

Meeting of Hodsock Parish Council

Minutes of **Hodsock Parish Council Meeting** held on the 10th Nov 2025 at Langold Village Hall, the meeting commenced at 5:00pm.

Council Members & Officer Present:	Cllr Sandy Walker	Chairman
	Cllr Graham Coe	Vice-Chair
	Cllr Gill Freeman	Cllr Jack Bowker (arrived 77/25)
	Cllr Sam Perkins	Cllr Nick Smith
	Cllr Mel Morris	
Also, Present	Ed Knox	Clerk/Responsible Financial Officer
	Gill Freeman	District Cllr
	Hana John	County Cllr
	Kath Walker	Chairman of LVHMC for item 54/25

70/25 To Receive Langold Village Hall Management Committee (LVHMC) Report

A member of the Committee advised an update:

- Bingo is doing well; however, the Slimming World Group has now ended.
- In preparation for the LVHMC 2026/27 budget, the committee will be renting out the office and having an increase to the hire rates in line with other halls in the area. However, a further £2,000 is required from the Parish Council, raising the precept requirement from £19,000 to £21,000.
- Fire Service are coming along shortly to undertake a spot check; the fire escape maps will be updated to include zones by the fire equipment service company.
- Following a course on Legionella monitoring, additional checks have now been written into the job description of the hall caretaker, which includes flushing through of taps.
- Following a course on the new Martyn's Law which has the most effect on venues with a capacity of 200+ people, there was a requirement for internal thumb turn locks to be fitted to the doors of the village hall. This will then make the hall comply with the new law. The cost of which to be borne by the Parish Council (as it is structural changes), LVHMC Chairman to arrange.

71/25 To Receive District & County Councillors Reports

Dist Cllr Freeman: Advised that she is looking into the possibility of a District Council play area on Knott End. Several faulty street lights have been reported to Notts County Council for repair. Cllr Walker and Dist Cllr Freeman recently attended the online meeting with Bassetlaw Council regards the Local Govt Reorganisation in 2027/28 to form the new Unitary Authority which will replace the District and County Councils. Cllr Walker asked the Clerk to reach out to Blyth, Oldcotes & Carlton parish councils to ask if they are willing to form a temporary local cluster group, sending 2 Cllrs from each parish to meet in person or virtually to discuss and write down all questions/concerns their parishes have, for example will it affect Lengthsman, St Cleaning, Cemetery Grants etc? Will any assets (benches/bins/flower planters/play equipment currently District or County owned etc) or land be transferred to parish councils?

County Cllr John: Advised the following:

- Cllr John will pass on the petition for the speed limit reduction from 40mph to 30mph to the end of the new houses towards Oldcotes.
- Has visited the Library and the Family Hub, the library needs renovation and ideally NCC would like to relocate it and the Family Hub to a new location in Langold.
- Looking at what sports facilities there are in Langold, can they be improved?

➤ Adjournment – (15-Minute Maximum) Public Forum

None.

72/25 To Approve Apologies for Absence

Cllr Walker **Proposed**, Cllr Coe **Seconded** and the council **resolved** to accept the apologies of Cllr Hamilton. Cllrs Wilkinson & Batey did not attend.

73/25 To Record Declarations of Interest in any items to be discussed

None

74/25 To Approve the previous meeting Minutes

After discussion, Cllr Freeman **Proposed**, Cllr Coe **Seconded** and the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting.

75/25 To Discuss the Neighbourhood Plan

The Clerk has emailed the Neighbourhood Planner for an update on the solar element of the query, also whether the existing plan (or any plan) can restrict the number of HMOs (Houses of Multiple Occupancy) or is the Local Plan the protection from this? Also is the Know Your Place process beneficial when a Neighbourhood Plan is already in place. The Neighbourhood Planner has advised:

“HMO’S:

In short, Neighbourhood Plans do not have control over HMOs, but new HMO proposals in the District would be considered against the Bassetlaw Local Plan and the HMO SPD. Although they do not directly restrict the number of HMOs, they restrict overconcentration and help manage parking and amenity issues.

- *The Hodsock & Langold Neighbourhood Plan
The Plan does not have policies to restrict the number of HMOs.*
- *The Bassetlaw Local Plan 2020 - 2038
The Bassetlaw Local Plan Policy 31 Houses in Multiple Occupation part1 (pages 128 and 129) requires new proposals in the District to manage noise, waste storage, and parking space provision, but it does not directly restrict the numbers of HMOs.*
- *The emerging HMO Supplementary Planning Document (a consultation started on 17 September and closes by 29 October 2025)
The HMO Supplementary Planning Document, which provides further guidance of the Local Plan, requires written evidence to justify a loss of a residential dwelling for the conversion of an existing dwelling to an HMO. Also, overconcentration, layout, and parking will be taken into account when determining a planning application for a HMO. It should be noted that depending on the comments received the SPD might be changed. It has no weight in decision-making at the moment.*

** The National Planning Policy Framework (NPPF) does not contain any specific policies for HMOs. I would think it unlikely that a neighbourhood plan would be able to add anything to the existing / proposed District-wide position on HMOs.*

Solar:

Without a proposal to consider, it is difficult to assess specifics, but there are a number of factors that would have an impact. Local Plan Green Gap 2 (Local Plan Policy ST36) covers all of the land surrounding Langold itself, running right up to the settlement boundary. Policy ST36 requires that any proposals in areas covered by this designation are accompanied by a landscape statement that demonstrates how the development will reinforce the specific landscape qualities of the green gap and will not lead to physical or visual coalescence of individual settlements. Proposals would also need to be compliant with Local Plan Policy ST35: Landscape Character. Local Plan Policy ST49 is supportive of renewable energy schemes, subject to the satisfactory resolution of all relevant site-specific and cumulative impacts, namely:

- a) location, setting and position in the wider landscape, resulting from its siting and scale;*
- b) natural and heritage assets and their settings;*
- c) air and water quality;*
- d) hydrology and hydrogeology;*
- e) the best and most versatile agricultural land;*
- f) existing highway capacity and highway safety;*
- g) noise, light, glare, smell, dust, emissions or flicker;*
- h) aviation and radar;*
- i) recreation and local amenity.*

It would be for the applicant to demonstrate how they have addressed the above points in any planning submission.

Know your Place:

We have undertaken Know your Place activities with a range of communities, and it has proved particularly effective where the review of an existing neighbourhood plan has been under consideration. It provides a useful check-in with the community at-large, as a complement to any activities the parish council is doing to monitor the effectiveness of their neighbourhood plan.

The aim is to have a conversation about local issues, and then to see if or how these could be addressed.

Reviewing an existing neighbourhood plan might be an effective response – but equally it might be concluded that this wouldn’t be necessary / effective. When running these events, we’ve generally had the existing NP policies on display, allowing them to be part of the conversation / allowing people to add their views and suggestions.

The following NP reviews have all been initiated through KYP activities (before the Central Govt pulled all funding):

[Carlton in Lindrick](#) (also: [KYP Report](#))

- *[Elkesley](#)*

- [Harworth & Bircotes](#) (also: [KYP Report](#))
- [Sutton cum Lound](#)

We've also recently held KYP events in [Blyth](#) and [Walkeringham](#) to help inform potential neighbourhood plan reviews.

However, there is no more grants or central govt funding for Neighbour Hood plans and their reviews. The Average cost of £15,000 would have to be covered via the precept."

Cllr Walker **Proposed**, Cllr Freeman **Seconded** and the council **resolved** to ask Bassetlaw District Council Neighbourhood Planner to start a Know Your Place process for Langold, with a view to commence it early in 2026/27, ideally with the Planner arranging open days at Langold Village Hall in May 2026.

76/25 To Discuss Speedwatch

At the previous meeting, Cllrs Hamilton, Walker and Perkins agreed to start the process and look for members of the public to help join the group. Cllr Hamilton advised by email that he's awaiting a reply from Notts Police regards the practical training. The Police will also need to then come to Langold and define the exact locations where speedwatch would be allowed to take place, and produce appropriate risk assessments and method statements.

Discussion was held regards the materials required (speed gun, go pro cameras, hi-viz's, signage etc) if Notts Police can advise the cost of these and where/which specific items to get, the PC will look to purchase these when the speedwatch members are ready to start. Cllrs Hamilton, Walker and Perkins to look into the costs.

77/25 To Discuss an update from the Youth Council & Youth Worker

At the previous meeting, Cllrs Hamilton, Morris, and Walker agreed to help organise a Youth Council, where young people aged 10 to 19 can be asked their views and ideas, on what they would like to see provided or happen in Langold, and to come up with costs for a Youth Worker to provide activities in the 2026 school holiday, the cost of which to be considered for adding to next year's Precept. Cllr Hamilton advised by email that he will be discussing with Notts County Council regards any funding.

After discussion Cllr Walker **Proposed**, Cllr Coe **Seconded** and the council **resolved** to park the idea of the Youth Council for now, and focus on the Youth Worker for the summer 2026 school holidays. Now Church have advised they are unable to help as a potential location for the Youth Worker and Cllr Coe is approaching the school. Cllrs Morris, Walker, Coe and Perkins to meet next week to finalise the specifics of what the Youth Worker is wanted to do and obtain a cost for this. It was also **resolved** to use some of the £8771 VAT refund currently held in reserves to fund the 2026 Youth Worker, if this is then proven to be a success, the PC will look to include the 2027 cost on the 2027/28 Precept.

78/25 To Discuss Maintenance of the areas outside the Legion

Cllr Walker advised that the Lengthsman recently tidied the area up in readiness for the Remembrance Sunday event. The Legion would like to improve the area replacing the old Notts County Council flower planters with a seating area, the Legion are happy to do the work. Cllr Walker asked County Cllr John to take this forward and provide her with a set of RAMS from the Legion for approval.

79/25 To Discuss the Best Kept Cemetery Competition for 2026

Cllr Walker summarised the results of the feedback from the 2025 competition showing Langold Cemeteries current strengths and weaknesses were. Cllr Walker advised that the recent works the Clerk has undertaken modernising the records and arranging with Pear Tech Ltd to create the online map will make the cemetery score higher in 2026. However, the lack recycling of waste would be a negative mark. Cllr Walker to approach BDC to ask if the cemetery can have brown bin so that dead plants and flowers can be recycled.

80/25 To Discuss Cemetery Memorial Safety Inspections

The ICCM have advised the following:

1. *How often must memorial inspections take place and what is the legal requirement to do so? (is it 5 yearly) -*
Yes at least 5 years is the period that inspection should take place
2. *Who must undertake these inspections, should it be a specialist memorial inspection company? Or will a NAMM registered memorial mason company do?*
Any competent person can undertake this – it does not have to be a mason or specialist, as long as the person undertakes it properly – we have a memorial management guide on our library and also offer training for undertaking this on your own site. You may employ someone to do this.
3. *Do you have a list of memorial inspection companies/contractors who you recommend?*
We do not I am afraid – we can quote for it or any BRAMM/NAMM mason may also quote for it

4. Once an inspection is completed, what can the parish council do with regards a memorial that has failed, and where it cannot locate the current memorial owner? (does the pc remove and dispose of the memorial, does it repair and restore the memorial etc?)

Please see our guide – we recommend staking and banding initially to make it safe if need be – however your role is to make the site safe, memorials may be laid down (face up) if need be, however, you do not have to repair and replace all failed memorials if the owners cannot be traced, but you should make your site safe https://www.iccm-uk.com/iccm/wp-content/uploads/2020/09/iccm_MM-Policy-Final-08-2019-2.pdf

5. What does the PC do when it writes to who it believes is the current memorial owner and receives either no response, or their response is they won't do the remedial work?

Many sites employ a certain time period for contacting people and awaiting a reply whilst also taking action to make the memorial, temporarily safe and reducing access to it

Again, if an owner cannot or will not make a memorial safe then the overriding health and safety aspect should be reviewed for the memorial

Cllr Coe **Proposed**, Cllr Bowker **Seconded** and the council **resolved** that Cllr Walker obtain a price to train an inspector, who can then be employed by the parish council to inspect and produce memorial inspection reports for the cemetery. The Council also suggested the idea that that person's services could then be potentially rented out to other parishes in the area with cemeteries.

81/25 To discuss an update on Langold Cemetery Matters

Cllr Walker advised that he is arranging a plaque to be made for the unmarked baby and child graves in Section J near the bottom fence.

The Clerk advised gave an update on the virtual map, it will be updated from the live database he works on, once a year by an upload by Pear Technology. Notice has been issued on the old unused reserved plots which are 70+ years unused, and 3 people have signed back their unused plots which are less than 70 years old. A family in Wales have reached out to say how they loved the new website map and will be replacing their grandfather's memorial stone.

Once the pollarding works by Toparia Environmental Ltd are completed this winter, Cllr Walker will be using some of the remaining Cemetery Maintenance reserves to remove the fencing into the Section M extension area.

82/25 Finance:

Payments & Receipts

After discussion of the Financial Information, circulated by email before the meeting, the council unanimously **resolved** to accept them as a true and accurate record and the Chairman signed the bank reconciliations and statements.

1. To Approve Payments:

The Council **approved** the following: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
Rent-A-Cut Ltd	Cemetery Maintenance & Liaison Officer Aug	£980
Rent-A-Cut Ltd	Cemetery Maintenance & Liaison Officer Sep	£980
Rent-A-Cut Ltd	Cemetery Grave Compacting & Topsoil I17 & H23	£288
Rent-A-Cut Ltd	Cemetery Load 24 tons of Spoil 3 skip loads	£402
Rent-A-Cut Ltd	Cemetery Transportation & disposal 24 tons grave spoil	£936
Rent-A-Cut Ltd	Cemetery Interment A30 Thomas	£129.25
Rent-A-Cut Ltd	Cemetery Interment A105b Newton	£129.25
Lili Waste Services Ltd	Cemetery Bin Service Direct Debit	£85.99
Toparia Environmental Ltd	Cemetery Tree Surgery	£3,342
Paints4Trade Ltd	Carparking Paint for V Hall & Cemetery 6 x 5ltr cans	£431.94
Member of Public	Cemetery Resale of EROB rights to G50	£280
Member of Public	Cemetery Resale of EROB rights to G71	£500
Member of Public	Cemetery Resale of EROB rights to G54	£36
Lengthsman	Cemetery 4 x Replacement Chainsaw Blades & Chain Oil	£126
Clerk	Mapping -Mileage 14 Visits Mapping Work for Pear Technology	£151.20
Photography Work	Mapping -30hrs work + mileage, editing, renaming 851 photos	£504
Pear Technology Ltd	Digital Mapping & Database	£6,642
Pear Technology Ltd	A0 Final Map Print Clerk Copy	£6
Pear Technology Ltd	Cemetery Searcher Online Map & Image Service	£1,128
RBL Poppy Shop	2 x Remembrance Wreaths	£44.98

Christmas Plus Ltd	Langold Christmas Lights Repairs 7 Items	£500.40
Christmas Plus Ltd	Langold Christmas Lights Repairs 4 Items	£390
Christmas Plus Ltd	Callout Following Storm Amy to Langold Lights	£162
Christmas Plus Ltd	70% Cost of Lights installation	£2,706
Langold V Hall Committee	2 nd Half of Annual Grant Payment to Village Hall	£9,500
Clerk	ASDA – Envelopes	89p
N.Glasby Electrical Ltd	Village Hall Electrical Safety Remedial Works	£696
Total Payments		£31,077.90

2. Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
Memories in Stone	New Memorial Plot A130	£250
Member of the Public	Cemetery Transfer of EROB G76	£40
Member of the Public	Interment & EROB A105b	£1,100
Whitakers Memorials Ltd	New Memorial Plot D224 + EROB Transfer	£290
Bassetlaw District Council	2 nd ½ Precept	£37,731.50
Bassetlaw District Council	2 nd ½ Concurrent Grant	£32.50
Bassetlaw District Council	2 nd ½ Street Cleaning Grant	£817
Bassetlaw District Council	2 nd ½ Cemetery Grant	£800
Unity Bank	Quarterly Interest	£459.19
HMRC	VAT Refund	£8,771.77
Openreach	Wayleave Payment Telegraph Pole Memorial Gardens	£10.50
Total Receipts		£50,302.46
<u>Unity Trust Bank</u>		
<u>Current Account</u>		£20,010.40
<u>Deposit Account</u>		£81,428.02
Grand Total All Bank Accounts		£101,438.02

Direct Debits (Cemetery Lilli Waste, Water Plus, Bank Charge) and Standing Orders for staff salaries including PAYE and Pension, previously **approved**.

3. To add Cllr Perkins to the Unity Bank Mandate:

Cllr Freeman **Proposed**, Cllr Bowker **Seconded** and the council **resolved** to remove Florence Batey and add Samantha Perkins to the Unity Bank Mandate for View, Authorise and Submit level of authorisation.

Budget/Ringfenced items:

• Christmas Lights	£4,550.37
• Cemetery	£11,569
• Total Earmarked Reserves	£16,119.37
• General Reserves/Operating Costs	£85,318.65
• Total	£101,438.02

83/25 To Review &/or Re-adopt formal documentation - Standing Orders

After discussion, Cllr Freeman **Proposed**, Cllr Coe **Seconded** that the Council **resolved** the adoption of the Standing Orders with immediate effect.

84/25 To move the Clerk email address to gov.uk to comply with Assertion 10

A new compliance requirement is coming in 2026 which Parish Council must adhere to known as Assertion 10, this is monitored via the external auditor. To comply a parish council must:

1. Comply with Data Protection UK GDPR and the Data Protection Act 2018
2. The website the parish council uses must comply with Web Content Accessibility Guidelines 2.2 AA standards
3. Adopt an IT Policy required to outline secure and lawful conduct for using digital devices and software, applicable to clerks, members, and other staff.
4. Councils must use a proper email address for the Clerk, an authority-owned generic email address, e.g. Every authority must have a generic email account hosted on an authority-owned domain, for clerk@abcparishcouncil.gov.uk and not personal or free services such as Gmail, Outlook, Hotmail, etc.

The parish council already complies with 3 out of the 4 requirements, and just needs to arrange for Hugo Fox Ltd to transfer the website to a Gov.uk domain name and replace the Clerk outlook email address with a Gov.uk email address, Hugo Fox can arrange this for £47.76 per year.

Cllr Perkins **Proposed**, Cllr Smith **Seconded** and the Council **resolved** that the clerk arranges the transfer create clerk@hodsock-pc.gov.uk with Hugo Fox.

85/25 To Note Dog Fouling Issues raised with Bassetlaw District Council

After discussion, Cllr Morris **Proposed**, Cllr Smith **Seconded** and the Council **resolved** that the PC purchases dog poo stencils to paint the pavements with, that Cllr Morris puts out a Facebook poll to see if the public would be interested in the parish council supplying dog poo bags and holders (as a one off) to try to reduce the amount of dog fouling, lastly Cllr Walker to approach Bassetlaw Council dog fouling enforcement team to see if they can come out to Langold to do anything to help improve the situation.

86/25 To Note any Planning Responses via the Scheme of Delegation

Since the previous meeting the parish council responded via the scheme of delegation as follows and also discussed the following at today's meeting:

- None which the parish council are statutory consultees for.

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 6:50pm.