



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 7 April 2022 at 7.30pm at the Parish Hall, Grenville Avenue, Locking.

Meeting opened: 7.30pm

Meeting closed: 8.43pm

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

Also, in attendance: M Callaghan Admin Assistant (Note Taker), Mr Dumbell (CPRE) and 4 members of the public

MATTERS FOR DECISION

C172 To receive Apologies for absence and to approve reasons where appropriate

Cllr M Tremlett – Absence Approved
Mrs D Tremlett (Clerk/RFO)

C173 To receive Declarations of Interest by PCllrs and to consider any written applications dispensations: None

PUBLIC PARTICIPATION

C174 To receive and hear any person who wishes to address the Council, upon prior notice being Received:

- a) Member of the public had requested to speak regarding the traffic issues on Mendip rise but as this was to be discussed as an Agenda item he did not wish to speak at this stage.
- b) Unitary Cllr/Liaison Officer Report: None received
- c) Police Report – Noted.

MATTERS FOR DECISION

C175 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 March 2022

RESOLVED: That the Minutes of the Council meeting held on 03/03/2022 (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.

C176 Finances:

- a) To receive and approve monthly expenditure from 1 March 2022 to 31 March 2022- **AGREED** (signed by Cllr Mason)
- b) To receive and note the Bank Reconciliation for February 2022. Noted (signed by Cllr Mason)
- c) To receive and agree any Grant applications: None received.
- d) To receive ALCA Annual Subscription Invoice £715.68: Payment **AGREED**
- e) Queens Platinum Jubilee Picnic Lunch Fund – AGREED to approve the below items for expenditure:
 - i. £320 Bakers Dolphin Coach and Driver hire 12-6pm pick up and drop off route for elderly and anyone with mobility issues.
 - ii. £150 DJ/PA from 12-6pm
 - iii. £611.89 Bandon Hire Station £611.89 for the hire of 5 toilets and 1 disabled toilet includes delivery and collection
 - iv. £120 St Johns Ambulance First Aid and Medical cover 12-5pm
 - v. £120 Richard Ballinger Magician 12-6pm
 - vi. £100 Donation Weston Ukulele 3hrs music and sea shanty's
 - vii. £40 Community Scrapstore – rope/cord to rope off areas
 - viii. £50 – 2 x £25 vouchers for prizes for poster winners

C177 Chairman's Report:

I welcome you all to tonight's full Council Meeting.

With the new season and financial year upon us, we, through our committees and full Council meetings have agreed our budgets and set the precept for 2022 - 2023. Projects, which include the upgrade of the OBR Car Park, will be progressed and I am confident that even during these uncertain times we can and will deliver proposed projects cost effectively for the benefit of our community.

We would like to take this opportunity to invite Parishioners to the 'Annual Parish Assembly' which is to be held at 18.00 on Thursday 28 April 2022 at the Parish Hall, Grenville Avenue, Locking. This meeting will provide an opportunity for residents to raise any matters of Parish interest.

We have continued to raise Council's concern in respect of the state of the 'Spinney' which is an essential and important major 'safe link' between Locking Village and Locking Parklands. The building of the New Secondary School and Health Centre requires an easy 'carbon friendly, safe route' for everyone. Council is grateful for Keir's recent update in relation to their current works and for their efforts in support of local communities, we look forward to working in partnership with Kier to address those important issues that affect our growing community.

World news reporting regarding the 'Invasion of Ukraine' continues to feature with emphasis on the numbers of women and children seeking refuge in places of safety. You will have noted from circulated emails and notices that storage facilities for a locally organised aid project had been supported by Council, I can report that the aid was delivered to those in need and its thanks to Michele and other's efforts that it was a success. This initiative is now closed

C178 Regular Reports: To receive and note the following regular reports:

- a) **CPRE** – Mr Dumbell advised that on a local CPRE level, there would be a zoom meeting on 12 April to decide on their submission to NSC re the Replacement Plan. He would communicate the concerns and approvals of LPC.

Latest intel on changes to planning

We've had some further intelligence on current Government thinking in a [response](#) published on Monday to the Lords Committee report on housing demand.

The response states that plans for an Infrastructure Levy to replace planning agreements are still on the agenda, and that legislation will be brought forward (it will definitely be needed if they are bringing forward the Levy in any case).

The other main point spotted is that options are being developed on build out. We're not clear whether this will simply be a 'use it or lose it' power or whether the Letwin recommendations giving more powers to local authorities to lead developments and build a more diverse housing mix than currently are being resurrected. One point says '*We are exploring further options to support prompt and faster build-out of sites as part of our proposed changes to the planning system. These changes will support diversification by providing small builders with more speed and certainty in the planning process.*' This might suggest they are exploring the Letwin recommendations, or it might suggest the Planning White Paper zoning ideas are still in the mix.

Meeting with Joanna Averley and Simon Gallagher

Yesterday we met with the Chief Planner and Director of Planning at DLUHC Joanna Averley and Simon Gallagher, and we gained some useful intel regarding upcoming legislation and the current situation in the department. Below are some of the key points:

- **Stuart Andrew** – new Housing Minister Stuart Andrew is very strong on neighbourhood planning. He's 'good value' and they're really impressed with him!
 - **Levelling Up White Paper** – it's now out there and that's the key text – lots of intellectual horsepower behind it. We should be hearing some quite different noises when compared with 'old MHCLG' i.e. reducing homelessness and improving quality of homes. It's not old school supply and affordability. They recognised that the LUWP didn't say enough about the natural environment and what role that can play in levelling up – Secretary of State wanted more on this but they ran out of time. ***There's no planning reform going on – there's levelling up going on ***. It's all about levelling up and regeneration. Important to remember that planning is both the regulatory system but also an enabler of levelling up. It's about quality of housing and access to green space and levelling up.
 - **Levelling Up and Regeneration Bill** – if it's a big Bill, it's going to be introduced in the front of the session but that's all to be confirmed. Can't say any more about the planning clauses – planning law just prescribes process but nothing about context and substance.
 - **NPPF and timings** – the logic would be to get the Bill through and then do the NPPF. It could sprawl over a period of two years. But at the same time, they don't want a big public conversation about planning as that never ends well. Keen to avoid a big long running complicated process. They can't quite see how they're going to square it at the moment.
- b) **Locking Parklands:** Next meeting to be held 26 April 10-11.30am at The Radio Wing, Locking Parklands.
- c) **Locking Primary School:** The Chairman reported that on Tuesday 22 March 2022 Councillors held a meeting with representatives of Locking Primary School. The meeting was very positive and helpful in understanding the

needs of all parties. It was agreed that we would meet at least once a term and update each other should issues arise which might impact on respective businesses

d) **St Modwen:** Meeting Cancelled

C179 Planning (applications can be viewed via North Somerset Council Planning Applications website):

- a) **22/P/0527/NMA – Phase 12A Locking Parklands** – Non material amendment to application 18/P/2925/RM (erection of 27no dwellings pursuant to outline planning permission 13/P/0997/OT2 to create improved access arrangement on Post Office Road. **NOTED**
- b) **22/P/0529/NMA – Phase 2 Locking Parklands** – Non material amendment to application 12/P/0760/F (Erection of 150 dwellings) to allow the following a/ Proposal footway and pedestrian crossing to be constructed in place of an existing parking bay. b/ - Proposed anti-skid surfacing to be provided on Garland Avenue and Farnborough Road junctions. Coloured surface to provide conspicuously. c/ Incorporation of an adoptable grass verge. **NOTED**
- c) **22/P/0530/NMA – Locking Parklands** – Non material amendment to application 09/P/1614/F (amended 11/P/1922/MMA) to allow the following a/ An extension of the footway along Bowan Road which is adoptable and inclusion of pedestrian crossing. b/ Incorporation of an adoptable grass verge and placement of Bowan Road Sign. c/ - Proposed anti-skid surfacing to be provided at junction onto Garland Avenue. Coloured surface to provide conspicuously. **NOTED**
- d) **22/P/0574/AOC – Locking Parklands** – Discharge of conditions No. 13 (surface water drainage) No. 15 (dispose of foul water) No. 18 (hard and soft landscape) No. 21 (tree protection fencing) No. 24 (ecological survey) No. 26 (external lighting) No. 27 (biodiversity and nature conservation) No. 40 (street lighting) and No. 41 (external ground levels) on application 13/P/0997/OT2. **NOTED**
- e) **22/P/0654/FUH** – 34 South Lawn Locking – Proposed erection of a flat roof dormer to the front elevation. **AGREED** to support this application
- f) **22/P/0486/RM Bowen Road** – Reserved matters for the reconstruction of and junction improvement works on Bowen Road with associated infrastructure and landscaping pursuant to outline permission 13/P/0997/OT2 (Outline application with Environmental Impact assessment for large scale major mixed use residential, employment, education and infrastructure development to include up to 1200ono. Residential dwellings (excludes 250 dwellings consented under phases 1 & 2); up to 5.5ha of employment development – use classes A1/”/3/4/5&D1; up to 5.15ha leisure use – D2 with ancillary uses; primary school – 2/4ha 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). **NOTED**
- g) **22/P/0671/AOC** – Land at Locking Parklands – Discharge of condition No. 13 (Boundary treatment) and No. 24 (Materials) on application 21/P/1596/FUL. Council **NOTED** this application however Councillor Bearsby raised his concern that there were insufficient drop-kerbs for the disabled in Locking Parklands and requested that this issue be raised with NSC.

C180 Draft Local Plan – The following response to the Draft Local Plan – Settlement Boundaries for Locking Parish was **AGREED**:

Locking Settlement Boundary Review Plan:

Area 1: No Comment

Area 2:

- LPC would consider building on the brownfield site only (where existing buildings are currently situated) it would not support building on the field that had been used for horticultural/agricultural needs.
- LPC would not accept 50 houses on this site
- LPC would only consider a very small development – retirement bungalows 1-2 bedrooms provided by Housing Association - social housing for elderly only – there is a very strong need for good quality social housing for the elderly particularly in Locking and WSM

Area 3: No Comment

Area 4:

- LPC Objects to this boundary review – the land is a small narrow strip with no value and can not see the benefit of moving the settlement boundary.
- This is a small parcel of land that was given planning approval on 31st March 1980 to provide formation of a 15 foot agricultural access onto OS field 9062 (i.e. the field to the South)- so nothing has changed for 42 years – LPC asks why all of a sudden should it be included as part of the proposed new settlement boundary when it cannot clearly have a dwelling on it.

Area 5:

- LPC asks who called for the Primary school site to be included within the village settlement boundary
- In the future should the Primary School site come up for redevelopment LPC request that it be recorded that they would be given, in the first instance, the option to retain the site for community facilities

Area 6: No Comment

C181 General Reserves – allocations - To receive and agree recommendations from the Finance & Human Resources Committee. The Chairman of the Finance and Human Resources Committee put forward the Committee's recommendation in relation to the General Account Reserves and Breakdown Recommendations. **RESOLVED** - the recommendations were agreed by all.

C182 Review of Documents - To receive and agree recommendations from the Finance & Human Resources Committee for the following document:

- a) Financial Regulations: **AGREED**
- b) Risk Assessment – Financial and Management: **AGREED** and signed by the Chairman

C183 Policy for Granting of the Honorary Freedom of the Parish – **AGREED** to adopt Policy.

C184 OBR Car Park:

- a) To receive quotations (Appendix 1) for drainage /soakaway tests/plans that are required to prove a 'before and after' scenario of any proposed drainage scheme. **RESOLVED:** - Cllr Prosser proposed that Council accept tender number 1, seconded by Cllr Jones, it was also supported by all other Councillors. Mr. Nick Bartlett was the winning contractor.
- b) To agree and adopted the Plan for works at OBR Car Park: The Chairman made it clear that the plan was work in progress and could be amended as there were items that needed to be added such as the bus parking spot in the carpark. Cllr Bearsby asked whether the car park could be extended to the South to make more car parking spaces. Further discussion took place in respect of the path that runs to the south of the car park. It was also noted that any extension to the car park would have financial implications. It was **AGREED** to adopt the plan for OBR Car Park subject to any amendments/changes.
- c) To agree to submit planning application for works at OBR Car Park: It was **AGREED** to submit a planning application for the works at the OBR Car Park

C185 Old 'Allotment/pond Site' at Locking Primary School – Correspondence received from Mr Mathews, Extend Learning Academies Network requested further information regarding the following:

- a) Clarification as to whether the LPC want to take over the lease, or gain use of the land. Taking on the lease would involve a lot of work and legal transfer, which would come at a cost. Agreed use, would involve less work and cost.
- b) Require full written detail of how the LPC intend to use the land and any timescales, as this is designated playing field, which complicates the matter somewhat.

Councillors considered both items and decided to form a small working group to investigate the matters discussed. Cllrs Bearsby, Lacey, Fowler, and Prosser volunteered to be in the working group.

C186 Traffic Issue in Locking Village:

- a) Elm Tree Road heading toward junction with A371 – To receive a report from the site meeting held with District Cllr Mike Solomon and agree any action
The Chairman reported that on Monday 17 March 2022 Parish Councillors met with Councillor Mike Solomon at Elm Tree Road where he was able to witness the danger to pedestrians and vehicles by motorists speeding along that road. He was made aware of the fact that the road was also used by children going to and from Winterstoke Academy, walking, scootering and cycling and that there was no useable footpath available. There was a high risk of a major accident if action was not taken to slow traffic in that area. He was also made aware of the fact that we are keen to introduce a 20 mph through the village, however highway planners have advised that Elm Tree Road in particular does not meet the safety criteria and would need build outs to meet that standard. The most dangerous point is located between 73 - 75 Elm Tree Road and is on a blind bend, any build out would require a plan before works could be physically progressed. Councillor Solomon requested that the Parish Council write to him outlining our concerns and that he would take up our concerns with those responsible with North Somerset Council. Funding might be required from the Parish Council to progress plans and or even physical works.
The Chairman also stated that it was clear from the reports received that there were many concerns regarding road safety in Locking Village which is impacting on residents living here. The Chairman suggested that perhaps a steering group should be formed to look at all aspects. It was **AGREED** to respond to Councillor Solomon's request as outlined in the report with a further addition that a resident on Elm Tree Road was willing to contribute to costs in producing a plan and or a build out.
- b) Elm Tree Road – where road narrows/adjacent to park – complaints received speeding vehicles and parking. **AGREED** to write to Cllr Mike Solomon to determine what the position was concerning the previous proposal to reduce speed limits to 20mph.

- c) Mendip Rise – To receive complaints from residents regarding parking, vehicles travelling the wrong way down the one-way system, the traffic management flower tub situated at the bottom of Mendip Rise. Details of the complaints received were outlined and Mr. Ragget was invited to provide Council with his concerns regarding road safety in Mendip Rise. The Chairman provided advice in that should any resident witness traffic offences being committed then it should be reported to the police with any supporting evidence i.e., photographs. The traffic issues identified will be included in the Annual Parish Meeting Agenda which is to be held on 28 April 2022.

C187 Locking Skatepark Project – Re potential site - to receive a report regarding the meeting at the playing field with Cllrs and Mr Stevens and Mrs Stevens (Parent of).

The Chairman reported the following:

On Saturday 26 March 2022 Parish Councillors met with Mr Ben Stevens and Mrs Stevens (Parent of). The meeting was informative and helpful in understanding the need for a Skatepark and of the feasibility of one at that or other locations. A business plan was briefly outlined as was potential funding for the project.

Councillors suggested that enquiries should be made with St Modwen and North Somerset Council as those organisations may also be able to help as Youth Provision is a factor in developing play areas within the growing community. Both organisations are involved in developments to the North of the A371.

The Clerk had supplied details of individuals who might be able to assist within those organisations have been provided to Ben. The Skateboard Project is to be an Agenda item at the next Assets and Amenities Committee Meeting which is to be held on 21 April 2022.

C188 The Green: Correspondence received the owner of 2 The Green (Circulated) requesting that members consider the following:

- a) A request to Purchase the land with the large Sycamore tree (TPO) adjacent to their property. Would the council be prepared to sell this land and if so how much?
- b) Subject to the above - A request for the Council to consider selling a 6m2 section at the end of their drive to enable them to "straighten up" the fence line (maintaining the current entrance width).

Councillors were made aware of the covenants (circulated) that are applicable to this land and as a result it was **AGREED** not to sell the land or any part of The Green.

C189 Clerk's Report, Correspondence & Items for next Agenda:

a) **Correspondence** received and previously circulated:

- i. Correspondence concerning the Doctor's Surgery at Locking Parish Hall,
- ii. NSC Pharmaceutical Needs Assessment 2022 – 2025
- iii. Request for the History of the Parish was provided to Council.

b) **Agenda Item for next meeting:**

Cllr Keate requested that a bench and tree planting for the Queens Jubilee be added to the next Full Parish Council Agenda

There being no further business the meeting Chairman closed the meeting at 8.43pm.

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

The next meeting of Locking Parish Council will be at 19:00pm held on 5 May 2022 at Locking Parish Hall