

**Linby Parish Council**  
**Minutes of the Council Meeting at Brooke Farm, Linby on Monday 13<sup>th</sup> July 2015**

**Present:** Councillor's D Ireland (Chairman) C Hardstaff (Vice Chairman), W Lewis, S Molsom, J Parker, E Tunstall, N Clark, B Andrews (Gedling Borough Cllr), C Powell (Gedling Borough Cllr), C Hesketh (Papplewick), N Penlington (Papplewick), S Walker (Papplewick) and the Clerk

**1.0 Apologies for Absence**

Cllr Barnfather (Gedling Borough and County Cllr).

**2.0 Declarations of Personal and Prejudicial Interests**

Cllr Hardstaff declared an interest in The Local Plan

**3.0 Approval of the Minutes – 8<sup>th</sup> June 2015**

The minutes for the previous meeting were approved and signed by Cllr Ireland and Cllr Hardstaff.

**4.0 Matters Arising from previous meeting**

This item was moved to after the discussion with Jenny Kirkwood

**5.0 Neighbourhood Plan with Jenny Kirkwood from RCAN**

Jenny Kirkwood from Rural Community Action Nottinghamshire (RCAN) came to discuss and advise on the key aspects of producing a Neighbourhood Plan. Ms Kirkwood advised the potentially long time and effort it would take to create a Neighbourhood Plan and a definite need to appoint a Planning Consultant to assist in providing advice and guidance throughout the process and help in applying for up to £8,000 in funding. This grant would contribute to a website (or an addition to our own website), planning consultant fees and administrative costs. Ms Kirkwood explained that though the work had begun at Top Wighay, with a Neighbourhood Plan in place the Parish Council could still play a strong role in shaping the areas in and around Linby and Papplewick, and influence decisions on future planning applications, site of houses, shops built and building appearance. Cllr Ireland stated that it is important that the new development is part of our countryside rather than our village becoming urbanised and with a Neighbourhood Plan in place, the Parish Council would be more focused and taken more seriously. The Councillors discussed the possibility of receiving 25% of the CIL as appose to 15%. The Cllr's discussed that the CIL would become payable once a house had been completed and sold. Cllr Powell will look into this to gain a more thorough understanding and report back to the PC. Cllr Ireland advised the possibility of Linby and Papplewick coming together to develop a joint Neighbourhood Plan since the two villages are closely linked, with transport being a key issue. Ms Kirkwood advised that this would be acceptable as many parishes become part of a Neighbourhood Plan and work together. Cllr Hesketh advised that even with separate Neighbourhood Plans the two parishes could still work closely together. The Cllr's questioned whether with a joint Neighbourhood Plan they would be entitled to two lots of funding. It was agreed that more information is required concerning Neighbourhood Plans and CIL. The Clerk is to contact 'Locality' to find out details of any local Planning Consultants – Ms Kirkwood mentioned Helen Metcalfe and Bob Philips as local. Ms Kirkwood advised the Parish Council need to apply to GBC to discuss the designated area. The Cllr's were keen to know the charges expected re: Consultants. Ms Kirkwood would look into this and report back to the Council. Cllr Ireland suggested that around £3,000 would be needed to oversee the Neighbourhood Plan. The Cllr's agreed the next step would be to invite a Planning Consultant along to a meeting to discuss the Neighbourhood Plan process in more detail. Cllr Ireland suggested it would also be beneficial for Gedling Borough Council to provide a workshop for Parish Councils to get a better understanding of how the CIL works and the certain criteria for funding. Cllr Walker from Papplewick PC advised that he has experience of a Community Lead Plan and that they will discuss the Neighbourhood Plan further in their September meeting and in the mean time find out what they can. However, Papplewick PC is not in a position to commit to expenditure at this time. The Cllr's agreed we need to know why we want to do this, how much money it will involve, how much money it will generate from the CIL, what influence

we will have on the development of the site, reasons for and objections. It was agreed by all that the fact-finding exercise regarding Neighbourhood Plans was well worth exploring. Cllr Ireland concluded that there is a potential 2500 houses to be built at Top Wighay, so there is a lot to safeguard.

#### **4.0 Matters arising from the previous meeting**

##### **4.1 Strata Homes; Variation of Condition 2 Planning Application 2014/0950**

Cllr Ireland reviewed the plans and noted that 4 Oak Trees have in fact been cut down, to make way for a footpath. The footpath was originally shown as being placed over the draining ditch which raised concerns with the Councillors back in February, and they opposed it. It would appear that new plans had been submitted with a new location for the footpath but at the cost of the Oak trees. It was felt by Cllr Ireland that this could have been avoided and another route for the footpath should have been assigned.

##### **6.0 Foot Path – Hanson House**

Cllr Ireland referred to the 2 quotes received, one from Whitbread Restoration for between £6120 to £9180, and the other from A.R.G for £19,468 exl VAT. Cllr Ireland had spoken to Heritage Lottery Fund and they had advised seeking a grant from Our Heritage. It was discussed that the Heritage Lottery Fund would look favourably if the Parish Council contributed a proportion of the funds and also got the local community involved with the project. Cllr Ireland referred to a letter she had sent to The Grays Trust, seeking additional funding to the Parish Council to restore the stone footpaths in front of Hanson House. The Grays Trust will next meet in September. Cllr Hardstaff queried who uses the footpath in front of Hanson House, as it seemed a lot of outlay. Cllr Lewis responded that though the footpath isn't used by many, it was the worse for weed growth and desperately needs re-pointing. He suggested that this section could be our test case, with a view to then lifting and re-pointing all the footpaths in Village. Cllr Molsom pointed out that the footpath is in fact used daily as it is the drop-off point for the school run. It was agreed that Cllr Ireland would look into Our Heritage and the submission of a Project Enquiry Form. Thus at this present time the restoration of the footpath in front of Hanson House will go on hold until Our Heritage funding is explored.

##### **7.0 Lengthsman Scheme**

Cllr Lewis advised that he had been trying to arrange for the Lengthsman to do jobs around the village, however after two weeks of trying, he was informed by the Lengthsman that he had not received the job sheets and that without one a job cannot be carried out. Cllr Lewis confirmed that he had sent out the job sheets to Emma, clerk at Ravenshead and had received acknowledgment that they had been received. Cllr Lewis will monitor this from now on. It is hoped that the Lengthsman will spend the day in Linby on the 14<sup>th</sup> July and deal with the overgrown sections, cutting back and the strimming, as this is imperative now that Linby have gone through to the next round of Best Kept Village Competition.

##### **8.0 Heritage Lottery Fund**

Cllr Ireland received a revised quote of £416 for the A5 size painted galvanised zinc plaque. Cllr Clark advised of a company called Heritage Street Furniture. The Clerk agreed to look into further.

##### **9.0 Open Gardens**

Cllr Lewis advised that there are 14 houses committed thus far for the Open Gardens event. Cllr Tunstall agreed to man the Heritage Centre during the event along with another. Cllr Hardstaff agreed to speak to Sherwood House to enquire if they would open up their gardens on the day, and Cllr Clark agreed to speak to Mr S Bell at Linby House. Cllr Ireland and Mr Ireland would man the car park on the day. Cllr Molsom apologised for his absence on the day, however, he would make himself available on the run up to the event. Cllr Parker will also make himself available prior to the event due to his absence on the day. Cllr Lewis agreed to print off the plan for the day. All the Cllr's and the Clerk agreed to make a cake /cakes for the day. Cllr Lewis advised of a BBQ which will be held after the event for the volunteers who helped on the day. The Village clean up is confirmed for Sunday 19<sup>th</sup> July.

##### **10.0 Highways - School Crossing Improvements**

Cllr Lewis advised it would be approximately 7 weeks before the anti-slip stone would be delivered and installed, over the school holidays. Cllr Lewis to contact Highways in August to confirm.

### **11.0 Planning – Retainer for a Barrister**

Following on from the discussions at the June meeting, it was agreed by the Cllr's that if the Parish Council want to be taken seriously, then this is the route to go down. Cllr Molsom explained that the Barrister would review the situation thus far, write a letter and respond to the correspondence received back. The Cllr's were supportive of the Retainer for a Barrister; Cllr Clark advised that timing must be correct. Cllr Molsom to open dialogue and agreed that timing is key.

### **12.0 Correspondence**

<b><u>12.1</u></b>	SLCC Renewal Notice. <b><i>Agreed by Cllr's and the Clerk not to renew</i></b>
<b><u>12.2</u></b>	GBC – Planning Application Granted – Cllr D Ireland
<b><u>12.3</u></b>	GBC – Planning Application – Hall Farm – <b><i>'No Comment' submitted to GBC</i></b>
<b><u>12.4</u></b>	GBC – Planning Application – Spinnies – <b><i>'No Objections' submitted to GBC</i></b>
<b><u>12.5</u></b>	CPRE – Acknowledgement of entry into next round

### **13.0 Finance**

#### **13.1 Cheques for approval**

<b>Date</b>	<b>Chq. no</b>	<b>Amount</b>	<b>Payable to:</b>
13.07.15	300831	£50.00	<i>Two Little Fishes – New Web Page</i>
13.07.15	300833	£35.49	<i>Cllr Ireland – Expenses</i>
13.07.15	300834	£35.89	<i>Cllr Lewis – Expenses</i>
13.07.15	300835	£25.00	<i>NCC – New Cllr / Clerk Training</i>
13.07.15	300837	£91.28	<i>Clerk Wages – June</i>
13.07.15	300838	£29.00	<i>Clerk Expenses – June</i>
13.07.15	300839	£90.00	<i>NCC – Heritage Centre Rent</i>
	<b>Total</b>	<b>£356.66</b>	
22.06.15	<i>S. order</i>	<i>£25.00</i>	<i>Two Little Fishes</i>
22.06.15	<i>S. order</i>	<i>£242.86</i>	<i>K Holmes</i>
	<b>Total</b>	<b>£267.86</b>	

#### **Current bank balances**

Co-op - £14,231.97

HSBC - £154.19

### **14.0 Any other business**

#### **14.1 Budget**

Cllr Ireland produced a spreadsheet of our financial budget to date, and it was agreed that the Clerk would update this on a monthly basis to give the Parish Council a clear indication of the finances.

**14.2 Appointment of new Cllr's**

Cllr Tunstall provided a letter of confirmation regarding joining the Parish Council.

**14.3 Thank you card**

Reverend Keith Turner and his wife Jane sent a thank you card to Linby Parish Council for their efforts in tidying the village prior to their daughter's wedding.

Cllr Ireland closed the meeting at 9.50pm.

**Date of next meeting Monday 14<sup>th</sup> September 2015.**

Signed.....  
Chairman of the Parish Council

Signed.....  
Vice-Chairman of the Parish Council