

**LINBY NEIGHBOURHOOD PLAN STEERING GROUP**  
**MEETING MINUTES**  
**Held at Brooke Farm, Linby on Thursday 15<sup>th</sup> June 2017 at 7pm**

**Present:** D Ireland, J Brothwell, C Harrison, K Tunstall, C Hardstaff, D Walker, H Barter (Planning Cons), L Gretton (Secretary)

**1.0 Apologies for Absence**

R Norris, M Hardstaff

**2.0 Approval of minutes**

The minutes from the 27<sup>th</sup> April meeting were approved and signed by D Ireland

**3.0 Funding Update**

D Ireland confirmed receipt of the final tranche of funding of £6,408.00. Any further costs will be taken from Parish Council funds.

**4.0 Green Space Audit update**

D Ireland circulated the Green Space Allocations spreadsheet to the group.

Football Club: They have agreed to designate the football field. The venue will remain locked, however they have previously suggested they would be happy for the community to utilise the club for village events upon request. They raised concerns about the planning application for the new clubhouse and floodlights. L Gretton to write to the football club to reassure them that the Green Space Allocation will not affect their planning application. Also to ask that they keep the Parish Council informed regarding the flood lights, since the PC have requested they work towards installing retractable flood lights, so as not to urbanise the village. Retractable floodlights are more expensive, however it could be something that the PC could look at funding through the CIL contributions.

Brewery: The owner of the pub is pursuing the brewery regarding allocating the playing field behind the pub. D Ireland advised the playing field could be used for a play area. The PLLEG is looking at funding the new wooded play area at Papplewick, however, their constitution states they will only provide funding for land owned or leased by the Parish Council, and since the playing field behind the pub will not be owned or leased by the PC, they would not assist with the funding. D Ireland to pursue the PLLEG re changing the constitution in order to support both Papplewick and Linby. J Brothwell advised a legal agreement or covenant would need to be written to ensure the play area was useable when the pub was closed, since this would be a community play area.

Orchard behind houses on Church Lane: D Ireland had spoken to the Executor of the estate who confirmed they have made a pre-planning enquiry, and therefore they do not agree to the allocation.

NCC – D Ireland reported she had spoken to Steve Pointer; the Head of Planning who had requested a spreadsheet stating why the LNPSG felt the areas should be designated.

Area next to Station House/entrance to the Ranges: Councillor Lewis had spoken to a resident who confirmed they rent the field from NCC. The resident advised they would like to see the area designated.

Paddock – Barratt David Wilson Homes: L Gretton advised she had chased them, and would continue to pursue.

Moor Pond Wood: Friends of MPW have agreed for MPW to be designated, but asked that MPW and Papplewick Dam be split. MPW has already been designated within Gedling's Plan – D Ireland to liaise with Alison Gibson at GBC.

Bellway Homes: R Norris received a response on 12<sup>th</sup> May to advise that in principle they agree to the designation and would confirm as the development progresses. D Ireland advised that currently planning has been put back until July due to issues with the ecology park and other Highways matters.

Harworth Estates (Wighay Road Grassland): D Ireland reported that she had met with Stuart Ashton, Head of Planning at Harworth who advised they had applied to Gedling Borough Council for planning permission, however the request was rejected. Under the Top Wighay Development Brief, the area is a local wildlife site. He presented the proposed plan, for two 2-storey houses and several bungalows, and advised they would look at creating more of a feature at the Sinc site, as it is currently overgrown with weeds. He asked for the proposal to be presented to the Parish Council and the LNPSG for their feedback. C Harrison had spoken to some of her immediate neighbours, and they were really positive about it as it is currently in a mess. However, she did add that these neighbours would be less affected by the development of houses. H Barter advised that the PC could negotiate with Harworth Estates re: what the SINC site could be and how they would like it to look. This could set a precedent for the rest of the development i.e. houses overlooking managed green spaces. C Harrison advised that additional homes here could only strengthen their case of having a crossing and lowering the speed limit. It was agreed that D Ireland and H Barter would raise the above at the meeting with Gedling Borough Council on 19<sup>th</sup> June.

## **5.0 Draft Policies Review**

H Barter circulated the amended Policies document and advised the document had been sent to Alison Gibson at Gedling Borough Council in readiness for the meeting on 19<sup>th</sup> June. She advised it would give Gedling the chance to look over the policies and flag up any issues. H Barter advised she would write up a full list of GBC's comments and circulate to the LNPSG.

EMP2: Employment. This has been drafted for industrial site on allocated land. H Barter advised including a policy on minimising the prospects of antisocial behaviour within the employment area. The Group discussed landscaping and screening similar to that of the industrial estate at J27, rather than large spiked railings. J Brothwell advised ensuring this is consistent with the other landscaping policies elsewhere in the plan. H Barter to look into including air & noise quality within the policies.

Housing Mix: D Ireland asked how do we assess the local housing need. She advised information from Gedling BC states that people from Gedling do not want to live this side of the borough. H Barter to look at this and define what the local housing needs are. J Brothwell commented that it should state that they need to prioritise local need, but with a recognition of the needs of the wider community.

K Tunstall advised of a recent village hall meeting. With the extra use that may arise from the new developments, the village hall is looking at extending, and would like to lodge an interest for CIL money. H Barter advised within the policy we have to adhere to what is physically within the parish boundary and the village hall is not within this area. In the interpretation section, we could add text stating that a contribution could be made to joint community facilities such as Papplewick & Linby Village Hall. C Harrison was concerned that developers may decide that there is no need for a community facility at Top Wighay if a contribution was made towards the Papplewick & Linby Village Hall. H Barter responded that the developers would have to provide facilities at Top Wighay.

D Ireland to write to local GP's to request figures to add to the evidence base.

C Harrison to contact NCC to find out current school spaces and whether local schools can cope with the increase in numbers from new developments.

### **6.0 Traffic Consultant Update**

D Ireland presented the posters of the traffic proposals which had been used at the Public Consultation Event. The LNPSG discussed the traffic proposals. These will be presented to Gedling Borough Council for further comments.

### **7.0 Feedback from Public Consultation Event**

D Ireland communicated the summary of the community event to the Group. This can be viewed at <http://www.linby.org.uk/neighbourhood-plan.php>

### **8.0 Neighbourhood Plan Template Update**

D Ireland confirmed she had completed the socio-economic context and demographic overview, the population profile and the parish area.

It was agreed to take out 'Employment Trends' from the plan.

### **9.0 Moving Forward**

- L Gretton to chase National Grid
- L Gretton to write to Football Club re: planning application & flood lights
- L Gretton to chase Barratt David Wilson Homes re: green space allocation
- D Walker to look at Linby's location in Gedling, major transport links etc
- D Ireland to speak to Alison Gibson at GBC re: MPW/Papplewick Dam split
- D Ireland to write to GP's
- H Barter to circulate GBC's comments on the policies to the Group
- H Barter to include landscaping policy & policy on reducing anti-social behaviour within Employment section
- H Barter to include policy on Air / Noise pollution
- H Barter to define local housing need
- H Barter to remove 'Employment Trends' from the Plan
- C Harrison to write to NCC

### **Upcoming Meetings**

- Monday 19<sup>th</sup> June: Meeting with Alison Gibson at Gedling Borough Council to go through policies
- Monday 17<sup>th</sup> July: NP Meeting to agree changes of the policies based on GBC's feedback

**Meeting ended at 9.25 pm**

**Signed \_\_\_\_\_ Chairman**