

## **LINBY PARISH COUNCIL**

### **Minutes of the Council Meeting held at Brooke Farm on Monday 10<sup>th</sup> February 2025, 7:30pm**

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

Cllr S Bestwick (GBC). Members of public: 2

#### **1.0 Apologies for Absence**

Cllr M Smith (GBC), Cllr C Barnfather (NCC)

#### **2.0 Declarations of Personal and Prejudicial Interests**

None

#### **3.0 Approval of the minutes**

The minutes of the January 2025 meeting were approved by the Parish Council and signed by the Chair D Ireland and Vice-Chair C Harrison

#### **4.0 Co-option of Mrs J Brothwell**

The proposal to co-opt Mrs Janet Brothwell. All in agreement.

#### **5.0 Declaration of Acceptance of Office**

Mrs Janet Brothwell signed the Declaration of Acceptance of Office.

#### **6.0 New Councillor Training**

Cllr Brothwell confirmed she can attend the New Councillor Training on 27<sup>th</sup> February. The Clerk to make the arrangements.

#### **7.0 Matters arising**

##### **7.1 Health & Safety Training**

The Clerk to chase NALC re: H&S training for Cllr Harrison.

##### **7.2 Renovation of 7 Main Street**

Cllr Bestwick advised he is meeting onsite with the Conservation Officer at GBC on Wednesday 12<sup>th</sup> February. Cllr Lewis agreed he would try and attend and show examples of double-glazed listed properties in the area.

##### **7.3 Police Beat Surgery Update**

The Clerk reported the Police Beat Surgery in Papplewick held on 27<sup>th</sup> January was well attended. The next surgery is Sat 26<sup>th</sup> of April 10am – 1pm at the Village Hall. All welcome.

#### **8.0 Open Forum**

None

#### **9.0 Antisocial Behaviour in the Parish**

None

#### **10.0 Traffic & Road Safety**

The Parish Council advised the installation of the Puffin Crossing in the village is progressing well. Cllr Lewis commented on the state of the ground due to the contractors driving a JCB over the village green when wet. The Clerk to contact Garry Elsom and Cllr Barnfather.

### **11.0 Fly Tipping**

Cllr Ireland commented there is fly tipping near Samson Wood, Cllr Bestwick to pursue. Cllr Ireland commented a volunteer has been out litter picking in the village. Cllr Molsom to pass on the PC's thanks.

### **12.0 Potholes / Resurfacing Waterloo Island**

Resurfacing Waterloo Island scheduled for March 17<sup>th</sup> 2025

### **13.0 Flooding in the Parish/Culverts Inspection Update**

Cllr Ireland gave an update on the culvert inspection and advised the culverts are in a poor state of repair and some have already partially collapsed. She advised she has forwarded Dice's drainage report to Cllr Barnfather to forward to Gary Wood, who has agreed to meet with the PC to come up with a future plan.

### **14.0 CIL Projects & Funding Update**

CIL account stands at £15,399.27.

Cllr Ireland gave a brief overview of CIL (Community Infrastructure Levy). She advised once the next tranche of housing at Top Wighay are built, the PC will receive a significant amount of CIL. She advised, potentially, the allocated land has a CIL figure of 4.6 million, and since the PC have a Neighbourhood Plan, they will receive 25%. She advised some infrastructure projects the PC would like to pursue are repairing all the stone footpaths and restoration works to the link footpath between Linby and Papplewick, which is in a very poor state. She advised that these projects are costly and could not be achieved through Precept so this is where the CIL could be utilised.

Cllr Ireland advised she has an Excel spreadsheet detailing all the S106 payments for sites in the parish, including Strata, Land North of Papplewick Lane and Top Wighay. She advised the PC need to concentrate on the S106 from Strata as this expires next year and if not spent, will go back to the developer.

Cllr Ireland reported on the meeting she attended this week, with the Clerk and the MP Michelle Welsh and Mike Avery from GBC. The meeting was arranged to discuss the housing developments and lack of infrastructure in the area. Cllr Ireland gave a brief overview of the meeting. Mike Avery had advised that the reason GBC have withdrawn from the Greater Nottingham Strategic Plan is due to the increase in housing targets from the Government, from 480 houses a year to 609. He advised they are progressing with a Gedling Local Development Plan which will give more certainty re where the houses will go throughout the borough. Cllr Ireland commented that withdrawing from the GNSP means the Safeguarded land at Top Wighay will not progress as quickly which will give the PC time to work on updating their Neighbourhood Plan.

Michelle Welsh had commented at the meeting that her and Michael Payne work very closely together and are keen to get the correct infrastructure for the Top Wighay site. Cllr Ireland commented that over the past 10 years, they have seen no change in the infrastructure at all from the housing developments in Linby and Hucknall. She commented it is extremely frustrating, with all the issues in the village re: flooding. More balancing ponds are needed at Top Wighay, but instead of reducing the number of houses, they reduce the green infrastructure, such as reducing the size of the football pitches.

Cllr Ireland commented that during the meeting they discussed the S106 for Strata, including the £92,000 set aside for Education which was not drawn down and went back to the developer. As it stands, there is £550,000 Affordable Housing Contribution which has not yet been allocated and is due to expire next year. She advised Lewis Widdowson has confirmed he is in close dialogue with Strategic Housing so they are aware of the deadlines. He also advised the remaining Open Space allocation to Linby Colliery Football Club is progressing.

The Clerk to contact Lewis Widdowson to confirm that all the £32,000 is going to the Football Club and to find out where the £39,000 for Open Space Maintenance has been allocated.

Cllr Ireland advised there is £20,938 allocated towards Healthcare Provision which is due to expire next year. The Clerk had emailed Lynne Sharpe at the CCG to advise her of this and that if not drawn down it will be returned to the developer. She confirmed she will look into it and see if it can be used to improve the existing surgery buildings. Cllr Ireland advised it was terrible that the PC are having to keep tabs on the S106 to prevent it being returned to the developers again. She asked Cllr Bestwick to raise this with Lewis Widdowson at GBC.

### **15.0 NCC Local Communities Fund – footpath restoration Brooke Farm to Hall Farm entrance**

Update in Spring.

### **16.0 Lengthsman Scheme & Green Spaces Maintenance incl. Weed spraying**

Lengthsman jobs to include: clearing the weeds from every approach to the island and clearing the bramble weeds at the Heritage Centre.

### **17.0 Heritage Centre**

Cllr Lewis advised he will plant more snowdrops. The bluebells are starting to break out. The bench still needs to be installed. He advised he will borrow a cultivator to rotovate the wildflower areas and will purchase some more wildflower seeds. The PC agreed.

The next Heritage Centre Open Day is Sunday 6<sup>th</sup> April, 11am to 3pm.

### **18.0 New noticeboards, funding from Gray Trust**

Cllr Ireland circulated a quote to the PC. The cost is £2,202.98 inc Vat. The PC agreed.

The Clerk to write to Gray Trust to ask for a donation towards the noticeboards.

### **19.0 Website Maintenance**

The Clerk contacted JKE Design, who specialise in Parish Council websites, asking for a quote to upgrade the website to ensure it conforms to all accessibility requirements. The cost is £500.00. They can offer ongoing maintenance, hosting and all security certification for £135.00 per annum which includes email accounts for all Councillors. They require 20% upfront payment. The PC agreed. Cllr Harrison to pursue.

### **20.0 Neighbourhood Plan**

The Technical Support for the Design Codes had begun and the questionnaire to determine the scale and scope of the work complete.

AECOM are making the site visit to the Parish this week and we anticipate a draft document will be available to review a few weeks later.

We are also awaiting the Technical Support for the Masterplanning work on the strategic site allocation. In readiness for this package starting Denise and Hannah met online with Officers at Gedling Borough Council to agree the scope of this study.

It is anticipated that when the work starts, after an inception meeting between the Parish Council, AECOM and Urban Vision Enterprise (UVE) to discuss the concerns about how the current masterplan is being delivered and what we want this masterplan to demonstrate and test.

After this inception meeting Gedling Borough Council will coordinate a meeting with both themselves and the current landowners.

Hannah at UVE has suggested that Parish Councillors provide a date when she can either come and meet us or do online to discuss the next steps, bring a template NP to discuss and agree the scope of the amended policies to be drafted. It is anticipated that this would be approx 2hr workshop. This would need to be in the daytime for in person or online could be in the evening.

## **21.0 Update to Polices**

The Clerk to pursue

## **22.0 Top Wighay – Allocated land**

Nothing to report

## **23.0 Correspondence received**

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

## **24.0 Planning Matters**

### **24.1 Article 4 Directive Update**

Cllr Bestwick advised the newly appointed Assistant Director will review and comment on the report. This should provide an interpretation of what they have looked at, why they have made the decision and what impact it will have on Linby.

### **24.2 Planning Applications**

- 2024/0772 12 Main Street – PC objections submitted.
- APP/N3020/W/24/33551331 Church Lane Appeal – PC objections submitted. Cllr Bestwick to chase outcome.
- 2024/0871/0872, Weir Mill, Quarry Lane. PC response: no comment.

### **24.3 Update on Devolution / GNSP from Cllr Bestwick**

Cllr Bestwick commented GBC have, for decades, been part of a group with Broxtowe, the City and Rushcliffe and have been able to allocate housing between them. They pushed through a special committee meeting a few months ago in order for them not to fall into the Governments new housing targets, as they are proposing 609 houses per year from 480, which is a large increase in percentage terms. It was therefore a massive surprise that GBC have decided to withdraw out of the Greater Nottingham Strategic Plan. The official reason for this is that it would affect their 5 year land bank. He advised Gedling does not have a lot of land, which will almost certainly mean they will need to build on green belt to meet the housing targets. He reported the rules regarding affordable housing on new developments has changed and they will now be required to build 50% affordable housing. This will affect the rural dwellings per hectare. Cllr Ireland commented on the last green belt review and said it was ironic that the safeguarded land at Top Wighay scored higher than areas in Ravenshead and Calverton classed as green belt. The lower the score, the more preferable for building. Cllr Bestwick commented it depends on if the land is close to infrastructure. Cllr Bestwick agreed to keep the PC informed on any updates.

## **25.0 Funding Update**

### **a) Bank Balances**

Current: £23,475.73      CIL: £15,399.27      Savings: £23,793.15

### **b) Finance Report**

Payments:

<b><u>Date</u></b>	<b><u>Details</u></b>	<b><u>Amount</u></b>
13/01/25	J Brothwell – reimburse for refreshments, Carols Event	£126.39
13/01/25	Howard Marshall Engineering – Mower inspection & repairs	£186.00
16/01/25	D Taylor, Marquee for carols event	£100.00
17/01/25	Urban Vision – Response to GNSP	£694.80
23/01/25	Water Plus – Bill period 22/6/24 – 16/01/25	£73.79

23/01/25	NALC – Annual subscription	£243.93
01/02/25	E Gretton – Jan wages & home office expenses	£592.38
01/02/25	HMRC – Tax	£17.40
01/02/25	NCC Pension Fund – Jan	£165.56
	<b>Total</b>	<b>£2,200.25</b>

Receipts:

<u>Date</u>	<u>Details</u>	<u>Amount</u>
17/01/25	Groundwork – Grant to Neighbourhood Plan	£9,971.00

Payments for approval:

None

## **26.0 Councillor’s Reports**

### **26.1 Papplewick QEII Playing Field Working Party**

Cllr Lewis reported Papplewick PC have set up a working party to move forward a project to replace some of the equipment on the play area in Papplewick. They would like to invite residents, park users, members of local schools and playgroups to come along and join the group and move the project forward. Their next meeting is Tuesday 18<sup>th</sup> February, 7:30pm at the Griffin’s Head pub in Papplewick.

### **26.2 VE Day Celebration**

Barn Dance at Hall Farm, Linby on Saturday 10<sup>th</sup> May 2025. Tickets £20.00 each and will include entertainment and a BBQ. More details to follow.

## **27.0 Date of next meeting**

Monday 10<sup>th</sup> March 2025, 7:30pm at Brooke Farm, Main Street, Linby.

This will include the Annual Parish Assembly (APA), followed by the Full Council Meeting. All welcome.

The HR Committee meeting will follow the Full Council Meeting.

**The meeting ended at 21:00**

Signed .....  
Chair of the Parish Council

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