

LINBY PARISH COUNCIL
Minutes of the Council Meeting at Brooke Farm, Linby
on Monday 14th November 2016

Present: Councillor's D Ireland (Chair), C Hardstaff (Vice Chair), W Lewis, E Tunstall, N Clark, S Molsom, Cllr C Barnfather, Cllr Powell, Cllr Savage and Cllr Walker (Papplewick Parish Council), B Brothwell, Alan Siviter (Gedling Borough Council), 4 residents of the Strata homes development and the Clerk.

1.0 Apologies for Absence

Cllr J Parker

2.0 Declarations of Personal and Prejudicial Interests

Cllr Hardstaff declared an interest in the Local Plan

3.0 Approval of the minutes – 10th October 2016

The minutes of the previous meeting were approved and signed by Cllrs Ireland and Hardstaff

4.0 Session with Alan Siviter, CIL Officer at Gedling Borough Council

Mr. Siviter advised that CIL (Community Infrastructure Levy) was a new process adopted in October 2015 and is a tax upon new developments, which is to be spent on strategic infrastructure. The Strata homes development was approved prior to the CIL introduction and therefore CIL cannot be collected on this development. Linby Parish Council will receive 25% of the CIL generated upon adoption of their Neighbourhood Plan. He advised that currently CIL only applies to residential dwellings and relief can be claimed for self-build developments. He advised there is a process and criteria in place to apply for relief. Warehousing doesn't currently attract a charge though this could be introduced further down the line. Cllr Ireland asked how Linby PC will access the money and what infrastructure projects it could be used for. Mr. Siviter advised that currently Gedling Borough Council will release the money twice a year, at the end of April and October, however this is a bespoke arrangement and advised the PC and Gedling could come to an agreement on this. Upon receipt of the CIL, a Parish Council will have 5 years to spend it. He advised Gedling Borough Council receives CIL from large developers in installments, spread over a 2 year period; 25% upon commencement, 50% after 9 months and the remainder at the end of the period. The CIL that the Parish Council receive will need to be reported annually and include how much has been received, how much has been spent and how much Gedling Borough Council are holding. He advised it would be up to Linby Parish Council to decide how the CIL is spent, however, it would need to follow certain criteria and if Gedling Borough Council didn't feel it fell within those criteria, they could claw it back. Cllr Ireland suggested we list proposed CIL infrastructure activities within the Neighbourhood Plan to give Gedling Borough Council an idea of the projects the Parish Council had in mind. Cllr Ireland commented the footpaths in Linby village need restoring because they are in a poor state of repair and would this fulfil the criteria for CIL. Mr. Siviter advised it was a local project and residents of the new developments would use the footpaths so this would be a good example of how to spend the CIL. Cllr Ireland advised Linby had joint services with Papplewick, for example the Village Hall which serves both parishes but sits in Papplewick, and asked if CIL could be spent on expanding the facility. Mr. Siviter advised CIL can be spent across boundaries as long as it supports the developments. Mr. Brothwell asked if the Village Hall could make an

independent claim on the CIL payments. Mr. Siviter advised it would fall under the umbrella of the Parish Council and would be their decision on how the CIL is spent.

Cllr Molsom asked if there could be a situation where the CIL payment amount might be reduced following planning permission due to being negotiated down by developers. Mr. Siviter responded that this could only happen if relief was approved for social housing or self-builds for instance. Relief on CIL is not automatically granted, developers would need to apply for this.

Cllr Ireland commented on the Section 106 contribution from the Strata Homes site which is a contribution of £133,000 for open space which is to be spent within a radius of 2km. She asked what the time limit on this was and whether the money had already been allocated to any projects. Mr. Siviter advised Gedling Borough Council is in receipt of the S106 and he believed there was a 10 year period of when it can be spent. He advised speaking to Melvyn Cryer, Street Care at Gedling BC who will be able to give the Parish Council more information regarding this. Cllr Ireland asked if they would consider spending some of the S106 on restoring the hedgerows, the overgrown pathways and improving the drainage ditch as her concern was that the developers would not consider improving these. Mr. Brothwell advised his understanding of the S106 was that it wasn't restricted to the Parish Councils and can be used for local projects in the area. He advised that currently the village hall can only cater for so many people and with the population of the village increasing from around 700 to over 2000 he enquired if the S106 could be applied for to fund an extension. Mr. Siviter commented he didn't know the specific application process. Cllr Powell advised it was his understanding that S106 was for open space, green spaces, play parks, education etc and the S106 collected from the Strata Homes site was specifically for Green Space and therefore the village hall extension may not be eligible. He advised the Parish Council could lobby where they would like it to be spent but ultimately it would be the decision of Gedling Borough Council. He advised it would need to be spent locally and would need to support infrastructure or issues created by the site being developed.

Cllr Ireland thanked Mr. Siviter for attending the meeting and for advising the PC on the CIL process. Mr. Siviter advised he would forward the document "Neighbourhood Funding for Parish Council Guidance" to the Clerk.

5.0 Matters Arising

Bonfire Event. Cllr Lewis thanked all who volunteered and advised the event was very successful. Approximately 2,500 people attended and the event raised £6,500. He advised there are areas to address for next year, mainly regarding the safety of people evacuating the area in an emergency, and this will be discussed at the debrief next week.

OPEN FORUM

Cllr Ireland welcomed 4 residents from the Strata Homes development to the Parish Council meeting. She provided a progress update on the Neighbourhood Plan and the recent activities of the Neighbourhood Plan Steering Group; this included the funding applied for and employing of a Traffic Consultant to work on both Linby and Papplewick's Neighbourhood Plan. She advised the Traffic Consultant is looking at the

parish as a whole and will include areas from the roundabout near the ambulance station, down Wighay Road, through Linby village to Papplewick, looking at the cross roads at the Griffins Head pub, down Moor Road to Papplewick Lane junction, Main Street to Papplewick Hall and Forest Lane / A60 area. Cllr Ireland advised looking at the Traffic in Villages document on the Linby website.

A resident commented she had contacted Highways to clear the twigs from the speed limit sign along Wighay Road as it isn't visible. She also requested extra street lighting and a crossing, since crossing over the road is very dangerous, particularly for children getting to school.

She mentioned the problem with the cars racing on the dual carriageway. Cllr Barnfather advised he had met with Chief Superintendent Holland (Notts Police), Mark Spencer (MP) and Sergeant Scales (Hucknall Police) who are monitoring the problem and confirmed that an injunction is in place. Cllr Barnfather advised he had also raised the issue with the Community Safety Committee at County Hall and asked for additional funding from the County Council to pay overtime for police officers to target it on a couple of weekends.

The residents advised of a meeting with Highways, Mike Avery (Head of Planning at Gedling Borough Council), Cllr Barnfather and Mark Spencer to look at the issues with crossing the road. Cllr Barnfather suggested setting up a petition. The resident advised the petition had 80 names so far, and asked the Parish Council for assistance. Cllr Ireland advised the Traffic Consultant will include this in his assessment and may advise on an alternative option to that of a pelican crossing. She advised from a Parish Council point of view, they would be keen to wait for the Traffic Consultant's feedback on what improvements are needed for Wighay Road. Cllr Barnfather advised the residents to continue with the petition as they have an immediate problem, since parents and children are unable to cross the road safely. He also advised that the introduction of a pedestrian crossing and speed reduction is a precursor to what Linby PC are looking to achieve through the Traffic Consultant. Cllr Lewis agreed that the speed on Wighay Road needs to be reduced and a safe place to cross is required, however he would have liked the Traffic Consultant assessment to be completed as he may identify a more effective solution. Cllr Ireland advised putting the petition on the Linby website, forwarding to Linby-cum-Papplewick School and the National Academy for further support from parents and emailing to residents of Linby Village. Resident to email petition information to the Clerk.

Cllr Ireland advised she had spoken to Nick Morley in Planning at Gedling Borough Council regarding the unfinished footpath which doesn't link with the footpath into Linby. Cllr Barnfather commented he didn't think it was in the plan however it may be in the development brief. The Clerk confirmed she had emailed Highways and was waiting for a response. Cllr Ireland asked if the S106 contribution could be used for this, to create a sustainable development. Cllr Molsom commented on the hedge, ditch and unfinished landscape and asked if that would be the responsibility of the developers to complete. Cllr Ireland commented that the drainage ditch doesn't appear to be connected to anything and is concerned of a flooding risk. Cllr Ireland advised she would look at the planning application to find out who would be responsible for dealing with these issues.

A resident commented that drainage was a major problem at the new homes and personally had to have a soak away in the front garden which wasn't effective,

however, Strata Homes did pay for 2 other drainage methods which so far have worked. Cllr Molsom advised the residents arrange another meeting with the Site Foreman of Strata Homes to tidy up the edge of the development site, and commented that the S106 contribution and CIL should be used for something positive and not to make good something that hasn't been done correctly. Cllr Lewis advised a meeting between Strata Homes and Haworth Estates to share the responsibility.

6.0 Neighbourhood Plan Update **- Village Traffic**

Hannah Barter has written the first draft of the Heritage and Character Assessment and will be finalising this at the Neighbourhood Plan meeting on the 17th November. The final version will be incorporated into the Neighbourhood Plan.

7.0 Update on Lengthsman Scheme

Cllr Lewis advised the bank needs attention and the whole village needs to be strimmed.

8.0 Bus-Stop – Monthly Inspection Report

Cllr Lewis advised the inspection had been carried out with no action required.

9.0 Health & Safety Policy / Risk Register

This item to be discussed at the next meeting.

10.0 Hayden Lane – Update on Housing

Cllr Ireland advised she had spoken to Mark Spencer who is going to liaise with the Housing Minister. Cllr Powell advised of the local development plan which has now been submitted to an inspector. A prehearing meeting is set for January. Cllr Powell advised the Parish Council to attend the hearings. Cllr Ireland advised she requested within her submission that the Parish Council would like to be represented.

11.0 Footpaths - Update

Robert Shacklock has carried out work to the footpath. Further work to be carried out next month.

12.0 Overhanging trees on Church Lane – Update

The Clerk to contact the Kennels and Brightwater (the management company for Church View) regarding maintaining the hedges on Church Lane.

Cllr Ireland advised she had spoken to Natalie at Brightwater regarding the car park at Church View and the possibility of it being gifted as a community carpark. The Clerk to pursue.

13.0 The Heritage Centre – LPC to purchase from NCC - Update

Cllr Ireland advised NCC have agreed to sell the Heritage Centre to Linby Parish Council for £1. The PC to obtain quotes from solicitors to deal with the transfer.

14.0 Update on the Flooding / Drain Maintenance meeting held on 7/11/16

Cllrs Ireland and Lewis met with John Evens, Melvin Cryer and Graham Smith from NCC Flood prevention. Mr. Evens agreed to prepare a drawing for a suitable grate in the docks. Clerk to pursue.

Also discussed were the unregistered pieces of land around the village including the docks that the PC could look at adopting. This would mean the PC would also be responsible for the pipes/culverts underground and before registering would need to look at their condition. The Clerk to contact the insurance company to see if the culverts/ pipes are covered by our insurance company

15.0 Carols around the Christmas Tree

Cllr Lewis advised the tree had been ordered, delivery date to be confirmed. The cost will be £425.00. Around 2000 Old Christmas lights have been restored and can be placed around the village – Cllr Lewis asked the PC for ideas of where to hang them. Cllr Lewis asked for volunteers to bake mince pies and biscuits for the event and advised he would like to hire the marquee again this year and would seek funding from the PLLEG. It was advised more Marshalls be required this year - Cllr Lewis to co-ordinate. The Clerk to contact the Football Club re: opening their car park for the event.

16.0 Monthly Web Support - Update

Clerk to meet Nick Bramwell Friday evening.

17.0 The Pensions Regulator – Auto enrolment update

- Staging date 1 January 2017

The Clerk advised a letter would need to be sent from the PC to the Clerk offering the option of a pension scheme.

18.0 CiLCA Training Update

The Clerk provided an overview on the training she recently attended and will forward a report to the PC.

19.0 Correspondence received

All relevant correspondence was circulated prior to the meeting.

Planning Applications received: 2016/1154 18 Main Street. No objections from Linby PC

20.0 Funding Update

20.1 Current Bank Balance

Co-op: £18,265.49

20.2 Payments / Cheques for approval

Date	Cheque No.	Amount	Payable to
20/10/16	300910	£17.00	Nottingham Printing – NP Newsletter
14/11/16	300911	£950.00	Robert Shacklock – Stone footpath
14/11/16	300912	£63.00	Howard Marshall – Mower Repairs/ maintenance
14/11/16	300913	£38.82	E Gretton – Travel expenses (CiLCA training)

20/10/16	S/Order	£31.00	Two Little Fishes – Web Maintenance
01/11/16	S/Order	£256.12	E Gretton – Wages & Home Office Exp.

21.0 Councillor Reports

The Clerk had received a settlement offer from Claims Consortium for the fencing on Main Street, which needs to be replaced due to a vehicle driving into it on 14th September. The settlement is £358.00 less than what the cost would be to install the new fence. Clerk to ask for the surveyors report.

Cllr Ireland closed the meeting at 21:47

Date of next meeting Monday 9th January 2017

Signed

.....

Chair of the Parish Council
Council

Signed

Vice-Chair of the Parish