



LOCKING PARISH COUNCIL



The Parish Hall, Grenville Avenue, Locking BS24 8AR
Telephone: 01934 820786 Email: clerk@lockingparishcouncil.co.uk

Minutes of an Extra Ordinary Meeting of Locking Parish Council held on Thursday 10 March 2021 at 7pm via Zoom

Meeting opened: 7pm

Meeting closed: 20.37pm

Present: Councillors: P Jones (Chairman) J Keate (Vice Chairman), W Bearsby, L Mason, P Lacey, Mrs W Ashdown, M Tremlett, A Hetherington

Also, in attendance:

The Clerk

Avril Baker – Avril Baker Consultancy, Anita Craig – Avril Baker Consultancy, John Owen, Keepmoat Homes, Barry Sherriff - Keepmoat Homes, Mark Sommerville, Savills (planning), Noah Fagen – Robert Limbrick (architects), Sean Vessey – Liz Lake (landscape architects)

MATTERS FOR DECISION

C412 To receive Apologies for absence and to approve reasons where appropriate
Cllr J Roberts – Approved
Cllr ap Rees – Approved

C413 To receive Declarations of Interest by PCllrs and to consider any written applications dispensations: None

PUBLIC PARTICIPATION

C414 To receive and hear any person who wishes to address the Council, upon prior notice being received. None received.

MATTERS FOR DECISION

C415 Presentation to LPC by Keepmoat Homes re next phase of Locking Parklands including Q&A

Chairman welcomed Keepmoat and Associates to the meeting.

Mr Owen from Keepmoat give an introduction to the Company and their objectives also introducing his colleagues. A very informative power point presentation commenced (copy circulated)

During Q&A Councillors raised the following questions:

Q1 Flooding/drainage and the potential negative impact on Oaktree Park and Flowerdown, along with the impact on existing Rhynes.

Cllr Mason showed current photographs of the flooding in Oaktree Park after one day of normal rain fall and stated that the Rhynes could not hold any more water.

A. Keepmoat advised that swales were to be installed, levels onsite were to be raised by 2metres as will the wider developments and drainage principals had been calculated for attenuation had been completed.

The chairman requested that Keepmoat forward the drainage principals and calculations for information to LPC

Q2 Once the scheme had been completed who would manage/be responsible for it?

A. Keepmoat advised that this will need to be discussed further. Potentially it could be handed to NSC for a nominal fee or a management company be formed.

Q3 What is an MMC unit?

A. A house built off site and transported in to assemble - a quicker on site process.

Q4 You mentioned consulting ecologists. Did you consult your own ecologist, the North Somerset District Ecologist or Natural England?

A. All of them

Q5 You referred to materials as brick. Is there any render, particularly K Render as continued issues with staining/spores/water stains etc that look good to begin with but after a while look poor?

A. Only small elements of render to break up the designs.

Q6 Your presentation showed a 'New Square Concept' with timber play equipment. What sporting facilities are included in the scheme.

A. A trim trail

Q7 Car parking in general - Muse areas – car, cycle and pedestrian shared area – as other local development has shown that if not enough allocated parking spaces this could become a large car park, there appears no safe place for children to play outside their home.

Families often have more than 2 cars, not enough allocated spaces encourage on street parking

Car charging points will these be limited to public areas only, has thought be given to adding more

Q8 Street Furniture – Dog bins – will these be installed, who will be responsible for these.

A. Keepmoat advised that street furniture is included in the design pack, children's play area will be dog free zone. NSC or private company will be responsible for dog bins.

Q9 what is the time line for the development

A. Keepmoat advised that Reserve Matters application will be submitted shortly, work to commence 2021 and take up to around 2027 to complete looking at 6-year build plan.

Q10 Will Keepmoat be engaging with other developers particularly with regards to parking, covenants, open spaces etc., will these be addressed.

A. Keepmoat responded that they have learned from other developers' experiences and had reflected that through design and learning lessons.

Q11 Will the general public (non-residents) have access to public spaces, will you have a public space protection order to protect the land.

A. Keepmoat advised that public spaces are for the benefit of all and will be open to all.

There being no further business the meeting Chairman closed the meeting at 8.37pm.

Signed (Chairman).....

Date.....

The next meeting of Locking Parish Council will be at 7pm held via Zoom on Tuesday 23rd March 2021