



Locking Parish Council

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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 the **Meeting of Locking Parish Council, to be held in the Nurse Thomas Suite, Locking Parish Hall, Grenville Avenue, Locking on 6 February 2025 commencing at 7:30pm** when the following business will be transacted.

Dawn Tremlett

Mrs Dawn Tremlett
Parish Council Clerk
29 January 2025

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) Unitary Cllr/Liaison Officer Report
- b) 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.

3) Minutes:

To receive and confirm the Minutes of the Parish Council meeting held on 9 January 2025

4) Finances:

- a) General Account: To receive and approve monthly receipts and payments from 1st January 2025 to 31st January 2025
- b) Refurb of Nurse Thomas Suite: to receive and approve expenditure.
- c) General Account: To receive the Budgetary Control Report (01/04/2024 to 31/01/2025)
- d) To receive and note the Bank Reconciliation and Unity Trust Bank Statements for December 2024
- e) To receive and agree any Grant applications

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) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2446/OU2 Land North of Knightcott Road, and West and East of Summer Lane Banwell** – Outline planning application with Environmental Statement for the erection of up to 755 residential dwellings, up to 6.3ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access.
- b) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2690/OU2 Land east of Wolvershill Road Banwell** – Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill Road not reserved) for the demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.
- c) **24/P/2411/NMA 1 Meadow Drive Locking:**
 - i. To receive update from North Somerset Council Enforcement Team and to consider a response to that update.
 - ii. To receive a response to North Somerset Council's Enforcement Team from Cllr Tremlett
 - iii. To receive planning concerns raised by a member of the public regarding this application.
- d) **24/P/2712/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition 17 (Bicycle Parking Scheme) on application 13/P/0997/OT2
- e) **24/P/2713/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition numbers 18 (Hard and Soft Landscape Scheme) and 45 (Boundary Treatments) on application 13/P/0997/OT2
- f) **24/P/2714/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition numbers 11 (CEMP) on application 13/P/0997/OT2
- g) **25/P/0086/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition numbers 12 (Surface Drainage) and 13 (Foul Drainage) on application 13/P/0997/OT2
- h) **25/P/0087/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 14 (Surface Water Drainage) on application 13/P/0997/OT2
- i) **25/P/0088/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 15 (Surface & Foul Drainage) on application 13/P/0997/OT2
- j) **25/P/0089/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 27 (Biodiversity and Nature Conservation Management Plan) on application 13/P/0997/OT2
- k) **25/P/0090/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 30 (Ecology & Biodiversity) on application 13/P/0997/OT2
- l) **25/P/0091/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 41 (Finished Levels) on application 13/P/0997/OT2
- m) **25/P/0109/FUL 15 Canberra Crescent Locking** – Proposed erection of a 3-bed dwelling with a detached garage alongside the creation of access and hardstanding. Application withdrawn will be resubmitted in due course.
- n) **25/P/0118/TPO Locking Parklands** – T15 (Elm [Dead]) – Remove to 1 foot below hedge height. G1 (Group of Elm [Dead]), T53, T55, T56, T58, G41 (Birch [Dead]), G8a (Alder [Dead]) – Remove to ground level. T124 (Ash) – Remove to ground level – Dense Ivy, Stage 2/3 ash dieback T170 (Ash) – Remove to ground level – Stage 2 ash dieback. G38 (Beech and Cherry) – Remove dead tree and 1 dead limb in cherry. T209 (Horse Chestnut) – Remove 2 dead limbs. T212 (Horse Chestnut) – Remove failed limb.

- o) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2690/OU2 Land North of Banwell, and West of Wolvershill Road Banwell** – Outline Planning Application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane.
- 8) **Tiny Forest Land Agreement:** To sign off the Agreement which sets out the obligations and responsibilities of each of the three parties involved – Earthwatch (Deliverables), North Somerset Council (Funding), Locking Parish Council (Participating Authority).
- 9) **Precept Request for 2025/26:** Confirmation that the Precept Request had been accepted by North Somerset Council.
- 10) **Mendip Rise - Locking prevent abuse of the No Entry at the southern junction.** To receive North Somerset Council's response to the serious road safety issues raised by this Council
Min Ref: LPC120c refers.
- 11) **Legal Position on Contributions for Public Rights of Way Services – See Min Ref: LPC 127:**
 - a) New information received: Legal advice had been received from ALCA regarding contributions to the statutory service provided by North Somerset Council.
 - b) To receive North Somerset Council's recent advice regarding contributions to the PROW Service.
- 12) **Flooding Working Group:** Update and to consider any actions from that update.
- 13) **Unity Trust Bank Signatory:** To consider authorising the Clerk's Assistant to view and submit bank transactions by adding her details to the list of signatories.
- 14) **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 6th March 2025.

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.