Committee Meeting – Tuesday 17th November 2026, 7pm at Brooke Farm
Full Council Meeting – Monday 11th January 2027, 7:30pm at Brooke Farm

The meeting ended at 20:45

Signed…….
Chair of the Parish Council

Signed…….
Vice-chair of the Parish Council