

LINBY PARISH COUNCIL

Minutes of the Council Meeting held Monday 23rd May 2022 held at Brooke Farm, Linby

Present: Councillor's D Ireland, C Hardstaff, W Lewis, S Molsom, E Tunstall, J Parker, C Harrison and the Clerk.

1.0 Apologies for Absence

Cllr's C Barnfather (GBC, NCC), M Smith and S Murray (GBC)

2.0 Declarations of Personal and Prejudicial Interests

Cllr C Hardstaff – Planning application 2022/0501 – Land off Hayden Lane

3.0 Approval of the minutes

The minutes of the April meeting were approved by the Parish Council and signed by the Chair Cllr D Ireland and Vice-chair Cllr C Hardstaff

4.0 Matters arising

4.1 Collapsed stone at short dock

Sharon Kirk at Via contacted the Clerk and advised that the Bridges & Structures Team has inspected the dock and advise there is no immediate danger so no safety works are required at this time.

5.0 Open Forum

None

6.0 Antisocial Behaviour in the parish

None

7.0 Traffic & Road Safety

Cllr Ireland reported she forwarded the Hayden Lane Access application to the Traffic Consultant Chris Bancroft who advises it is difficult to argue against the data that has been presented. It was agreed we would not employ Bancroft Consulting to assess the application.

The main issue we face is that the sites coming through planning, not just in Gedling but also in Ashfield, are looked at in isolation and as such, as stand alone sites, the data is not too impactful. However, when you pull all the sites together, such as Top Wighay, Rolls Royce, Land North of Papplewick Lane and other developments in Hucknall, you would see a different picture. A strategic traffic assessment for the Hucknall area including the GBC sites needs to be completed if it has not already been done.

Cllr Ireland commented that Linby PC last looked at the traffic issues the parish faced back in 2017 when they were creating the Neighbourhood Plan. Chris Bancroft has recommended the PC run a traffic count, so that with the Greater Nottinghamshire Growth Strategy coming through next year, it builds up a picture. The PC agreed for Chris Bancroft to provide costings.

Cllr Ireland asked the Clerk to contact Alison Gibson and Joanna Gray at GBC to see if the Greater Nottingham Transport Model has been recently updated and if it includes the Hucknall area so we can see a picture for the housing sites that GBC and ADC are allocating around the area.

8.0 Service Road: Middle access – PC to discuss barrier/blocking off

Cllr Ireland reported the recent issue where a van used the middle access and churned up the grass at Top Cross when trying to turn. This isn't the first occasion this has happened and she asked whether the PC would consider blocking off the access. The PC discussed various options and agreed to investigate extending the grass from the docks to the Cross. They asked the Clerk to

contact Via for advice and advised that they will carry out a consultation with nearby residents should the project be acceptable.

9.0 CIL Projects – Restoring the footpath in front of the Horse & Groom pub - Update

Cllr Ireland reported Jason Morden, Conservation Officer at NCC has suggested the joints on the stone should be 6-10ml. Cllr Molsom commented he is strongly against this as it will not fit in with the rest of the village. He commented it is a modern metric gauge, which isn't the nature of the stone flag footpath at all, and 10ml gauge joints will change the look completely.

He agreed to contact a colleague for further information and contact Jason Morden. The Clerk to contact Paula Johnson at Via to find out whether the PC will need permission since the land is owned by NCC. The Clerk advised she has spoken to Rory at RTB Groundworks regarding the Section 171 Consent and Works notice and he will arrange for them to be completed ASAP.

10.0 NCC Local Community Fund update

The PC advised the cost for the kerbs would be £500.00. The Clerk to include this within the grant application.

11.0 Culverts Inspection update

Cllr Lewis advised that when the culverts were inspected they found further a blockage, which has now been cleared. Cllr Lewis spoke to the contractors, as the docks on the other side of the road will no doubt also have blockages. The contractors advised that it was on their radar. The Clerk to contact Cllr Barnfather re: when Via can map the culverts. Cllr Ireland commented the PC would ideally like a copy of the report for the website.

12.0 Lengthsman Scheme / Green Spaces Maintenance

Cllr Lewis reported all going well with the Scheme. Andy is allocated to cut the grass in the village/parish fortnightly and strim monthly. Once a month he will maintain the docks.

13.0 Heritage Centre

Cllr Lewis reported the new hedges are growing. Robert Marshall advised he would provide mulch to suppress the weeds. Cllr Lewis advised the wildflowers are starting to appear and will hopefully provide a good display this year. He advised he has been given an IBC water butt and has purchased an adapter that can fit to a hose connector.

Public open days update: The PC were unable to open on 1st May. Next dates are 3rd July and 4th September.

14.0 Lights at Top Cross – Update

Cllr Lewis to pursue.

15.0 The Queen's Platinum Jubilee Celebrations

The PC to meet on Sunday to decorate the village. Cllr Lewis advised the beacon has been made. It will be erected on the Village Green and will be lit on Thursday 2nd June at 9:45pm. The Clerk to complete the risk assessment. Linby Village will host a street party on the Service Road on Sunday 5th June, 1pm.

16.0 PC Marquee

Cllr Lewis advised the PC's marquee is in a poor state and asked if the PC will consider purchasing a new pop-up gazebo. He advised Papplewick Parish Council and the organisers at Papp Fest have all agreed to purchase a gazebo and these can then be linked together for events. The cost is £480.00 each. The PC agreed to utilise the money raised from the Bonfire event.

17.0 Bonfire Event

Cllr Lewis confirmed the Village Hall have agreed to be part of this year's event alongside both PC's.

18.0 Website update

Cllr Harrison confirmed the website is almost complete, and once it has been tested, it will be ready to go live.

19.0 Top Wighay

Cllr Ireland circulated a document detailing the S106 agreements that are allocated to the housing sites Strata, Land North of Papplewick Lane (and the additional 18 houses) and Top Wighay.

She asked the Clerk to forward the document to GBC to find out what the status is with the S106 contributions at the Strata and the Land North of Papplewick Lane site with some of those agreements having been established for a few years.

Regarding the Strata site, the PC discussed the provision for education, which only equates to 8 children. Cllr Harrison to find out how many primary/secondary age children there are on the 38 housing development so the PC can assess if the contribution was inadequate for the size of the development. Cllr Ireland reported £39,082.20 is allocated towards the maintenance of open spaces for a period of 10 years. She advised the PC aren't aware of any management company who maintain the green spaces and asked whether the PC could apply for the S106 to pay for the lengthsmen who currently cuts the grass and trims the hedges as well as utilising some of the money within the village to maintain those green spaces. Also the £94,093.02 in lieu of the provision of on site open space, which is to be used by the council towards the improvement or provision of open spaces/ recreational facilities within a radius of 2Km from the centre of the development. The PC have requested has this money been used and if so what for and is there a time period when it can be utilised.

The PC discussed the Land North of Papplewick Lane site and the S106 Open Spaces offsite contribution and asked the Clerk to contact GBC to clarify what the open spaces offsite payments are. The report shows the Ecology Park is managed by a committee of representatives' incl. the owner, GBC and other relevant organisations. The PC advised they would like more information on this. Cllr Ireland asked the Clerk to request information on the Primary Health Contributions and whether it has been utilised by the CCG within the Hucknall area.

Top Wighay – the Clerk to contact GBC to find out what the CIL will be on this site. The PC discussed the report and noted that a primary school will not be built until the 200th house is built. The contribution towards Primary Health will be paid in instalments after the 200th, 400th and 600th dwelling is built. The bus contribution of £500,000 will be paid in instalments, after the 200th dwelling is built – Cllr Ireland commented there will be a lot of houses built before they start seeing the sustainability of the site. The PC were pleased to see that the contribution for a Toucan Crossing on Wighay Road will be paid prior to the 1st dwelling.

20.0 Correspondence

Maintenance of the Churchyards

A member of church contacted the Parish Council asking for support with mowing of both Churchyards, either through utilising the PC's Lengthsman or through asking parishioners if they can assist on a voluntary basis. The PC advised they were unable to assist financially or use the PC's allocated Lengthsman hours, however, they will circulate an email to the parish asking for volunteers. Cllr Lewis to pursue.

21.0 Planning

21.1 Applications received:

V/2022/0350 – Ashfield District Council

Proposal: Access from Delia Avenue and Dorothy Avenue for 135 dwellings

The PC requested an extension to comment. ADC agreed, new deadline is 17th June.

2022/0501 – Gedling Borough Council

Proposal: Full planning permission for 135 dwellings with access from Delia Avenue and Dorothy Avenue.

The PC requested an extension to comment. Awaiting response from GBC.

Cllr Ireland advised the application is for 135 homes instead of the 120 homes, which was the original figure. Hannah Barter at Urban Vision has been employed to respond to the applications on behalf of the PC.

21.2 Linby Kennels Application Update

Cllr Ireland reported the applicant agreed to pay the S106. The application was referred to the Secretary of State, however the response from Rt. Hon. Mark Spencer was that the Secretary of State would not call the application in because it has not met the threshold. Cllr Ireland has followed this up with Mark Spencer and discussed she was disappointed by the response from the Housing Minister, Rt. Hon. Stuart Andrew and that the building on green belt at the Linby Kennels did not meet the threshold for calling it in.

Cllr Ireland stated we are in a situation that the council officers are making the right determination in refusing the application, however, the councillors who sit on the planning committee appear to be going against the NPPF in approving this application. This application does not meet the special circumstances that are required to build on such green belt.

Cllr Ireland stated it is getting extremely worrying that Ashfield now have a precedent that they can build on green belt with no comeback from the government and if they do not want to adhere to the government's NPPF then there is no recall.

Mark Spencer agreed to follow up in view of organising an on-site visit.

22.0 Funding Update

22.1 Bank Balances

Current: £19,490.62

CIL: £5,917.39

Savings: £23,604.98

Payments:

13/04/2022	Boston Seeds - Wildflowers for Heritage Centre	£186.99
14/04/2022	BHIB - Parish Council insurance	£538.09
14/04/2022	Ravenshead Parish Council - Over allocated hours for lengthsman	£131.25
19/04/2022	BHIB - Mower insurance	£199.95
20/04/2022	W Lewis - Reimburse for PC secateurs	£31.99
20/04/2022	NCC - Miner to Major Hedges Project - see receipts (3)	£411.00
01/05/2022	E Gretton - Apr wages and home office expenses	£531.05
04/05/2022	W Lewis - Reimburse for petrol for mower	£27.92
05/05/2022	B Woodcock - Internal Audit	£131.25
11/05/2022	Malfords - Cut grass bank	£120.00
18/05/2022	NALC - Planning Event	£40.00
18/05/2022	CGM Group - Weed spraying, roundabout & 3 x access roads	£103.20
18/05/2022	Southern Electric - Heritage Centre Electricity	£41.61
	TOTAL	£2,494.30

Receipts:

12/04/2022	The Tree Council - Hedge Planting grant (see invoice)	£411.00
20/04/2022	Gedling Borough Council - Precept	£14,897.00
18/05/2022	HMRC - VAT Reclaim	£836.25
	TOTAL	£16,144.25

22.2 Internal Audit Report

The internal audit has been carried out by Barrie Woodcock. There were no matters arising from the 2021/2022 internal audit.

22.3 Approval of the Exemption Certificate

The Exemption Certificate was approved by the Parish Council and signed by the Chair, Denise Ireland. The Clerk to submit to PKF Little John.

22.4 Approval of Annual Governance Statement 2021/2022

The Annual Governance Statement was circulated to the Parish Council prior to the meeting. The Parish Council agreed and approved the Annual Governance Statement. The document was signed by the Chair, D Ireland.

22.5 Approval of Accounting Statements 2021/2022

The Accounting Statement was circulated to the Parish Council prior to the meeting. The Parish Council agreed and approved the Accounting Statement 2021/2022. The document was signed by the Chair, D Ireland.

23.0 Councillor's Reports

23.1 Papplewick PC request for CIL for proposed footpath/crossing Linby Lane

Papplewick Parish Council put in a request to Linby PC for CIL monies to be allocated towards the proposed footpath/crossing at the Linby Layby. Cllr Lewis met onsite with Cllr Walker from Papplewick PC, Cllr Barnfather and Paula Johnson at Via to discuss the proposal last year.

The PC advised their current CIL receipts are being used to fund the restoration of a section of footpath outside of the Horse & Groom Pub. They advise all the footpaths within Linby village require work and future CIL monies will initially be used towards restoring them. Therefore, at the present time, Linby PC are unable to assist. The Clerk to write to Papplewick PC.

24.0 Date of next meeting

The next meeting is Monday 13th June commencing 7.30pm at Brooke Farm, Main Street, Linby.

The meeting ended at 21:20

Signed
Chair of the Parish Council

Signed
Vice-Chair of the Parish Council