



# Locking Parish Council

☎ 01934 820786

✉ clerk@lockingparishcouncil.co.uk

📍 The Parish Hall, Grenville Avenue,  
Locking, North Somerset BS24 8AR

Members of the Public and Press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 section 1 extended by Local Government Act 1972 section 100 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose and **providing that prior notice has been given to the Parish Clerk by 12noon on the Tuesday preceding the meeting.**

To: All members of Locking Parish Council:

Dear Councillors

You are summoned to a Full Parish Council Meeting of **Locking Parish Council, to be held in Locking Parish Hall, Grenville Avenue, Locking BS24 8AR on Thursday 4 April 2024 commencing at 7:30pm** when the following business will be transacted.

*Dawn Tremlett*

Mrs Dawn Tremlett  
Parish Council Clerk  
22 March 2024

## **PUBLIC PARTICIPATION**

**To receive and hear any person who wishes to address the Council, upon prior notice being received** (*The Chairman will select the order of the matters to be heard, each speaker will be limited to a period of 3 minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).*)

- a) Member of the Public – Internal Audit
- b) Unitary Cllr/Liaison Officer Report
- c) Police Report

## **AGENDA**

### **MATTERS FOR DECISION**

- 1) **To receive Apologies for absence and to approve reasons where appropriate.**
- 2) **To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations.**

### **MATTERS FOR DECISION**

#### **3) Minutes:**

- a) To receive and confirm the Minutes of the Council meeting held on 7 March 2024

#### **4) Finances:**

- a) To receive and approve receipts and payments from 1<sup>st</sup> March 2024 to 31 March 2024
- b) To receive and note the Bank Reconciliation for February 2024
- c) To receive and agree any Grant applications
- d) Community Support Initiative: To approve payments & receipts from 1<sup>st</sup> September 2023 to 31 March 2024

## 5) Chairman's Report

### 6) Regular Reports: To receive and note the following regular reports:

- a) CPRE
- b) Locking Parklands Stakeholders

### 7) Planning (applications can be viewed via North Somerset Council Planning Applications website):

- a) **24/P/0376/FUH 11 Meadow Drive Locking** – Demolition of existing conservatory and existing front porch. Proposed erection of a single-storey rear and partial extension, extension to existing rear dormer & associated alterations.
- b) **24/P/0427/FUH 7 Adastral Road, Locking** – Proposed erection of a single-storey rear extension, rear garden roof canopy and permeable hard-standing to existing off-road parking provision.
- c) **24/P/0489/MOD Land to the South of Locking Head Drove, Locking** – Modification of Section 106 Legal Agreement for planning permission 16/P/2758/RG4 to allow for; alteration of "Affordable Housing Transfer Price" so that it refers to the maximum annual rent equivalent of 1.5% on the equity retained by the RP; add in additional wording to paragraph 3 of Schedule 10 to override (a)-(d) (including the clustering and access) if something different has been agreed via a relevant Reserved Matters Application or in writing with the Council; amend paragraph 9(a) of Schedule 10 so that it refers to the maximum annual rent equivalent of 1.5% on the equity retained by the RP, and; amend paragraph 16(h) of Schedule 10 to confirm that the Affordable Housing Enabling Service Fee only applies on first Occupation of each Affordable Housing Unit.
- d) **24/P/0511/NMA Phase 4 Locking Parklands** – Non material amendment to application 21/P/3241/RM (Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 124no. dwellings and associated roads, infrastructure and landscaping pursuant to Outline approval 13/P/0997/OT2 (Outline application with Environmental Impact assessment for large scale major mixed use residential, employment, education and infrastructure development to include up to 1200no. residential dwellings (excludes 250 dwellings consented under phases 1&2); up to 5.5ha of employment development – uses classes B1, B2 and B8 (excludes B1 development consented under phases 1); up to 2.1ha of retails, services. Café. Restaurant. Drinking, takeaway and community uses – classes A1/2/3/4/5/&D1; up to 5.15ha leisure use – D2 with ancillary uses; primary school – 2.4ha; secondary education – 1.8ha; with 32.4ha of landscaping, open space and necessary infrastructure works (includes elements within phase 1&2) and construction of new access from A371 (to amend access approved under leisure dome infrastructure consent). Details of access off A371 to be decided but appearance, landscaping, layout and scale all reserved for subsequent approval) to allow for 1), Amendment to Plot 39 to reduce from 4 to 3 bedrooms in order to make fully compliant with M4(3).2), Amendment to Nailsea house type drawings to rectify drawing error which omitted the render from side of bay. And 3), Minor changes to site layout to ensure consistency with s38 plans and pull parking for plots 1-24 fully out of adopted highway.

### 8) LPC Documents:

- a) To receive and approve recommendations from The Clerk Chairman for the following documents:
  - i. Financial Regulations
  - ii. Finance Management Risk Assessment
  - iii. Standing Orders
  - iv. Code of Conduct
- b) To receive and adopted the following document(s):
  - i. Investment Strategy

### 9) Old Banwell Road Playing Field Min Ref 156:

To receive a quotation for the installation of an 'intercept pond' at the playing field.

### 10) The Spinney – Update from North Somerset Council

### 11) North Somerset Council Parking Management Consultation – Deadline date for comments: midday 7 May 2024.

**12) Clerk's Report, Correspondence & Items for next Agenda:**

*(Please note that the Council is unable to make any formal decisions under this item).*

To receive the Clerk's report, note any correspondence received since the last meeting that is not an item on the Agenda and note items for the next Agenda.

**The next meeting of Locking Parish Council 9 May 2024 at 7.30pm**

*Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability) Crime & Disorder, Health & Safety and Human Rights.*