



# LOCKING PARISH COUNCIL



The Parish Hall, Grenville Avenue, Locking BS24 8AR  
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**Minutes of a Meeting of Locking Parish Council held on Thursday 1<sup>st</sup> July 2021  
at 7.00pm at the Parish Hall, Grenville Avenue, Locking.**

Meeting opened: 7.00pm

Meeting closed: 8.55pm

**Present:** Councillors: P Jones (Chairman), J Keate (Vice Chairman), L Mason, P Lacey, W Bearsby, W Ashdown, C Prosser M Tremlett, E ap Rees

**Also, in attendance:** The Clerk and two members of the public

## MATTERS FOR DECISION

### **C43 To receive Apologies for absence and to approve reasons where appropriate**

Cllr T Porter, Mr C Dumbell CPRE Representative. The Chairman informed members the Cllr Jo Roberts had tendered her resignation as Councillor from immediate effect – The Chairman with members permission would update with Cllr Roberts reasons under Part Two of this meeting

### **C44 To receive Declarations of Interest by PCllrs and to consider any written applications dispensations:**

Pecuniary Declaration of Interest from Cllr Tremlett Min Ref: C45b  
Declaration of Interest from Cllr Mason Min Ref: C47c)ii

## PUBLIC PARTICIPATION

### **C45 To receive and hear any person who wishes to address the Council, upon prior notice being received.**

- a) Winterstoke Hundred Academy Team – Clerk updated that the WHA Team would not be attending, as questions previously submitted to the team by Cllrs had been addressed. (Circulated). Members were disappointed that the Team had not attended as there were other matters i.e. car parking that they felt could have been expanded on. The Clerk and Cllr ap Rees to bring parking concerns to the planners attention.
- b) James Cox – Potential Development - Outline Drawings  
7.06pm Cllr Tremlett declared a Pecuniary Interest and left the meeting  
The Chairman invited Mr Cox to speak:  
Mr Cox welcomed the opportunity to discuss his potential development and to seek members comments or ideas on the proposed scheme.

Mr Cox had attended 4 February 2021 full council meeting, where he sought your members views on a proposed development on land to the East of Bury Farm. At that meeting, Mr Cox was advised that members would need to see a plan to enable them to give due consideration to the proposed scheme and to make further comment.

Mr Cox had submitted a plan that showed what was proposed, this was on view for all members in the Hall.

Mr Cox went through points to note – these are as follows:

- The rear gardens of the properties to the North of the site represent the Settlement Boundary of Locking Village.
- The site is immediately adjacent to the settlement boundary
- 3 plots are proposed.
- Each plot will be a 4/5 bedroom property and they are proposed to be eco houses with renewable energies such as solar panels or other types or renewable energy.
- A new access point is proposed off of The Bury
- To the South of the plots is flood zone
- 200 metres further South to the site is the Area of Outstanding Natural Beauty
- Given the above 2 factors, the properties are not proposed in flood zone nor are they proposed in AONB.

- Due to the sloping nature of the site, the properties will not block the views of the properties running along Old Banwell Road
- There is a public right of way that will provide pedestrian access for residents to use local village facilities without having to get into a car. This public right of way may need to be diverted but as part of those works, we will ensure an improved facility is provided.
- This proposed development will result in the loss of some trees and hedges but they will be countered by the provision of new trees and hedges within the site to compensate for this as well as to add to the number of trees and hedges.
- Surface Water - a very large pond is proposed to not only take the surface water for the 3 properties, it will also be over-sized to provide much needed surface water attenuation for the whole Parish and it will help to alleviate the known flooding issues in and around the Parish as well as to help the Rhyne network. It will take surface water run off running down the hill and stop it entering the Rhyne network.

The next stages are to instruct an:

- Ecologist to ensure that the scheme provides an ecological enhancement to the area.
- Drainage Engineer will also be engaged to provide calculations to prove that the proposed pond provides a facility to not only take surface water run off for these 3 properties but to also alleviate the pressure on the Rhyne network by taking surface water run-off from the hillside.

The designs of the properties are not yet set but he would gladly work with members to provide a scheme that would be a wonderful addition to this Parish.

Based on these factors, this proposed scheme is a sustainable development and complies with National Policies.

The Chairman asked members if they had any questions for Mr Cox:

Q1 Could Mr Cox guarantee that this area would be the only area built upon.

A1 Mr Cox confirmed that this was the only land available.

Q2 The potential diversion of the PROW, where would this be diverted to

A2 Mr Cox advised that the current PROW ran through the centre of the property, should there be a need to divert it was hoped this would be diverted around the outside of the land. Mr Cox expressed his hope that should this be the case he hoped that LPC would work with him to get the best outcome/location.

Large Pond – The Chairman added that anything that helps and slows the run off into the Rhyne system would be welcome.

There were no further questions, the Chairman thanked Mr Cox for his time and he left the meeting at 7.12pm

Cllr Tremlett returned to the meeting at 7.14pm

- c) Unitary Cllr/Liaison Officer Report – No report received
- d) Police Report – Noted. Clerk was asked if she had written to the new PCC, she confirmed she had written a reply had not yet been received.

### MATTERS FOR DECISION

#### **C46 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 3<sup>rd</sup> June 2021**

**RESOLVED:** That the Minutes of the Council meeting held on 03/06/2021 (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

#### **C47 Finances:**

- a) To receive and approve monthly expenditure from 1 June 2021 to 30 June 2021- **AGREED** (to be signed by Cllr Ashdown)
- b) To receive and note the Bank Reconciliation for May 2021. Noted (to be signed by Cllr Ashdown)
- c) To receive and agree any Grant applications:
  - i. Grant application received from Jo Parsons Flowerdown Tots – applications previously circulated **AGREED** to award a grant of £400 for the purchase of various items for toddler group.
  - ii. Grant Application from Les Mason Oaktree Park Community Association – application previously circulated **AGREED** to award up to £500 for the purchase of a new carpet for the community hall subject to 3 quotations being received

#### **C48 Chairman's Report:**

- I think it is fair for me to state that we are all disappointed to learn that the United Kingdom did not come out of 'lockdown' as planned due to the variations of the Covid virus and the increase of infections. But on good note many more people have been inoculated which hopefully will prevent undue pressure on the health service.

- Locking Parish Council though has already returned to face-to-face meetings with Covid restrictions being managed by all. It is pleasing to note that Councillors, users, and members of the public who visit the Parish Hall are complying with our promulgated restrictions. I must thank Dawn, Michele, and Mike, our Parish Orderly for their continued hard work during these difficult times.
- I can report that I attended the 'Stakeholders Meeting' the minutes of which have been circulated. As instructed by Council I put forward the request concerning land for allotments, recreational spaces and or land that the Parish Council could manage or purchase. Unfortunately, as many of the important Stakeholders were absent there was no response at the meeting to that request.
- I am grateful to all those Councillors who at short notice attended both workshops held at the Parish Hall, with the valued input of the clerk I believe we have been able to reach a consensus on how we can move forward positively in meeting the expectations of many in our community.
- I am also able to report that John and I attended Oaktree Park where the Reverend Anne Wilkinson conducted a blessing of the newly installed 'Commemorative Garden'. Many residents were in attendance and took part in the ceremony. Photographs are available of the 'Commemorative Garden' via the Clerk.
- Finally, I must remind Councillors that they have a duty to declare any interest be it pecuniary or otherwise in the appropriate book. If in doubt, Councillors should seek advice from the Monitoring Officer at NSC.

**C49 Regular Reports:** To receive and note the following regular reports:

a) **CPRE** – Mr dumbbell had submitted the following report:

I have to give my apologies for both July and Augusts meetings. The best report I can give is as follows - July: We have not had a meeting locally in the last 4 weeks; the only matter of - at least indirect - interest is that various local groups are mobilising in relation to the suggested routes of the Banwell Bypass, with their 2 main areas of concern being (a) that it isn't used as an excuse for wholesale building of "garden villages" in the Banwell/Churchill/Winscombe triangle (b) that wildlife friendly and tree planted buffers of appropriate size are incorporated in the road-edge design.

August: All is very much the calm before the storm as everyone waits for the formal Government Planning proposals in the wake of the Chesham/Amersham result and following the public consultation on the Planning White Paper, which apparently saw 44,000 responses from groups and individuals. As I get info and CPRE reactions I will forward them to LPC.

b) Locking Parklands: Minutes from the Stakeholders meeting held on 10 June 2021 had been previously circulated. It was noted that Rev Clare Roberts would be stepping down as Chairman, Mr Cliff Dumbell will be taking up as Chairman. it was **AGREED** that the Clerk write to Clare and thank her for her hard work and time facilitating the Stakeholders Group. The clerk or Chairman to speak to Mr Dumbell regarding the possibility of holding hybrid meetings.

**C50 Planning: Planning Working Group give the following recommendations:**

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

- a) **21/P/1596/FUH Land at Locking Parklands North of the A371 Locking Moor Road and West of North - Spine Road Locking** – Construction of a new secondary school site and associated sports hall and pitches, alongside external social and learning spaces, hard and soft landscaping, car parking, cycle parking and boundary treatment. – Questions raised surrounding drainage had already been addressed, members felt that the answers given were not satisfactory. Car parking issues were also raised. **AGREED** in principle, subject to satisfactory answers being received from Planning.
- b) **Min Ref 35e - 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)

The following was **AGREED**:

- To accept the recommendations from the Working Group along with an additional comment from Cllr ap Rees.
- To **OBJECT** to this planning application and submit the recommendations from the Working Group.
- That the Clerk contact Environmental Agency to ascertain who is responsible/liable/duty of care for the Rhyne System

**C51 OBR Playing Field Long Term Plan - To receive and agree the following recommendations from Cllrs Workshops held 5<sup>th</sup> and 22<sup>nd</sup> June**

- a) Short term projects for 2021/22: **AGREED** the following:  
Trim Trail  
Multi gym equipment  
2 x picnic tables  
1 x wheelchair access picnic table
- b) **The following quotations were AGREED:**
  - i. Activity Trim Trail – Quotation from Calco for the supply, installation and delivery £7700 ex VAT
  - ii. Multi Gym – Quotation from Sunshine Gym for the supply, installation and delivery £6399 ex VAT
  - iii. Picnic Tables – Quotation from Earth Anchors for the supply and delivery of 3 picnic tables £1099 ex VAT
- c) To receive and approve the plan for location of projects (short term) – proposed location was left hand side of the playing field another option was discussed **AGREED** that location TBC and a site visit be carried out.
- d) To agree the above be written into the draft OBR Playing Field Long Term Plan including costs and maintenance requirements, and also the draft rolling Financial Strategic Plan (Finance Committee) for Budget considerations. **AGREED**
- e) Pre application Enquiry: Cllr Tremlett proposed the following:  
Car park – relay to tarmac will happen with proper specification and drainage strategy  
Pedestrian access from A371 – allowed to do under permitted development  
Community building – will happen if 'community led – confirmed by Terry who spoke with Simon Exley, head of planning  
Accessibility track – previous track was > 200 cubic metres. Proposed one based on size show at 2m wide x 400mm deep is 144 cubic metres so does not require planning  
Possible new pond – again, fall under permitted development but can be supported by drainage calculations  
Exercise stations – permitted development  
BMX track/skateboard track, basketball nets, sporting facilities – not on current radar  
Park / climbing equipment – permitted development  
Trees – planning not required  
Therefore, based on the above, there is the no benefit in spending the £3000 allocated for the pre-application enquiry, we have refined our requirements and now based on these refined requirements and information gathered since the funds were set aside, we know what we can and what we can't do. propose that from the £3000, we allocate a mere £80 to pay for an application to confirm that planning is not required for the footpath, park equipment, gym equipment and ponds – we will then get a definitive answer from North Somerset to put on file. **AGREED**  
The remainder of the funds could then be re-allocated towards the trim trail and gym so that is my proposal. **AGREED**

**C52 Storage container to house water bowser and trailer Estates Min E011**

- a) Meeting with LPFC – Update from Cllr Jones, Tremlett and Prosser. Chairman advised that it had been an interesting, productive meeting with Paul Adams from LPFC. Mr Adams had advised that a verbal agreement with LPC had been made for the use of the storage container – Cllr Keate confirmed this was the case. The Clerk informed members that she had no knowledge of this verbal agreement.  
The following was **AGREED:**
  - i) That the verbal agreement be honoured and written into the Pitch Hire Agreement for LPFC which was due to be renewed for this coming football season.
  - ii) The Agreement terms must state that the landlord will inspect the container periodically to ensure it is being kept in a safe/clean condition
  - iii) This container would be a shared facility with LPC for the storage of water bowser and trailer.
  - iv) Re water bowser - The Clerk to look into insurance implications and prices for ground anchor fixings.
- b) Decide to purchase a used container and decide location **AGREED** no longer required
- c) To receive quotations for the purchase of a 20ft x 8ft storage container – **AGREED** no longer required

**C53 Flooding/Drainage – Report from Cllr Prosser**

Report on meeting 10/06/2021

Persons Present: Terry Porter, Susan Munns, Mike Tremlett, Simon Bunn, Nick Bartlett, Carl Prosser, Giles from IDB, Lawrence from IDB

- We met @ 2pm on the A371 to discuss options that may be available to us to help reduce the impact of flooding within the parish.

- Mike Tremlett kindly printed a map of the area showing the drainage layout. We brought everyone up to speed with what has happened in the parish historically and our ideas that could potentially improve the situation.
- We discussed at length the possibility of diverting the water that comes from the spinney though Mr Bartletts land and into the Rhyne on the A371 to reduce the flow within the Village system. Mr Bartlett would happily contribute to the costs as long as he can put the water from his properties into this. In Principle all were positive about this but there will be some work to do to see if this is a viable solution. (See conclusion)
- We walked to the Field at the corner of Elm Tree Road/ A371 (the donkey Field) the purpose of this was to show all the outlet from the village and highlight that the height of the outfall is low and during the winter months would be submerged which of course has a negative effect on its capacity. The IDB and Simon Bunn were very surprised by the position and condition of the Rhyne network that carries our water to the Cross Rhyne network. Giles and Lawrence are going to look into it and see if anything can be done to improve this area.
- We then Drove up to the Spinney and had a discussion regarding an option that Mr Bartlett put forward. This would be to excavate an area within the Spinney and partly on Mr Bartletts land and build a pond that could help hold back the water at times of heavy rain at this point, rather than allowing it to enter the system without any control.
- Mr Bartlett has offered to do all of the work free of charge on the pond as long as he is allowed to incorporate his drainage scheme within the pond area as this will reduce his outlay on attenuation tanks as well as the ongoing maintenance of them. Susan Munns and Simon Bunn are going to have a look at the flow rates that we had produced and based on these be able to provide us with an indication on what size the pond area would need to be to make it work effectively. They will be coming back to us by the 2<sup>nd</sup> week in July. the pond outfall will have an Aqua brake type system to restrict the flow and take pressure off of the village system but it will also have a pipe that allows the pond to release the water rather than overtopping and cause potential problems within leafy way. There are some trees that will need to be addressed so it may be a good idea to get the tree warden out to site to get his input. I will request this through The Clerk via Email.
- You may or may not be aware that historically there was a vast pond in the leafy way area so the pond solution may be a good one to add for flood management.
- Susan Munns mentioned that she feels there is a spring somewhere within the school and this is why water is boring from the pipe days after the rain has stopped. This will need to be manged or investigated should we wish.
- **In conclusion**, Simon Bunn Is coming back to us with all of the information or tasks that will need to be carried out in relation to the pipe being laid so we can investigate whether this is a viable solution. (landowners, Levels, permissions etc)
- He will also be coming back with the size required for the pond area so we can then perhaps have something drawn up to see how it could work. If the pond was to be carried out it may be beneficial to do so prior to the spinney path work being carried out as there may be a need to lay a new pipe across the spinney or a slight rise within the path area.
- Many thanks to all that took the time out of their busy day to be present at this meeting I hope all will agree it was a positive one.

**AGREED** To wait for NSC to report back, to then contact NSC Trees Officer and Cllr Tremlett to draw up pond. Bring back to full council for Sept Meeting

#### **C54 Neighbourhood Plan Progress – Update from Cllr Tremlett**

No real progress as waited for update on progress of new Local plan

A high level summary has been produced that keep development close to settlement boundaries but as advised at the last meeting, all settlement boundaries will be reviewed.

Due to my employment I am not sure whether this gives me a conflict of interest, whether this should be a declaration of interest or whether this is a pecuniary interest.

I am more than happy to press forward with the neighbourhood plan and to start the paperwork.

However, given my above concerns about my conflicts, I request that Councillors discuss this to agree or disagree whether I have any such conflict and if Council is still happy for me to progress the neighbourhood plan.

What I do not want to do is to progress the plan with the consequence that I am reported to the monitoring officer as a code of conduct so please can you discuss this now.

**AGREED** Cllr Tremlett submit a request for Dispensation for the next full council meeting in Sept and in the meantime continue working of the NHP

#### **C55 ICT Working Group – Update from the Working Group.** The IPads were with Richard Parry who was in the process of installing software etc. Members had been identified as to who would be taking part in the 6 month trial if agreeable - it was **AGREED** that the following members would take part in the Trial:

Cllr Ashdown

Cllr Bearsby

Cllr Keate

Cllr Mason  
Cllr ap Rees  
Cllr Tremlett

**C56 Locking Community Volunteer Support Group – No update received**

**C57 ALCA Finance for Councillors - New finance training course availability, cost £30 per person – Cllrs to contact the Clerk if they wish to attend**

**C58 New speed limit for the North South Link Road – Circulated- Noted.** Discussion over the current naming of the road ensued AGREED to bring suggestions to the next full council meeting in Sept with a view to submitting to NSC

**C59 Clerk's Report, Correspondence & Items for next Agenda:**

- a) PROW AX 22 Top of The Bury to Banwell Road/Elborough Village – Woodspring Ramblers had replaced old stiles with gates – AGREED to send letter of thanks
- b) Safety Barrier – Elm Tree Road junction Meadow Drive – Clerk confirmed the damaged barrier had been replaced
- c) Goal Posts were being delivered 9 July, Clerk requested volunteers to unload and store under stage
- d) Picnic Table and Bench – being delivered 14 July, Clerk requested volunteers to unload and store under stage
- e) Junction Elm Tree Road/Grenville Avenue complaint from resident regarding parking outside pharmacy on this junction making it very dangerous. Suggested yellow lines be installed by highways. Clerk had advised that Highways were already aware but she would make a follow up call.
- f) LPC had received the offer/donation of two horse chestnut trees in 2019, resident was enquiring as to what was happening. The Clerk had established that the trees had been planted on one of the allotment plots and would require digging out and replanting at the playing field, with possible cost implications for LPC if members did not wish to dig these trees out themselves. The Clerk to contact resident and thank them for their generous offer but LPC would not cover the cost to dig out the trees as this could set a precedent.

All Correspondence had been previously circulated via email.

The Queens Platinum Jubilee Celebration next year had been circulated – If Council wanted to arrange an event for the whole parish the Clerk suggested that a working group be set up possibly involving other parish organisations and a consideration to a budget – To be discussed further a Sept full council meeting.

## **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.

**C60 Grievance Panel – Cllr Mason gave a brief update AGREED that the matter was now closed and the sealed documents be archived. The Chairman thanked the Grievance Panel for their hard work**

**C61 Cllr Resignation – With the members permission the Chairman read out the letter of resignation received from Cllr Roberts.**

Cllr Keates wished it to be minuted that an Agenda item that was discussed at a previous meeting was done so with no malicious intent and that he did not want to see Cllr Roberts go.

The Chairman expressed his sadness at losing Cllr Roberts and will write to Cllr Roberts on LPC behalf.

**There being no further business the meeting Chairman closed the meeting at 8.55pm.**

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

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