



LOCKING PARISH COUNCIL



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

Minutes of a Meeting of Locking Parish Council held on Thursday 3rd June 2021
at 7.30pm at the Parish Hall, Grenville Avenue, Locking.

Meeting opened: 7.30pm

Meeting closed: 8.52pm

Present: Councillors: P Jones (Chairman), J Keate (Vice Chairman), L Mason, P Lacey, W Bearsby, Ms J Roberts, M Tremlett, E ap Rees

Also, in attendance: The Clerk

MATTERS FOR DECISION

C28 To receive Apologies for absence and to approve reasons where appropriate

Cllr Ashdown – Approved.
Cllr Prosser – Approved
Cllr Hetherington - Approved
Cllr Solomon
Cllr T Porter
Mr C Dumbell CPRE Representative

C29 To receive Declarations of Interest by PCllrs and to consider any written applications dispensations:

Declaration of Interest from Cllr Tremlett Min Ref C35a, b, c, d

PUBLIC PARTICIPATION

C30 To receive and hear any person who wishes to address the Council, upon prior notice being received.

- a) **To receive a question from member of the public** – *“By what date will any extra facilities (for example those proposed in the Special Edition of Looking at Locking) related to public exercise be operational, and open to the public, on Old Banwell Road playing fields?”*
Covid-19 and restrictions imposed over the past 15 months have hindered the progress for the long term plan but as restrictions are lifted members hoped that this can now be moved forward.
A workshop is to take place on Saturday 5 June to discuss/consider the projects put forward by the now dissolved OBR sub-committee along with any other ideas for projects that other Cllrs may have and also any infrastructure works, working towards setting priorities/timescales and funding, this to be incorporated into a ‘Master Long Term Plan’, which will include the financial implications for the Parish.
Progress will be communicated to Parishioners via Looking at Locking in the coming months, members also hoped to hold a Parish Meeting where the ‘Master Long Term Plan’ will be on display for comments from Parishioners. As the member of the public who submitted the question was not present the Clerk to update with the above response.
- b) **Unitary Cllr/Liaison Officer Report:** Cllr Porter reported on the following:
Laneys’ Drove
I have had queries from residents re clearance work and the surveying of a field off Laney’s Grove locking. Map attached.
I have asked North Somerset to check on this activity, and the planning engineers were not aware of these works.
An enforcement request has been raised to check on this activity. Copy attached – copy available from the Clerk.
Flooding Locking.
We have a Zoom meeting tomorrow 2nd June with Susan Hale-Munns, Simon Bunn and Carl Prosser.
Cllr Prosser had updated the clerk to advise that a site meeting was to be held 10 June 2pm should any cllr wish to attend – Cllr Tremlett indicated he would attend.
Sale of North Somerset Council Land
Question from Locking PC.
“NSC are selling off council farm land, will NSC be reinvesting in the remaining farms, if not where are the funds raised from the sale of these assets going, who will benefit?”

Reply from Martin O'Neill , Property Estates & Regeneration Manager

As regards the first part of the query I can confirm that there are no proposals at this time for specific investment into the retained council farms. If a future need was identified for capital investment into any of the retained farms a business case would be prepared as part of seeking funding but no such need has been identified at this stage and, therefore, the receipt from Keepmoat will not be used for that purpose. Instead, the capital receipt will be used to support the delivery of this Council's approved capital programme. This is the approach that the Council takes with all of its capital receipts in order that monies are directed to support delivery of this Council's approved agenda.

- c) **Police Report** – Although members noted the report, it was acknowledged that the report did not contain enough information. **AGREED** that the Clerk write to the PCC Mark Shelford requesting that a more detailed report be produced for information regarding incidents within the Parish.

It was also **AGREED** with 1 against, that the Clerk produce a spread sheet recording incidents from the Police reports, starting from May 2021.

MATTERS FOR DECISION

C31 To receive and confirm the Minutes of the Council meeting for the following:

- a) **To received and confirm the Minutes of the Council meeting held on 6th May 2021**

RESOLVED: That the Minutes of the Council meeting held on 06/05/2021 (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

C32 Finances:

- a) To receive and approve monthly expenditure from 1 May 2021 to 31 May 2021- **AGREED** (to be signed by Cllr Keate)
- b) To receive and note the Bank Reconciliation for April 2021. Noted (to be signed by Cllr Keate)
- c) To receive and agree any Grant applications – None received
- d) A SLCC Annual Membership - £208 per annum – **AGREED** to pay annual membership

C33 Chairman's Report:

- On behalf of Locking Parish Council, I wish to record our thanks to Councillor Leslie Mason for his contribution and valued work as 'Chairman' of the 'Hall Park & Green Committee' over the many years. It is to my mind and our collective regret that he has decided to stand down as Chairman, however, it must be acknowledged that under his guidance and involvement, the Hall Park & Green Standing Committee addressed the many Covid 19 restrictions and with the help of the Clerk was also able to conduct day-to-day business successfully. His knowledge, advice and input has been appreciated by all and I am confident that should Councillor Wendy Ashdown need assistance then Les will be the first to offer help.
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- I would like to welcome Councillor Wendy Ashdown as Chair of the Hall, Park and Green Standing Committee' and now a member of the Executive Committee. I am confident that all Councillors will fully endorse and support Wendy in her new role.
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- As Councillors are also aware our recent 'Annual Parish Assembly' did not attract the attendance of any members of the public to the meeting for whatever reasons. I believe that as Covid restrictions are relaxed we should perhaps look to hold another Parish Meeting so that Locking Parishioners are given the opportunity to engage with us.

Cllr Tremlett advised members that this year was Cllr Bearsby 41st year as a Locking Parish Councillor and along with members thanked him for his continued dedication and service to the community.

C34 Regular Reports: To receive and note the following regular reports:

- a) **CPRE** – Mr dumbbell had submitted the following report:
There has been nor meeting of the N Somerset CPRE Committee in the last month.
On a regional/national level CPRE have been making further preparations for the new Planning Bill announced in the Queens Speech to be being brought forward soon. Discussions are regularly being held with (mainly) Tory MPs with non-urban constituencies, predominantly South of Birmingham, where it is still feared that any Government calculated/imposed assessment will require massive numbers of new houses to be built on greenfield sites outside settlement boundaries. Government comments suggest that CPRE assessments are "misleading", but locally communities know that developers and agents are putting out feelers about greenfield sites on the edge of villages and market towns across the South of England.
We are therefore going to need to continue to be vigilant about any suggestion of planning proposals for sites on the edge of Locking both North and South of the A371, as mentioned by Cllr ap Rees in a recent email exchange.
- b) Locking Parklands: No meeting

C35 Planning: Planning Working Group give the following recommendations:

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

- a) **21/P/1257/FUH 33 the Orchard Locking** – Proposed erection of a single storey side/rear wrap around extension. **AGREED** Support
- b) **21/P/1315/FUH 94 Anson Road Locking** – Proposed two storey side and rear extension. **AGREED** Support but raise a parking concern as it appears the property will lose an off street parking space
- c) **21/P/1015/FUH 142 Elm Tree Road Locking** – Demolition of existing conservatory and rection of a single rear extension **AGREED** Support
- d) **21/P/1156/FUH 15 Varisty Way Locking** – Proposed erection of a first floor side extension and two storey **AGREED** Support
- e) **21/P/1220/RM Land south of Somerset Avenue WSM** – Reserved matters (appearance, landscaping, layout and scale) for 425 residential dwellings (Use Class C3), 300sq m commercial floorspace (Use Class E), along with associated open space and landscaping including discharge of conditions 3 (Reserved Matters), 11 (access for rhyne/watercourse maintenance), 13 (foul water disposal), 14 and 15 (hard and soft landscaping), 16 (Landscape management plan), 17 (tree protection fencing), 20 (detailed highways plan), 23 (Landscape ecological management plan), 24 (dark vegetated corridor), 25 (ecological constraints plan), 30 (energy strategy), 31 (finished levels), 32 and 33 (materials samples), 34 (boundary enclosures) and 35, (service equipment) associated to outline planning permission (ref 16?P/2758/RG4 amended by 20/P/0692/NMA)

Main concern is flooding and the IDB report dated 3 June confirmed members concerns' particularly as the site is not going to be attenuated.

AGREED the following:

- i. A small working group be formed to look at this application – Cllr ap Rees, Cllr Tremlett and possibly Cllr Prosser (if agreeable)
- ii. Clerk to contact Cllr Porter and Solomon for their assistance in obtaining information regarding a 'superpond' and River Banwell strategic solution, also to raise a question with the planning department regarding this application which includes discharge of conditions along with reserved matters when NSC planning website gives conflicting information in regards to Conditions for Reserved Matters.
- iii. Invite Planning Officers details to a meeting of the working group to discuss issues raised if possible

The Clerk updated members of the response received on 2 June from Richard Kent Head of Planning NSC to their request to be included as Statutory consultees: *“Statutory consultees” are, as the name suggests, defined in the planning legislation and regulations. It is not open to an individual LPA to alter the definition. We would, however, be happy to consider any comments the Parish Council has to make on developments outside its boundaries if they submit them within the relevant deadlines. The weekly lists of applications are readily available so you can see what applications are being submitted and all details are available view on line.*

f) Update from Planning Working Group:

- i. **41 Old Banwell Road** – Oliver Muldoon - Licence to Occupy: Locking Parish Council Land at Old Banwell Road, Locking, Weston-super-Mare, BS24 8BT – to receive and approve the Agreement **RESOLVED** to approve the Licence to Occupy and the Chairman to sign the Agreement witnessed by the Clerk
- ii. To receive a request to install a gate with access onto the playing field – Members noted that the boundary forms part of the Parish settlement boundary and any breach to the boundary would be detrimental to the Parish and could also be unlawful, it was **AGREED** not to give permission for an access gate onto Playing Field. Clerk to update Mr Muldoon

C36 Review and Adoption of the following documents – to receive recommendations from Working Group:

- a) Standing Orders
- b) Supplementary to Standing Orders
- c) Estates Committee TOR
- d) Hall, Park & Green Committee TOR

AGREED to defer all of the above until the Full Council meeting on 2nd September

C37 Future of the Radio Wing – Cllr John Keate put to members that it may be an idea for the future to look at making a bid for the Parish Council to take over the running of the Radio Wing, with a view to pull the whole Parish together particularly with the 'divide' that was the A371, it could offer the Parish Council a base to work within the community, be more accessible and also manage and take over the running costs as per the Parish Hall.

Cllr Roberts give a detailed background to The Radio Wing's management and financial viability along with the support given by the Developer.

It was **AGREED** with 1 Against and 1 Abstain that the Clerk make initial enquiries into how the Parish Council could make a bid into taking over the Radio Wing

C38 Locking Parklands Stakeholders – to receive a proposal from Cllr John Keate to resubmit agenda item regarding land availability for Allotments/recreational activities or similar. **AGREED** the Clerk submit as an Agenda item for the next Stakeholders meeting (not 10 June) and to also make enquiries with NSC for land for allotment use identified by Cllr Keate being 2 pieces of land at Locking Head Drove if not already sold off

C39 Open Spaces Society's call to local councils to grant a green- To consider areas of suitable land. **AGREED** to defer to Workshop on 5 June

C40 Items for next agenda:
Oaktree Park Memorial Garden

PART TWO

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.

C41 Clerk's Contract of Employment – Holiday Entitlement Employment **AGREED** to amend too Statutory Entitlement as from 1 April 2021.

C42 Request for Leave of Absence from Parish Councillor – Cllr Hetherington had requested a Leave of Absence **AGREED** to approve request.

There being no further business the meeting Chairman closed the meeting at 8.52pm.

Signed (Chairman).....Date.....

The next meeting of Locking Parish Council will be at 19:30pm held on 1st July 2021 at Locking Parish Hall