

# LINBY PARISH COUNCIL

## Minutes of the Council Meeting held on Monday 27<sup>th</sup> November 2023 commencing 7:30pm at Brooke Farm, Linby

**Present:** Cllr's D Ireland (Chair), C Hardstaff (Vice-Chair), W Lewis, J Parker, S Molsom, C Harrison and L Gretton (Clerk). Cllr's C Barnfather (NCC), S Bestwick (GBC), M Smith (GBC)

Members of the public: 2 - Elliott Mizen (Vice Chair of School Governors Linby-cum-Papplewick school & Transport Facilities Manager at NCC) and resident of Warp Mill

### **1.0 Apologies for Absence**

Cllr E Tunstall

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

Cllr C Hardstaff – Top Wighay – Greater Nottingham Strategic Plan

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

The minutes of the September 2023 meeting were approved by the Parish Council and signed by the Chair Cllr D Ireland and the Vice-Chair, Cllr C Hardstaff

### **4.0 Matters arising**

#### **4.1 CGM Weed Treatment in the village**

Cllr Lewis advised they have not been out, possibly due to the wet weather. The PC agreed to leave it now until the Spring.

#### **4.2 S106 Contributions - Green space behind the Horse & Groom pub**

Cllr Ireland advised this will not be pursued at the present time due to the pub closing.

### **5.0 Open Forum**

#### **5.1 Flooding**

A resident of Warp Mill in Linby parish attended the meeting to discuss the flooding they had experienced during storm babet where the outbuildings were flooded. He advised the river Leen runs through the weir in their garden and they are the main pinch point coming out of Hucknall. It's the first time this has happened in 50 years, however he advised he has noticed the rise in water levels year on year. He commented the culverts are not fit for purpose and enquired whether they can investigate opening the old water route, as it has previously been re-routed to a new culvert. He's aware the cost would likely be around quarter of million pounds. The resident advised the pinch points are Warp Mill, Castle Mill and Grange Farm, which also flooded. The PC reported how severe the flooding had been in the village, all around the parish and extremely bad in Hucknall. They advised the docks in the village couldn't cope with the amount of rain. Cllr Ireland commented with the volume of housing being built on the surrounding farmland, the risk of future floods increases further. A lot of the streams coming off Top Wighay come down through the village and with further developments at Land North of Papplewick Lane – the Bellway estate that has been built, another 131 homes to be built along with a further application for 30 houses, the archaic culvert system running through the parish cannot cope. Cllr Barnfather commented there had been serious flooding all over the county including 670 homes that were internally flooded and families needed to be evacuated. He advised properties were flooded in Ravenshead, none in Newstead or Bestwood, though roads were flooded everywhere. He advised NCC are focusing their attention on the properties that were internally flooded, rather than garden flooding. He commented the Flood Resilience Team will contact those that have been flooded including the resident of Warp Mill and two Councillors. He advised they have pots of funding available, and though they can't redirect water courses, they can look at measures to combat flooding such as watertight doors and offer other support where it's required.

Cllr Barnfather commented the culverts were never constructed to take such volume of water as seen during the recent storms; it's not that they are not functioning correctly. He advised rebuilding and redirecting the watercourses may be significantly more costly than is realised. Linby Main Street would cost huge sums of money. He advised the properties that were internally flooded will take priority. He advised any flooding issues should, in the first instance, be alerted to NCC as they are the lead flood authority. Cllr Harrison reported that the gardens at the Strata Estate were flooded. She advised that Balfour Beatty had confirmed that all the earth work at Top Wighay had failed, and the attenuation ponds overflowed. Cllr Barnfather commented it's better that these issues have been identified at this stage of the development so they can be addressed.

### 5.2 Linby School Admissions

Mr Mizen thanked the PC for their support. He advised the banner is currently situated in Papplewick. He reported some school spaces have been filled, however there is still a lot of work needed to increase the intake for next September.

## **6.0 Antisocial Behaviour in the Parish**

### 6.1 Speeding

Cllr Harrison advised speeding continues to be an issue and commented the racers are still congregating at J27. Cllr Barnfather agreed to check whether the injunction is still in place.

## **7.0 Traffic & Road Safety**

### 7.1 Linby Traffic Study update

No updates – remove from Agenda

### 7.2 School crossing update

Cllr Barnfather advised that Via have confirmed work has started on a feasibility study and are hoping to get it in place for the 2024/25 work programme.

### 7.3 Bus stop visibility update

Mr Mizen advised the plates have been relocated to the side of the bus stop. No further action at this stage.

Cllr Smith advised of an 'on-demand scheme' for bus services which don't get a lot of use and often running empty buses. The pilot scheme has been extremely successful in Rushcliffe and will be rolled out to other services, including the 141 route. He advised the scheme is a bit like a mini bus, where people can phone or use an app to book a bus.

### 7.4 Linby Docks, ownership of repairs update

The PC advised the docks have been damaged again. Cllr Barnfather advised it is the responsibility of NCC to carry out repairs and in the first instance, the Clerk should contact Phil Knight in Bridges & Structures to authorise the repairs.

## **8.0 CIL Projects & Finance**

Cllr Ireland confirmed receipt of the Cil for £7,615.87. A further payment is expected in the spring.

## **9.0 S106 – Open Green Spaces Projects – Update**

The Heritage Centre project is now complete. Cllr Ireland advised the remaining balance is £629.27 which will be used to make the land right. There may be money available for wildflower seeds and a perching bench. Cllr Lewis to pursue costings and circulate to the PC.

## **10.0 Lengths man Scheme & Green Spaces Maintenance**

Jobs to do include finishing the lampposts and trimming roses at the end of the docks. Cllr Lewis advised the Chafer grub control will be pursued again next year. He advised another round of feed is required this year and agreed to pursue. The PC advised the hedge near the football club on Church Lane has now been trimmed.

### **11.0 Flooding in Linby Parish**

Discussed in Open Forum

### **12.0 Bonfire Event 2023 update**

Cllr Lewis reported the event was cancelled due to the weather. The payment for fireworks will be carried forward to next year. Cllr Ireland requested an up-to-date spreadsheet of payments made and any outstanding monies. Cllr Lewis to liaise with C Hesketh and circulate details.

### **13.0 Christmas, incl Carols around the Tree event**

Cllr Lewis advised the band is booked as is the marquee. He had circulated to the PC an email advising they do not require NSART to be present due to the size of the event. The Clerk to update and circulate the risk assessments to the PC for review and contact the Police to make them aware of the event. The event will take place on Monday 11<sup>th</sup> December, commencing 7pm. Brooke Farm shop will open late.

The PC commented on the great Christmas tree and new LED lights. Cllr Lewis advised there are gaps in the lights near the service road and has requested new strings. The Clerk advised she hasn't yet received the Christmas lights certificate from Via and will continue to chase them.

### **14.0 Top Wighay – Allocated land**

No updates. Cllr Barnfather advised there is a briefing on 13<sup>th</sup> December, and he will report back to the PC at the January meeting.

Cllr Ireland advised the hedgerows have been planted behind the timber fence

### **15.0 Top Wighay – Greater Nottingham Strategic Plan**

No updates

### **16.0 Correspondence received**

*All correspondence has been circulated prior to the meeting*

### **17.0 Planning including new applications received**

#### **2023/0626 Church Lane**

Hannah Barter, Urban Vision has responded to the application on behalf of the PC. She advised the Heritage Statement was very poorly written. The PC to liaise with the developer to discuss the possibility of building bungalows instead of four, 4-bedroom homes.

#### **2023/0443 1 Church Lane Update on planning application**

Cllr Ireland reported Highways have raised concerns regarding access onto the site.

#### **2022/0501 Full planning permission for 131 dwellings with access from Delia Avenue and Dorothy Avenue. Land off Hayden Lane, Linby – approved at planning meeting on October 23**

Cllr Ireland reported this has been approved, though initially it was for 120 dwellings.

#### **2023/0233 – Residential development of 30 dwellings with associated infrastructure, open space, and landscaping – ongoing**

Cllr Ireland reported the pocket of woodland has been completely cleared to make way for 30 dwellings. Local residents are very unhappy that further dwellings are to be built and more green space removed. Cllr Ireland commented the applicant cleared the site of all trees and then had a tree survey. She questioned the integrity of the application.

#### **2023/0740TCA Sherwood House, Tree pruning.**

Linby PC have no objections.

## Other planning matters

Works are being carried out at a property on Linby Lane in Linby which the PC feel is not permitted within the Conservation Area. The PC have contacted Phil Thompson, the Enforcement Officer at Gedling Borough Council to investigate the matter urgently. He advised the work is permitted within the rules and regulations. The PC have contacted Hannah Barter, Urban Vision for advice. Cllr Ireland forwarded the correspondence between the PC and the Enforcement Officer to Cllr Bestwick to investigate.

## **18.0 Funding Update**

### 18.1 Bank Balances

Current: £16,361.91

CIL: £7,619.85

Savings: £20,685.64

### 18.2 Payments and Receipts

Payments:

15/09/2023	Jack Garratt - Bank Strimming	£100.00
15/09/2023	A Sharpe (Lengthsman) - Repaint Village Lampposts (top up pay)	£75.00
15/09/2023	Susan Stack - Internal Audit	£110.00
18/09/2023	John A Stephens – Cement Heritage Centre Project	£103.60
18/09/2023	W Lewis - Petrol	£26.25
19/09/2023	D Ireland - Reimburse for Steel ground anchor	£36.00
19/09/2023	D Ireland - Reimburse for Plate compactor hire	£36.00
19/09/2023	P&J Plant Services	£600.00
20/09/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£2,250.00
20/09/2023	P M Moriarty - 1 x 8t 360 - Heritage Centre Project	£1,200.00
20/09/2023	E Gretton - Reimburse for Microsoft subscription (split with PPC)	£30.00
20/09/2023	Luke Wagg - Labour	£880.00
20/09/2023	Semgas Ltd - Outside tap at Heritage Centre	£175.00
21/09/2023	John Wagg Builder - Cobbled road to Heritage Centre	£2,000.00
21/09/2023	John Wagg Builder - Fuel	£160.10
21/09/2023	Colson Transport Ltd - Grab & skip hire - Heritage Centre	£1,692.00
01/10/2023	E Gretton - Sept wages & home office expenses	£549.71
01/10/2023	Nottinghamshire County Council Pension Fund - Sept	£148.52
28/09/2023	D Ireland - Reimburse for compactor hire	£36.00
02/10/2023	NG15 Handyman (T Ireland) - Work at Heritage Centre	£3,250.00
02/10/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£1,250.00
03/10/2023	Frank Key - Track Barrow hire	£147.60
05/10/2023	Papplewick & Linby Village Hall - Fireworks payment	£1,000.00
09/10/2023	Boston Seeds - Wildflowers	£370.99
09/10/2023	Royal British Legion - Wreath	£22.25
09/10/2023	Gedling Borough Council - Trade sweep Sept	£43.32
09/10/2023	W Lewis - Petrol	£27.64
17/10/2023	W Lewis - Reimburse for resin	£6.74
17/10/2023	John Wagg Builder - Cobbled road to Heritage Centre	£3,000.00
17/10/2023	Birchover Reclamation - cobbles	£6,000.00
18/10/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£1,250.00
18/10/2023	Howard Marshall Engineering - Design, Manufacture tap enclosure box	£834.00
18/10/2023	Leisure Lites - Re-dress LEDs	£3,036.00
19/10/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£150.00
24/10/2023	Severn Trent - Water connection Heritage Centre	£1,072.32
26/10/2023	Andrew Sharpe - Laying cobbles - Heritage Centre Project	£352.50
31/10/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£1,000.00

01/11/2023	E Gretton - Oct wages & home office expenses	£549.71
06/11/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£840.00
06/11/2023	Gedling Borough Council - Trade sweep (Oct)	£43.32
07/11/2023	D Ireland - Reimburse for chains for benches (Heritage Centre Project)	£37.89
07/11/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£500.00
14/11/2023	PKF Littlejohn - External Audit	£378.00
14/11/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£750.00
14/11/2023	A1 Minimix Concrete Ltd - Heritage Centre Project	£250.00
14/11/2023	Andrew Sharpe (Lengthsman) – Postcrete – Heritage Centre Project	£112.80
14/11/2023	Trade Waste Limited (A1 Skip Hire) - Heritage Centre Project	£290.00
14/11/2023	John Wagg Builder - Heritage Centre Project	£6,000.00
14/11/2023	W Lewis - Reimburse for Petrol for mower	£27.64
21/11/2023	Joe Walker Haulage – Tree delivery	£80.00
21/11/2023	Reuben Shaw – Christmas tree	£540.00
	<b>TOTAL</b>	<b>£43,420.90</b>

Receipts:

05/10/2023	Co-operative Bank - Interest on Savings account	£146.20
05/10/2023	Co-operative Bank - Interest on CIL account	£0.03
02/11/2023	Coronation Event - Money raised from event	£2,760.00
10/11/2023	Gedling Borough Council - CIL Receipt	£7,615.87
12/11/2023	HMRC - VAT reclaim	£9,905.93
	<b>TOTAL</b>	<b>£20,428.03</b>

18.3 External Audit update

The Clerk advised the audit is now complete. All notices and documentation are available to view on the website. Cllr Ireland thanked the Clerk for her work on the audit this year.

**19.0 Councillor's Reports**

19.1 Charitable work from QTS

Cllr Lewis reported he has been in touch with a company called QTS on Robey Close, who have agreed to provide charity work within the community. He advised they can clear out the docks on an annual basis and clear out the drains. They have agreed to provide new fencing on Waterloo Road where the fence has collapsed.

19.2 Repairs to waste pipe

Cllr Ireland reported Severn Trent Water are repairing the waste water pipe between 4<sup>th</sup> – 8<sup>th</sup> December.

19.3 New PC email address

Cllr Ireland asked Cllr Harrison and the Clerk to create a government email address for the PC.

19.4 Linby PC website on Search Engine

Cllr Ireland advised the website is still not showing in a search engine. The Clerk to contact Sam Briggs at Vitty.

19.5 Poppies

Cllr Lewis requested the Clerk to purchase 12 lamppost poppies and advised the small red bench poppies also need replacing.

19.6 Bi-monthly meetings

The PC agreed to continue with bi-monthly meetings in the new year.

**20.0 Date of next full Council meeting**

The date of the next meeting is Monday 8<sup>th</sup> January 2024, 7.30pm at Brooke Farm, Main Street, Linby.

**The meeting ended at 21.10**

Signed .....  
Chair of the Parish Council

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