

LINBY PARISH COUNCIL

Minutes of the Council Meeting held on Monday 8th January 2024 commencing 7:30pm at Brooke Farm, Linby

Present: Cllr's D Ireland (Chair), W Lewis, E Tunstall, C Harrison and L Gretton (Clerk).
Cllr S Bestwick (GBC). Members of the public: 5

1.0 Apologies for Absence

Cllr's C Hardstaff, S Molsom, J Parker. Cllr C Barnfather (NCC), Cllr's M Smith & S Pickering (GBC)

2.0 Declarations of Personal and Prejudicial Interests

None

3.0 Approval of the minutes

The minutes of the November 2023 meeting were approved by the Parish Council and signed by the Chair, D Ireland and Cllr W Lewis

4.0 Matters arising

None

5.0 Open Forum

5.1 Flooding in the Parish

Residents from the Strata estate off Wighay Road advised of the issues from the runoff from the Top Wighay site, which is causing flooding on their properties. Cllr Ireland commented this was something the PC are very focused on. She reported they have two streams in the village, 1 side runs off the farm of which the water is clear, the other comes from Top Wighay and the stream is like mud. Both streams link up to the River Lean at the end of the parish. She advised the developers and landowners have a legal obligation to make sure that the runoff from the site does not enter the streams and rivers. Photographs sent to the PC of the flooding have been forwarded to Cllr Barnfather.

Gedling Borough Councillor, Stuart Bestwick agreed to take notes and feed back to Cllr Barnfather. He advised a meeting between NCC, Balfour Beatty and Arc Partnerships has been arranged and details will be sent to the PC. Cllr Ireland said it is the PC's preference for the meeting to be open to the public so they can hear firsthand from the residents and what they are experiencing.

One resident from the Strata estate reported they had to smash the marble around their drain and hire a pump due to flooding, otherwise their neighbours' houses would have flooded. She advised she had spoken to the Site Manager for Balfour Beatty to ask whether there was a Waste Management Plan for the site as legally it is a requirement, but he wasn't sure and hasn't responded to further emails or telephone calls. The residents advised it is causing a lot of stress and anxiety for them. They all have photographs of the flooding which is occurring and will continue to keep records. Another resident commented that Balfour Beatty claims they have fixed the problem their site is causing. The bigger issue is to the rear, outside of the site boundary. Another resident from the Strata estate commented they have lived there for over four years and have not had an issue until the field was dug up and works commenced. One resident commented that when they moved to their home at Strata, they were told a land drain was installed on the NCC side and that this was part of the condition when purchasing the site. He said the site manager at Balfour Beatty said the drain is not large enough to cope with the volume of water coming off the site.

Cllr Ireland advised of the issues of flooding in the village and that the drains coming into the village cannot cope with the volume of rainwater that's coming down, along with the extra run off from Top Wighay. Another issue is when residents have altered their entrances into their properties on Linby Lane, which must be accessed over the streams, so instead of the stream being allowed to flow freely it is being funnelled through small pipes that are unable to cope and this creates flooding during heavy downpours onto the highway. In the recent downpour, this was evidenced on Linby Lane, where there was a car accident due to flooding in the road.

Cllr Ireland commented this week the PC received an application for 763 houses to be built at Top Wighay. She advised the PC are looking to employ a Flood Specialist to undertake a thorough independent flood risk assessment. This will have an impact on this year's precept, however, the PC feel this is necessary due to the flooding issues in the parish, which is likely to get far worse as more and more houses are built.

5.2 Blocked culvert, unadopted land

A resident advised that where the water leaves their property under the culvert, it doesn't exit on the other side of the road as quickly indicating a blocked culvert. She advised the culvert needs a camera to indicate where the blockage is and then clearing out. The area of land is unadopted. The resident advised the Parish Council wrote a letter in 2011, agreeing to take responsibility for the area of land. Cllr Ireland advised that the Parish Council need to understand what their responsibility is, and they have agreed to seek legal advice.

Previously NCC have put a camera in the culverts but just outside of the pub, which identified the culvert was damaged. The PC have previously requested the whole of the culvert system in the village to be looked at.

Cllr Ireland commented that when the PC created the Neighbourhood Plan, they discussed taking legal ownership of various assets such as the top cross and the docks, however this would mean the PC would have responsibility for the culverts. She confirmed there are lots of parcels of land in the parish which are unadopted. She advised the docks and culverts have been discussed previously with NCC and GBC as the PC are not able to take responsibility for them.

Cllr Ireland advised that after storm Babet, there had been sewerage running down the footpaths due to the drains overflowing. Severn Trent Water have been to camera the drains, identified the blockages and have then cleared out the drains.

5.3 Speeding Traffic concerns

A resident commented on the speed of traffic on Wighay Road and the dangers of crossing the road from the Strata estate. Their concerns are that there is going to be a very bad accident and would like to request speed cameras located here. Cllr Tunstall advised there has to be a number of deaths before a speed camera is installed. The PC reported that on the recent plans, a pedestrian crossing is to be installed just after the island. Cllr Bestwick advised he will raise this with Cllr Barnfather requesting a speed gun check is allocated to this area.

5.4 Planning application for Top Wighay

The PC discussed the recent application received for Top Wighay for 763 houses. Residents raised concerns regarding secondary school capacity and health services. Cllr Bestwick commented NCC have the responsibility to build a school at the location if it is required as it will depend on the need within the catchment area. The developer will need to pay a contribution towards schools/doctors etc. The PC advised the money collected by GBC at the Strata development was not used in time and was given back to the developer. Cllr Ireland advised it is frustrating that the money allocated for health care provision, which went to the CCG, still hasn't been allocated even though the need for these services in Hucknall is critical.

Cllr Ireland advised the Greater Nottingham Growth Strategy is coming out in the summer and this will include the safeguarded land on top of the already allocated land at Top Wighay, so potentially another 600 to 700 houses on top of what is already planned. She advised that's the reason the PC need to gather independent reports and data, so it can be submitted as evidence.

6.0 Antisocial Behaviour in the Parish

None – speeding discussed in Open Forum

7.0 Traffic & Road Safety

7.1 Parking on the verge/footpath – Wighay Road

The Clerk received an email from a resident regarding parked vehicles on the verge and footpath just after the turn into the Strata estate on Wighay Road. The PC commented that the grass is completely ruined. Residents also commented on how difficult and dangerous it is pulling out onto Wighay Road when the vehicle(s) is parked as it restricts the view. It is also an added danger when trying to cross the very busy road. The Clerk confirmed the police have been informed. Cllr Bestwick asked the Clerk to forward information for him to follow up with the police.

7.2 Path between Linby and Papplewick

Cllr Ireland commented on the state of the footpath between Linby and Papplewick and asked Cllr Bestwick if it can be cleared of the leaves.

8.0 Potholes

Cllr Ireland commented on the state the roads are in. The potholes between Linby and Papplewick are extremely bad and have been there for weeks. They have all been reported. The potholes on Waterloo roundabout have recently been repaired but to a poor standard. Cllr Bestwick commented that Highways spend time filling in and sealing dangerous potholes but cannot spend the time on less serious ones. Cllr Ireland said the potholes in Nottinghamshire seem particularly bad compared to other counties.

9.0 Fly tipping

Cllr Ireland reported fly tipping on Rigg Lane at the entrance to Samson Wood and under the railway bridge. She advised there is lots of builders waste and massive amounts of fly tipping. She also advised a metal cabinet was dumped on the verge on Ash Lane (near Burnstump) months ago and hasn't been removed. She advised it has all been reported to GBC. Cllr Bestwick agreed to chase.

10.0 CIL Projects & Finance

No updates

22.0 Planning Matters (brought forward on the agenda)

22.1 Update on Applications

2023/0626, 29 Church Lane – Cllr Ireland and Cllr Lewis met with the developer Mr Clarke to discuss the application. They advised they would be more supportive of the proposal if it was more in keeping with the area as it sits on the boundary of the conservation area.

2023/0443, 1 Church Lane, Proposal: Detached dwelling with associated car parking, dropped kerbs and amenity space. Cllr Ireland advised the application includes removing a lot of the historic wall to make 3 car parking spaces. She advised the PC's objections still stand. Hannah Barter, planning consultant has suggested submitting a paragraph from the new NPPF (National Planning Policy Framework). Cllr Ireland to pursue.

2022/0501, Land off Hayden Lane, Linby – 131 dwellings... Approved - remove from agenda.

2023/0233, Land off Hayden Lane, Linby - Residential development of 30 dwellings with associated infrastructure, open space and landscaping. The PC were frustrated that the site had been cleared prior to planning being approved. The PC queried whether they had a felling licence. Cllr Harrison commented this area of land is a buffer and was not meant to be built on. Cllr Bestwick commented the application is going to a full planning meeting this week and he will be objecting to it.

Linby Lane Property update – Cllr Bestwick commented that following on from the last meeting, he has spoken to a Planning Officer who advised if a wall is over 2 meters away from the road it is permitted development. The PC asked if Gedling Borough Council could write to the resident as it is a contentious issue with many residents. The property is within the conservation area and the works carried out are eroding what makes Linby special. Cllr Bestwick advised he will escalate this to Mike Avery, Head of Planning at GBC.

21.2 New applications received:

2023/0903, 31 Church Lane. Proposal: Amended rear elevation to include patio doors and dormer windows. No comments

2023/0872, Land at Top Wighay. Proposal: 763 dwellings including details of public open spaces, community hub/multi use games area and allotments, bell mouth entrances and associated infrastructure pursuant to outline permission ref: 2020/0050. PC discussed in open forum, item 5.4. Hannah Barter to look at the application and respond on behalf of PC.

21.3 Ashfield Local Plan

The PC advised Hannah Barter will respond on behalf of the PC

Other – Contribution towards 2 x barrels

The PC asked Cllr Bestwick if the Borough Councillors would consider funding 2 x barrels in the village. The cost is around £350.00 each. Cllr Bestwick agreed to liaise with his colleagues and suggested they could each contribute £100.00. He advised he will speak to Cllr Barnfather at NCC re: a contribution. Cllr Ireland thanked Cllr Bestwick for his support.

Cllr Bestwick left the meeting at 21:00.

11.0 S106 – Open Green Spaces Projects – Update

Cllr Lewis to pursue costings for wildflower seed and a perching bench and circulate to the PC.

12.0 Lengthsman Scheme & Green Spaces Maintenance

No updates

13.0 Flooding in Linby Parish

Discussed in Open Forum, item 5.1

14.0 Weed Treatment – PC to approve new price from CGM

Cllr Lewis advised he has spoken to CGM and they have agreed to reduce their price to £148.00 per visit. The PC agreed.

15.0 Carols around the Tree – update on event

Cllr Lewis advised the event was a success. The PC collected £204.54 on the night which has been donated to Nottingham Hospice.

16.0 PC Email addresses – update

Cllr Harrison and the Clerk to pursue

17.0 Website update re: appearing on search engines

The PC advised Sam Briggs at Vitty carried out the work and the website now appears on search engines.

18.0 Update on the Finance Committee Meeting and Precept Recommendation

The draft Finance Committee Minutes and precept recommendation was circulated to the Parish Council prior to the meeting. The recommended precept for 2024/2025 is £26,441, an increase of 40.34%. The PC approved the precept.

19.0 Top Wighay – Allocated land

Hannah Barter is pursuing

20.0 Top Wighay Great Nottingham Strategic Plan

This will come through in the Summer. Hannah Barter will review the plan and respond on behalf of the PC

21.0 Correspondence received

All correspondence has been circulated prior to the meeting

23.0 Funding Update

23.1 Bank Balances

Current: £12,6560.30

CIL: £7,619.85

Savings: £20,685.64

23.2 Payments and Receipts

Payments:

28/11/2023	Leisure Lites – LEDs for tree, repair star and replace plugs	£902.40
01/12/2023	E Gretton - Nov Wages, Back pay, home working expenses	£859.05
01/12/2023	Nottinghamshire County Council Pension Fund - Nov	£158.96
01/12/2023	A Sharpe - Laying cobbles Heritage Centre Project	£255.00
01/12/2023	W Lewis - Reimburse for timer for lights	£24.00
01/12/2023	ICO - Data Protection Certificate (Direct debit)	£35.00
11/12/2023	Jack Garratt - Bank Strimming	£100.00
13/12/2023	A Sharpe - Replace damaged slabs & cut back fushia	£67.50
15/12/2023	Vitty Creative Ltd (Sam Briggs) - Web maintenance	£270.00
15/12/2023	Hucknall & Linby Brass Band – carols event	£275.00
19/12/2023	HMRC -Tax/Employer NI	£45.32
01/01/2024	E Gretton - Dec wages and home office expenses	£587.97
01/01/2024	Nottinghamshire County Council Pension Fund - Dec	£158.96
	TOTAL	£3,739.16

Receipts:

07/12/2023	Payment from Cllr W Lewis due to overpayment	£27.64
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23.3 Payments for approval

Gedling Borough Council – Trade sweeping for November £43.32

Mrs J Brothwell – Reimburse for items bought for carols event £34.13

23.4 Interim Internal Audit

The Clerk advised Sue Stack has carried out an interim audit ahead of the end of year audit.

23.5 PC to sign Precept form C

Precept form C was signed by the Chair, Denise Ireland and Cllrs Wyn Lewis and Charlotte Harrison.
The Clerk to send to Sue Healey at GBC.

24.0 Councillor's Reports

24.1 Thanks to a resident

The PC wished to thank Mrs Johnson for cleaning and painting the docks rails.

25.0 Date of next full Council meeting

The date of the next meeting is Monday 11th March and includes the APA (Annual Parish Assembly)

The meeting ended at 21.17

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council