



# 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 6 January 2022  
at 7.30pm at the Parish Hall, Grenville Avenue, Locking.

Meeting opened: 7.30pm

Meeting closed: 8.45pm

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

**Also, in attendance:** The Clerk, and 3 members of the public

## MATTERS FOR DECISION

### **C138 To receive Apologies for absence and to approve reasons where appropriate**

Cllr W Bearsby – Absence Approved  
Cllr T Porter -  
Mr C Dumbell – CPRE Rep

### **C139 To receive Declarations of Interest by PCllrs and to consider any written applications dispensations:**

Cllr Keate declared an Interest and signed the Declarations of Interest register in relation to Min Ref C147

## PUBLIC PARTICIPATION

### **C140 To receive and hear any person who wishes to address the Council, upon prior notice being Received: None received**

- a) Unitary Cllr/Liaison Officer Report – Cllr Porter had advised the Clerk that he and Cllr Solomon were still looking into funding for works at the Spinney
- b) Police Report – Current report previously circulated. Noted.

## MATTERS FOR DECISION

### **C141 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 2 December 2021**

**RESOLVED:** That the Minutes of the Council meeting held on 02/12/2021 (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. With 1 Abstain.

### **C142 Finances:**

- a) To receive and approve monthly expenditure from 1 December 2021 to 31 December 2021- **AGREED** (signed by Cllr ap Rees)
- b) To receive and note the Bank Reconciliation for November 2021. Noted (signed by Cllr ap Rees)
- c) To receive and agree any Grant applications: None received.
- d) To receive and approve Estimates for the F/Y 2022/23 **AGREED**
- e) To receive and approve Projects for the F/Y 2022/23. The following projects were **AGREED**

Submission	Costs	Comments/notes
<b>Title</b>		
1 x Wheelchair access picnic table Supply and install	£500 approx.	Additional picnic table accessible for all
<b>Queens Platinum Jubilee Big Lunch Community Event</b> To set aside funding to assist with the funding of this community event	£5000	Whole Community Event to celebrate the Platinum Jubilee

Plant a Tree to celebrate the above	£100	To commemorate the above event
IT Project – IPads x 6	£2500	To continue with the IT upgrade project from 2021/22
Old Banwell Road Park & Stride Car Park resurfacing and drainage, installation of footpath	TBC	Benefit to whole community as well as regular users i.e. Locking Primary School

- f) To receive and approve the Precept for the F/Y 2022/23. **AGREED** Precept be set at £113000.00

**C143 Chairman's Report:**

As this is the first full Council Meeting in this New Year where we are all together, I would like to take this opportunity to wish you all a Happy and Prosperous New Year.

I am confident that as a Council we will be working hard this coming year in order to ensure that our agreed projects are delivered for the benefit of our community and that our day-to-day business will continue to be conducted in an efficient and professional manner.

I will keep my report brief as I am conscious that it is difficult to communicate wearing masks.

I have only one update, my wife and I attended St Augustine's Church for the Christmas Carol Service where I delivered the bible reading - it was very enjoyable evening.

**C144 Regular Reports:** To receive and note the following regular reports:

- a) **CPRE** – Mr Dumbell submitted the following report:  
Nothing to report from CPRE for January's meeting - although I hope you got the Happy Christmas/end of year Thank You email from CPRE National.  
That said, I expect to have stuff to report before Easter - both locally in relation to reaction to the preferred location of Banwell Bypass and the suggested "Banwell Garden Village", and nationally in relation to what Minister Gove comes out with in relation to "planning reforms".
- b) Locking Parklands: Notes from Stakeholder previously circulated. Noted.

**C145 Planning** (applications can be viewed via North Somerset Council Planning Applications website):

- a) **21/P/3241/RM Phase 4 Locking Parklands** – Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 124no. dwellings and associated roads, infrastructure and landscaping pursuant to Outline approval 13/P/0997/OT2 (Outline application with Environmental Impact assessment for large scale major mixed use residential, employment, education and infrastructure development to include 1200no. residential dwellings (excludes 250 dwellings consented under phases 1&2); up to 5.5ha of employment development – use classes B1, B2 and B8 (excludes B1 development consented under phase 1); up to 2.1ha of retail, services, café, restaurant, drinking, takeaway and community uses – classes A1/2/3/4/5&D1; up to 5.15ha leisure use – D2 with ancillary uses; primary school – 2.4ha; secondary education – 1.8ha; with 32.4ha of landscaping, open space and necessary infrastructure works (includes elements within phase 1&2) and construction of new access from A371 (to amend access approved under leisure dome infrastructure consent). Details of access off A371 to be decided but appearance, landscaping, layout and scale all reserved for subsequent approval. **AGREED** Neutral stance subject to clarification of the new access onto A371 and the impact that the above would have on drainage and flooding at Flowerdown Park
- b) **21/P/3227/FUH 19 Anson Road** - Proposed erection of a two-storey rear extension and rear decking. **AGREED** Neutral stance subject to the 45 Degree rule and additional parking space rule be implemented
- c) **21/P/3411/AOC Locking Parklands** – Re-discharge of the condition No.46 (service equipment) on application 13/P/0997/OT2. Noted

**C146 Radio Wing** –Update from St Modwen and decide next course of action

The Chairman the Working Group were in receipt of the documents requested and that work on the business plan would continue. **AGREED** the Working Group would report to full council at its next meeting

**C147 41 Old Banwell Road Locking** – Decide next course of action.

- a) Hedging:
- b) The hedging from the entrance gate to the extension and the rear end of the extension for the whole length of the rear garden has been removed completely.
- c) It was proposed that the property owner pay the cost of the purchasing and replanting of the all the hedging as an acceptable remedy to the breach of Agreement and this to be completed before the 31 March 2022 – **AGREED**. As the Property Owner was present this proposal was put to him as an acceptable remedy which he **AGREED**. The Clerk to forward details of hedging and planting as specified by landscape architect.
- d) Settlement Boundary Fence:

- e) As the Settlement Boundary Fence had been removed from the front to the rear garden of 41 Old Banwell Road this would need to be reinstated with concrete posts and chain-link fence. Council would need to establish the boundary line and that the work should be completed before the replanting of the hedge.
- f) It was proposed that the property owner pay for the reinstatement of the settlement boundary fence as detailed above – **AGREED**. As the Property Owner was present this proposal was put to him as an acceptable remedy which he **AGREED** and stated that the works would be completed by the 1<sup>st</sup> March 2022.
- g) It was also **AGREED** that any gaps to the existing settlement boundary fencing be repaired and the cost borne by Council

**C148 Speeding – Elm Tree Road Locking – response from NSC.**

Mr Bailey advised that he would be happy to meet up, although he was not sure he would be able to offer anything substantial. North Somerset do not have any budget to install a footway along the road, such a facility or any alternative would be quite costly.

Most pedestrians using the road would use the eastern side of the road and utilise the driveways when cars are approaching, then continue when the road is clear, if a footway were to be installed it is likely that we would have to take private land to accommodate a footway as it is unlikely that the road is wide enough, he had noticed that on the western side of the road outside 75 there is a ditch so if the footway was on that side this would have to be culverted.

If more traffic calming were requested, again North Somerset does not currently have a budget for such works so any additional works would have to be funded from the PC, but again we are struggling with resource to develop schemes he would need to check the new process with his manager.

20mph Scheme for Locking

NSC don't have a scheme in place but Locking are on the list for a 20 limit, which means NSC will be looking at a limit in the village at some point in the next year but it may fall into the year after depending on resources and priority.

**AGREED** that the Clerk request an onsite meeting with Mr Bailey and his Manager to discuss other traffic calming measures similar to those installed at Mendip Rise.

**Letter received from Resident 42 ETR** in support of any reduction to the speed limit/traffic calming measures at the eastern end of ETR and support for the same on OBR – Noted.

**C149 Land identified for possible Allotment Site Re Min C119a – AGREED** that the Clerk go back to NSC and request that they start negotiations with lease holder in the first instance and to also enquire whether there was any suitable land available on the Keepmoat Development site at Locking Parklands.

**C150 North Somerset Council – Highways Priorities Survey – Cllr ap Rees** advised that there had a technical issues with submitting LPC's response to the questionnaire **AGREED** to accept Cllr ap Rees's previous private response as the council's official comments. This was to be notified to NSC.

**C151 Clerk's Report, Correspondence & Items for next Agenda:**

**a) Clerks Report**

- Queens Platinum Jubilee Big Lunch – Community Meeting to be held Jan/Feb to get the ball rolling either face to face or virtual meeting depending on Covid restrictions
- Fruit trees to be planted at the weekend, if anyone would like to help out please contact the Parish Orderly
- As the cleaner for the changing rooms would no longer be cleaning the facility the Clerk would be providing cover until another cleaner could be engaged.

**Correspondence** received:

- i. Crosslinks Magazine was due out Feb/March would council like to submit an article.

**b) Agenda Item** for next meeting: Future of Looking at Locking Newsletter.

**There being no further business the meeting Chairman closed the meeting at 8.45pm.**

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

**The next meeting of Locking Parish Council will be at 19:30pm held on 3<sup>rd</sup> February 2022 at Locking Parish Hall**