



LOCKING PARISH COUNCIL



The Village Hall, Grenville Avenue, Locking, BS24 8AR
Telephone 01934 820786 E-Mail:- ipcclerk@talktalkbusiness.net

Minutes of a Meeting of Locking Parish Council held on Thursday 6th August 2020 at 7:30pm via Zoom

Meeting opened:19.30pm

Meeting closed:21.40pm

Present: Councillors: P Jones (Chairman) J Keate (Vice Chairman) L Mason, P Fowler, P Lacey, Mrs W Ashdown, W Bearsby, Ms J Roberts, E ap Rees, Mrs J Searle, A Hetherington, C Prosser

Also, in attendance: The Clerk (left meeting at approx. 21.37hrs) Unitary Cllr T Porter (left meeting at approx.19.40hrs)

MATTERS FOR DECISION

C256 To receive Apologies for absence and to approve reasons where appropriate –
Cllr P Harris, Unitary Cllr M Solomon, Mr C Dumbell

C257 To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations: Min Ref C267 Cllr Searle declared an interest

PUBLIC PARTICIPATION

C258 To receive and hear any person who wishes to address the Council, upon prior notice being received. None

a) Unitary Cllr/Liaison Officer Report) – Cllr Porter gave the following report (copy available from the Clerk):

1. Housing Infrastructure fund	Homes England Government alloc.	£5.5 Billion	2017/2024
Final grant determination fund	£97.1M	By Pass for Banwell	£46.4M 2023/2024
	Sec School Weston Villages	£20.0M	2022/2024
	Transport improvements	£4.0M	
	Utility upgrades	£ 4.2M	
	Inflation	£12.9M	
	Risk	£10.4M	
	Bid Prep	£ 0.6M	
	TOTAL	£106.5M	

Cost Shortfall Made up CIL, S106 Cost overruns met by Council.

Project Management - continual monitoring

2. Procurement for 425 houses locking parklands Council owned land

Autumn 2019 £10M Local authority accelerated Construction fund. Road construction mainly

MMC 75 houses Volume units

Start Sept 2021 1st properties 2022 88 dwellings per year. 30% affordable

Three bidder's final tenders Sept 2020

3. Bids from Councils to consider 20 MPH speed limits in towns or villages.

If Locking is interested then they should get an application as soon as possible.

4. I am still keeping an interest in the provision of drainage across Nick Bartlett's land where we are still awaiting approval from the IDB.

b) Police Report – Copy circulated - Report Noted. Clerk advised this would be the last report from the beat team – instructions had been given to access statistics for the Parish online

MATTERS FOR DECISION

C259 To receive and confirm the Minutes of the Council meeting for the following:

a)To receive and confirm the Minutes of the Council meeting for Co-option held on 5 March 2020

RESOLVED: That the Minutes of the Council meeting held on 05/03/2020 (previously circulated), be taken as read, agreed as being a true and correct record and as a consequence, to be signed by the Chairman of the meeting in the presence of the Clerk at the next available opportunity.

b) To received and confirm the Minutes of the Council meeting held on 2 July 2020

RESOLVED: That the Minutes of the Council meeting held on 02/07/2020 (previously circulated), be taken as read, with one amendment to Min Ref C236 from two to three Cllrs agreed as being a true and correct record and as a consequence, to be signed by the Chairman of the meeting in the presence of the Clerk at the next available opportunity.

c) To receive and confirm the Minutes of the Council Extraordinary meeting held on 27 July 2020

RESOLVED: That the Minutes of the Council Extraordinary meeting held on 27/07/2020 (previously circulated), be taken as read, agreed as being a true and correct record and as a consequence, to be signed by the Chairman of the meeting in the presence of the Clerk at the next available opportunity.

C260 Finances:

- a) **To receive and approve monthly expenditure from 1 July 2020 to 31 July 2020 - AGREED (to be signed by Cllr Ashdown in the presence of the Clerk at the next available opportunity)**
- b) **To receive and note the Bank Reconciliation for June 2020. Noted (to be signed by Cllr Ashdown in the presence of the Clerk at the next available opportunity)**
- c) **To receive and agree any Grant applications – AGREED** to defer Agenda item 9d to Min Ref C264c

C261 Chairman's Report – Noted (copy available from the Clerk)

C262 Regular Reports: To receive and note the following regular reports:

- a) **CPRE** – Mr Dumbell reported: The 'detailed' planning systems proposals will only be released this morning, so won't be possible to feedback anything helpful by tonight. The only sites in the Parish likely to be potentially affected appear to Ponderosa and the Wall Land, but clearly the important thing with both is whether they are designated renewal/growth/protection under what Jenrick is proposing. The proposals state "Communities will set the agenda of their own areas, with categories for all land across England decided through local consensus." The primary principle needing to be agreed with NSC seems to me to be the settlement boundary/green buffer, as this will impact everything including the land E of Trenchard Road. I also note the the Government proposes to abolish S106 and CIL payments and replace them with an "Infrastructure Levy".
- b) **Locking Parklands Stakeholders:** No reports

C263 Planning:

- a) **20/P/1308/FUL – Locking Service Station Locking Moor Road Locking** – Change of use from service station and shop with forecourt facilities to petrol filling station with ancillary shop. Installation of new shopfronts, canopy and underground fuel tanks/pumps. **RESOLVED** Neutral but support the comments made on the planning portal dated 6 July 2020
- b) **20/P/1366/FUH – 36 Elm Tree Road BS24 8DN** – Proposed first floor rear extension and side porch **RESOLVED** Neutral

C264 Finance & Strategic Planning Committee:

- a) To receive and agree any amendments to the Terms of Reference – deferred from 2 July 2020- Members **AGREED** not to accept the Terms of Reference – 5 against, 4 for, 2 abstained. Chairman advised that the Committee cannot work without Terms of Reference therefore Agenda Item 9c to be disregarded. Chairman also advised and this was confirmed by Vice-Chairman Cllr Keate that this could not be revisited for 6 months
- b) To receive and adopt Financial Reserves Policy subject to any amendments – **AGREED** to accept with amendment – To remove all references to Finance & Strategic Planning Committee – 8 for, 3 abstained
- c) Grant Application for grant funding from Locking 1st Scouts (circulated) – More information was needed with regards to whether planning was required for a portable toilet and soil imported to produce bund **AGREED** Deferred until next meeting - The Clerk to request further information.

C265 Projects for 2020/21 – To receive recommendations from the Finance & Strategic Planning Committee – Due to the decision at Min Ref C219a **AGREED** to return projects to Standing Committees

C266 Co-option Policy Documents – To review and agree any amendments as per Min Ref C233b 2 July 2020. **AGREED** to adopt with the one amendment as per the above Min Reference C233b

Cllr Searle declared an interest at this point

C267 Flooding Update from Cllr Prosser: Report and associated documents circulated (copies available from the Clerk)

Met with Richard Flew onsite on numerous occasions, many manholes have been lifted and the pipework routes identified, this is to be finalised on the 18-19th August which will include manhole lifting equipment and myself to assist if anyone wishes to attend let me know it will be two days work. I have attached the plan so far to give an indication of what has been done already, this also includes the ground levels of the playing fields.

On the 11th May I met Dennis Gedge (drainage consultant) and Richard Flew who is carrying out the site survey. Recommendations are that we try to divert the water alongside the A371 if this is possible (N Bartlett Development) also recommended the need for a pond that has been designed to hold back water to reduce the risk of flooding. Other smaller tweaks that could be made to improve the situation have also been made.

Through Cllr Porter we have had correspondence from NSC that they have no objection to the diversion of water from N Bartlett's development as long as the Internal Drainage Board are happy. The IDB have also come back that they have no objections to moving the water to a different part of the Rhyne network though they need some idea of what flows will be moved before they can confirm. This is a bit of a breakthrough and if we can get the right flow rates to them and N Bartlett is still happy to do so we could potentially redirect the water and bypass the village.

I have also spoken with Wessex water regarding a flow meter but they do not own their own equipment, I then called RPS water who can provide a flow meter if we wish but recommends that this is done from September period due to rainfall. I have requested a quotation to supply one, if this comes back before council meeting, I will send it across.

The next step is to try and get The IDB to confirm in writing that they are happy with the flows that come from the spinney pipe to be redirected to the A371, there are 2 options here,

1: we put a flow meter in the spinney and give current information to the IDB, if they accept our current flow rates it removes the need for a larger pond, (that's a big if)

2: we get Dennis Gedge or a similar consultant to design a pond in which the flows will be reduced and put that to the IDB, Dennis was confident that he could negotiate with the IDB and find a resolution, (I have attached an email confirming this) thus in turn would allow us to divert the water.

RESOLVED subject to receiving a firm fixed quotation from RPS for £1500 plus VAT for the use of a flow meter for a 31-day period to measure the water flows and data forwarded to Internal Drainage Board

C268 Parish Hall:

- a) To receive quotation for repairs to flat roof extension and guttering on main hall roof - **AGREED** to accept quote 2 for the sum of £2550 – quotation submitted by Justin Dodds
- b) Locking Neighbourhood Plan survey results – Clerk reminded Council that permission had to be given as per GDPR guidelines - HP&G Committee requested access to the data regarding the use of the Parish Hall only, this would assisted with formulating a long term plan for the Hall – **AGREED** the HP&G committee could use the data relating to the Hall

C269 The new North Somerset Local Plan 2038 – the first stage of the Local Plan online consultation would run for a six-week period from 22 July – 2 Sept 2020 – The Clerk stressed that this was very important to Locking Parish as it would impact the Parish and that LPC should take part in the consultation process – **AGREED** to set up a Local Plan Working Group to make recommendations to full council at its next meeting and attend Parish & Town Council forum. The Clerk to contact Mr Dumbell to see if he would be willing to take part – members Cllr Lacey and Cllr Searle

C270 Clerks Report, Correspondence & items for next agenda:

- a) Reported to NSC – overgrown vegetation path from Church to Pharmacy needs cut back – scheduled for next week. Overgrown vegetation A371 – Elm Tree Road – Garageside will speak to owner.
- b) CILCA – Training was agreed 6 Feb C211 – courses were rescheduled due to COVID - Next in take is 1 Oct 2020 – The Clerk advised that with the issues regarding her position/role she had not registered her intent with ALCA or SLCC as this is non refundable course. She also went

onto advise that during COVID and up to date she felt her workload has increased to the point that she would struggle to find time during her working day to study, the Clerk stated she is willing to give up some of her own time but as it stands she is not willing to study for this in her time only.

- c) French Drain update – chased up contractor
- d) Mrs Wingrove – Speeding ETR – Clerk replied and advised LPC raised speeding concerns to NSC in previous months and had been advised that LPC were on the rota for NSC mobile speed signs. NSC did also advise that they would not consider a lower speed limit on a short stretch of road and would only consider an area wide speed limit which would be a 20 limit over a wide area of the village. At that time NSC were in the process of writing a new 20mph policy which was due to be submitted to the Executive committee last December. Clerk to make enquiries re policy. Mrs Wingrove would be happy to be involved with Speed Watch if LPC can set a group up – Clerk asked for any volunteers – none came forward
- e) Mrs Jackson – new traffic calming measure – bollard top of Mendip Rise – Elderly lady - impacting on her personally as her front door opens onto the bollards, feel imprisoned – driveway is clear but not easy to reverse back on. Daughter can no longer park outside the house to collect her. Clerk requested permission to write to NSC to let them know that she objects to the bollards and would prefer something not so intrusive - **AGREED**
- f) 19/P/1125/TPO – 21 Flowerdown 4 x poplars fell to the ground granted – copy circulated – Noted
- g) NSC Final notice of Temporary Traffic Regulation Order 2020 Old Banwell Road Locking – Temp prohibition of use by vehicles order 2020 from 24th August 2020 – for works outside property no. 10 – Clerk to place on website and boards

PART 11

Exclusion of press and public.

(The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of the agenda item/s below by reason of the confidential nature of the item/s of business to be transacted, in accordance with section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960.

As meetings are remotely held Chairman confirmed that for confidentiality members were alone – All confirmed.

The Clerk left the meeting at approx. 21.35hrs

C271 Grievance Committee/Panel – to receive a report/update.

Council noted update

There being no further business the meeting Chairman closed the meeting at 21.40hrs.

Signed (Chairman).....

Date.....

The next meeting of Locking Parish Council will be at 19:30pm held via Zoom on Thursday 3 September 2020.