

LINBY PARISH COUNCIL

Minutes of the Council Meeting held on Monday 11th March 2024 commencing 7:30pm at Brooke Farm, Linby

Present: Cllr's D Ireland (Chair), W Lewis, E Tunstall, C Harrison, S Molsom, J Parker and L Gretton (Clerk). Cllr S Bestwick (GBC), Cllr C Barnfather (NCC), Cllr R Smart (Papplewick PC). Members of the public: 3.

1.0 Apologies for Absence

Cllr's C Hardstaff

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 January 2024 meeting were approved by the Parish Council and signed by the Chair, D Ireland and Cllr W Lewis

4.0 Matters arising

4.1 Parking on the verge/footpath – Wighay Road

Cllr Bestwick advised he brought this to the attention of the police who visited the owner of the vehicle. The vehicle now parks on the grass verge rather than the footpath and this does not block visibility for drivers pulling off the estate. The PC agreed they will no longer maintain the grass verge. No further action.

4.2 Footpath between Linby and Papplewick

Cllr Bestwick advised he has requested the footpath is cleared.

4.3 Fly tipping

Cllr Ireland reported of the increase of fly tipping in and around the parish. The PC to continue to report fly tipping online and to Cllr Bestwick.

5.0 Open Forum

5.1 Flooding

Cllr Ireland gave an update on the recent Flood meeting held between the PC, Cllr Barnfather, NCC and Arc Partnership who are overseeing the development of the Top Wighay site with regards to the Council building. Also in attendance was a resident from the Strata estate and a Civil Engineer from Dice Consulting who the PC have employed to review all of the drainage data. She advised it was a successful meeting, the PC were able to discuss their concerns and it highlighted the drainage issues at the site. She advised NCC Flooding Dept have refused the recent application with regards to the surface water runoff. The PC have requested an extension to respond to the application with regards to the drainage documentation that has been added.

Cllr Barnfather agreed it was a good meeting and it highlighted that the problems are being caused by the Vestry site, which is residential development, and not the NCC building site which is right at the top end of the site. He produced photographs of the ditches prior to work being undertaken and they show silt and mud in the water confirming there has always been some runoff from the site. He commented the main part of the meeting was the acceptance that the site is causing problems. He reported he has had two meetings since with Arc Partnership and senior members. They advise that in approx. 4 years when the site is built out there will be wider flood mitigation measures in place across the site which will take some of the runoff points away from Wighay Road and away from the back of the strata development.

They will have 3 attenuation ponds on the site, at the lowest points. They will release water periodically, but slowly depending on the season and how saturated the land is. This will allow better control of the water flow.

He advised there has always been run off from the site, but it was mitigated by the agricultural land which absorbed the water and stopped it running as a stream. He produced a map of the low points where the water gathers and where the attenuation pond is below it. He advised this has always been a high risk area and now the ground is turned and no longer absorbing water, all excess rain naturally flows to the low points. The only new area is where it accumulates in the corner at the top of the strata development. He advised pipework has been installed on the A611 side along the base to stop water encroaching onto the Strata development. Cllr Harrison advised there has always been standing water here, but it has never encroached onto the Strata site until now. Cllr Barnfather advised they have spoken to the farmer to ask them to plant crops in the spring which will help to absorb further surface water. In the short term they are putting measures in place such as crops in the field and they need dry weather and the ground to be dry so it can start to naturally absorb, the problem is at the moment the ground is saturated. Cllr Ireland commented a lot of the ditches are not well maintained and water runs off Wighay Road. She commented the parcel of land past the Strata estate, which is privately owned, has never been cleared. Cllr Barnfather advised it is the landowners responsibility and not NCC, however he will request NCC contact the landowner to request they clear out the ditch.

A concerned resident on Wighay Road in Linby advised that during the storm last October, the water came up from under their house. At the time they thought it was just their house, however since then, neighbours have noticed wallpaper and plaster peeling off the walls. They advised they have never had a problem before. Cllr Barnfather commented he had raised this with an engineer, and they advise that rising damp occurs over a long period of time and not from an individual storm. The resident asked for the drain to be dredged outside of 117 Wighay Road – Clerk to email details to Cllr Barnfather to follow up with Highways.

5.2 Papplewick Traffic Calming Initiative

Cllr Rowan Smart from Papplewick Parish Council advised they have launched an initiative to look at the misuse of HGV's coming through Papplewick village. He advised they are looking for volunteers between 10am and 4pm w/c 25th March. It will be a trial run and will involve photographing lorries and uploading details onto the Trading Standards website. Cllr Ireland commented last year the PC employed a traffic consultant to look at the traffic coming through the village and it showed a significant increase in HGV's - 10% of all traffic. Cllr Smart advised he has spoken to Paula Johnson at Via to request they undertake a traffic survey in Papplewick to look at both speed and volume as this is a key concern for residents.

5.3 Crossing, Linby Lane Layby

Cllr Barnfather confirmed a scheme has been drawn up for the next financial year 2024/2025.

5.4 Puffin Crossing, Linby Village

Cllr Barnfather advised a Puffin crossing for Linby Village has been approved for the next financial year, 2024/25.

5.5 Top Wighay Crossing Update

Cllr Harrison requested an update on the new pedestrian crossing on Wighay Road. Cllr Barnfather commented that it forms part of the Top Wighay development. Cllr Ireland advised the S106 agreement confirms how many houses need to be built before a crossing is installed.

5.6 Thank you

The PC wished to thank Mr and Mrs Tebbutt for litter picking in and around the village. The Clerk to send a letter of thanks.

6.0 Antisocial Behaviour in the Parish

The Clerk advised she has contacted the police regarding an increase in motorbikes on the Linby trail.

7.0 Traffic & Road Safety

None

8.0 Crossings

Discussed in Open Forum, 5.3 & 5.4

9.0 Potholes

Cllr Ireland commented again that the state of the roads in the Parish are horrendous. The repairs are not satisfactory and very quickly need repairing again. Cllr Barnfather commented it is a countywide problem.

10.0 CIL Projects & Finance

CIL receipts £7,619.65. The Clerk to contact Lewis Widdowson at GBC to ask when the next tranche of CIL is due. Cllr Ireland commented the CIL will be used to repair another section of footpath.

11.0 S106 – Wildflowers/Perching bench at Heritage Centre – Update

Cllr Ireland commented there is £129.27 left in the budget. The PC will apply for additional S106 to fund a 2-seater bench (instead of the perching bench), more wildflowers and making good the land. The Clerk to contact Lewis Widdowson.

12.0 Lengthsman Scheme & Green Spaces Maintenance

The PC thanked Papplewick PC for donating 36 of their unused lengthsman hours. These will be allocated towards the work Andy has completed at the Heritage Centre. The PC were pleased that the Lengthsman scheme will continue for another year.

13.0 Best Kept Village Competition

The PC agreed not to enter.

14.0 Flooding in the Parish

Discussed in Open Forum 5.1

15.0 PC Email addresses – update

Cllr Harrison advised TSO Host doesn't support a .gov.uk email. The PC agreed not to pursue further.

16.0 Top Wighay – Allocated land

Live applications (discussion in Planning 19.0):

2023/0872 Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050.

2024/0063 Variation of section 106 Legal Agreement (Schedule 5 Provision of Open Spaces – Definitions Section) for outline planning permission 2020/0050.

17.0 Top Wighay Great Nottingham Strategic Plan

No updates

18.0 Correspondence received

All correspondence has been circulated prior to the meeting

19.0 Planning Matters

- 2023/0626 Church Lane. Application withdrawn.
- 2023/0443 1 Church Lane. No updates
- 2023/0233 Land off Hayden Lane. ADC have refused the application.
- 2023/0824 Headlands. Refused by GBC
- 2023/0872 Land at Top Wighay Farm – 763 dwellings.. The PC employed Hannah Barter to respond. The PC have requested an extension to the end of March regarding the flooding and drainage documentation that has been added, however they haven't had confirmation from GBC. Cllr Bestwick agreed to pursue.
- 2023/0063 Land at Top Wighay Farm – Variation of S106... Cllr Ireland advised this is regarding the attenuation ponds.
- V/2024/0103 Linby Kennels – Cllr Ireland advised this falls outside of the Conservation area in Linby and comes under Ashfield. PC have no further comments.
- 2024/0115TCA The Old Rectory. Fell Beech. The owner has advised the tree is diseased at the base and needs to be felled due to safety as if it could fall into the road.
- Linby Lane Property – Members of the PC met onsite with Cllr Bestwick, Mike Avery (Head of Planning) and the Conservation Officer. They advised the wall has permitted development rights so nothing more the PC can do. The owner advised they will render the wall and plant a hedgerow. Cllr Ireland reported they have been told they can apply for an article 4 directive which will give the conservation area more protection. Cllr Bestwick advised the request will go to Planning and then to Cabinet. He agreed to keep the PC updated.

20.0 Funding Update

20.1 Bank Balances

Current: £8,173.65

CIL: £7,619.85

Savings: £20,685.64

20.2 Payments and Receipts

Payments:

10/01/24	GBC – Trade sweep (Nov)	£43.32
10/01/24	J Brothwell – Reimburse for items bought for Carols event	£34.13
11/01/24	Leisure Lites – Christmas lights	£295.20
11/01/24	Leisure Lites – Christmas lights	£141.00
25/01/24	E Gretton – Reimburse for garden waste bin renewal	£40.00
25/01/24	Urban Vision – Planning response 29 Church lane & Ashfield Local Plan	£660.00
31/01/24	NALC – Subs	£195.60
31/01/24	Howard Marshall Engineering – Full mower service, repairs	£659.46
01/02/24	E Gretton – Jan wages & home office expenses	£587.97
01/02/24	NCC Pension Fund – Jan	£158.96
22/02/24	D Taylor – Marquee cover for Carols Concert (Scouts)	£150.00
01/03/24	E Gretton – Feb wages & home office expenses	£587.97
01/03/24	NCC Pension Fund – Feb	£158.96
01/03/24	Dice Consulting Engineers Ltd – Drainage review Top Wighay	£1,560.00
05/03/24	Hydro App Systems Ltd – WIPs, Tubes, Canes, Planting	£600.00
	Total	£5,872.57

Receipts:

15/02/24	HMRC – VAT reclaim	£1,095.83
25/02/24	GBC – Donation toward a barrel	£300.00
	Total	£1,395.83

20.3 Payments for approval

W Lewis – Reimburse for padlock & petrol for mower £35.00

Gedling Legal – Professional Services re: unadopted land £126.00

Urban Vision – Planning Response for 2023/0872 Land at Top Wighay Farm £660.00

TSOHost – Domain renewal £9.54

21.0 Councillor's Reports

None

22.0 Date of next full Council meeting

The date of the next meeting is Monday 13th May 2024 and includes the AMPC (Annual Meeting of the Parish Council)

The meeting ended at 21.00

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council