



Locking Parish Council

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The Parish Hall, Grenville Avenue,
Locking, North Somerset BS24 8AR

Minutes of the Meeting of Locking Parish Council held on Thursday 2nd November 2023 at 7.30pm at Locking Parish Hall

Meeting opened: 7.30pm

Meeting closed: 9pm

Present: Councillors: Chairman P Jones, M Tremlett, W Ashdown, P Lacey, L Clark, W Bearsby, C Prosser, P Schofield, E ap Rees

Also, in attendance: The Clerk and one member of the public.

MATTERS FOR DECISION

83) To receive Apologies for absence and to approve reasons where appropriate:

Cllr I Hilder: Approved

Cllr J Carter: A request for Leave of Absence had been submitted by Cllr Carter for 4 months: **AGREED**

District Cllr Porter

Mr C Dumbell CPRE Rep

84) To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations:

Declaration of Interest received from Cllr Bearsby Min Ref:96

PUBLIC PARTICIPATION

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

a) Member of the Public raised the following concerns

- Parking at Manor Gardens – Although double yellow lines had been installed near to the entrance of the public house which had helped with access, vehicles particularly commercial vehicles were parking down to the junction with Elm Tree Road which was making it difficult to get in/out of the cul-de-sac.
- Westlink Bus Service – When attempting to book the service, she was advised that Locking was not included in the 'zone'. Also the customer service advisor was difficult to understand. The Chairman suggested that she attend the Clerk's office on Tuesday to discuss these issues further.

b) Ward Councillor's Report: Cllr Porter advised that he and Cllr Solomon would push to get the traffic issues raised by LPC on to the Green Priority List at NSC.

c) Community Policing Team Report: Reported Noted (copy available on request)

d) CPRE: Mr Dumbell advised that there was nothing to directly affect Locking.

MATTERS FOR DECISION

86) Minutes:

a) The Minutes of the Council meeting held on 5 October 2023 was agreed and signed by the Chairman.

RESOLVED: That the Minutes of the Council meeting held on 05/10/2023 (previously circulated), be taken as read, agreed as being a true and correct record and as a consequence, signed by the Chairman of the meeting. **AGREED.**

87) Finances:

- a) To receive and approve monthly receipts and payments from 1st October 2023 to 31st October 2023
AGREED and signed by Cllr Ashdown
- b) To receive and note the Bank Reconciliation for September 2023
AGREED and signed by Cllr Ashdown
- c) To receive and agree any Grant applications: None received

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

- a) **23/P/2054/AOC Winterstoke Hundred Academy Locking Parklands** – Request to discharge conditions 13 (Proposed Boundary Fencing) and 24 (Examples of walling and roofing materials) on application 21/P/1596/FUL. **Noted**
- b) **23/P/2160/AOC Construction Training Centre Locking Head Drove** – Request to discharge condition number 3 (Drainage Scheme) on application 23/P/0182/FUL. **AGREED** to object to the discharge of condition number 3 (Drainage Scheme 23/P/0182/FUL on the following grounds:
 - Locking Parish Council strongly object to the application due to a lack of information provided with the application.
 - From the information provided, the planning condition requires details of a Sustainable Urban Drainage Scheme (SUDS) yet the documentation provided does not appear to provide any drainage calculations or soakaway tests to determine the amount of surface water that needs to be attenuated taking into account surface water including a 40% allowance for climate change.
 - Locking Parish Councils objection to the renewal of the temporary permission has been ignored despite the impact on the Landscape (Policy adopted by North Somerset Council), further investigation has revealed that the drainage/SUDs scheme was a condition that was applied in the 2017 application (17/P/5614/FUL) in relation to the original permission. That condition was never discharged.
 - Therefore, since the building was approved and subsequently constructed since the 2017 approval, no SUDs scheme has ever been designed or implemented. The result of this is clear.
 - Residents of Locking Parish have been subject to flooding in various parts of the Parish including Elm Tree Road and the Flowerdown Park area of the Parish yet North Somerset have failed in their responsibility of ensuring proper and adequate drainage for this site.
 - This has resulted in residents of our Parish suffering flooding events when the approved building is in fact located on functional flood plain.
 - Council members have serious concerns that if the drainage for this particular site has never been properly designed or installed, then we must question what checks, measures and balances have been done and made by North Somerset Council on the exponential development that Locking Parish has seen in recent years.
 - Therefore, this scheme and application in contrary to policies DM1 of the Sites and Policies Plan and CS1, CS2 and CS3 of the adopted Core Strategy and has been since 2017. The issues of flooding and climate change is a serious one and Locking Parish therefore maintains its strong objection and would welcome comments from North Somerset Council in this regard.
- c) **23/P/2199/NMA Land West of Locking Parklands (former Moss Land)** – Non-material amendment to application 19/P/1563/RM (Reserved Matters application for appearance, scale, layout and landscaping for the development of 248no. dwellings and associated infrastructure pursuant to outline planning consent 16/P/1881/OT2 (outline planning application for up to 300no. residential units and associated infrastructure, all matters reserved (using access points from Locking Parklands subject to reserved matters submitted pursuant to outline permission 13/P/0997/OT2))) to allow for alterations to the boundary treatment plan. Approval already granted: **Noted**
- d) **23/P/2196/FUH 3 South Lawn Locking** – Proposed loft conversion with 2no. roof dormers to the rear elevation. Erection of single storey side/rear extension forming a small utility room and WC. **AGREED** to object to this application on the following grounds:
 - The property is located in Horseshoe Bat Zone B. With works to the roof, this required a bat scoping survey yet the application has been registered and is being considered by North

Somerset Council as Locking is classed as an Infill village under policy CS33 of the adopted core strategy. There is a legal obligation by North Somerset Council to ensure that the works will have no impact to bats and this is contrary to policy CS4 of the adopted Core Strategy and Policy DM8 of the Sites and Policies Plan.

- Additionally, the scheme increases the number of bedrooms and thus required off street car park spaces yet this information has also not been provided for this application.
- Until the above matters have been addressed and Locking Parish Council has had the opportunity to view the additional information, Locking Parish Council will be unable to withdraw its objection to the scheme.

89) Chairman's Report: Noted (Appendix 1)

90) Old Banwell Road Playing Field Car Park: To receive quotations for line marking the Car Park – quotations based on the Parish Council's planning application and design of car park.

- a) It was acknowledged that even though the quotations received were based on the Parish Council's planning application and design of the car park it was noted that the makeup of the surface to the car park was not yet complete and at this stage only the tarmacked area should be line marked in particular the 'one way road system' which would provide users with clarity as to where they should or should not park.
- b) It was **AGREED** that Cllr Tremlett draw up a plan which would show the required area for line marking.
- c) It was also **AGREED** that once this plan was available the Clerk be delegated to obtain quotations and spend up to £1300 on these works as per the plan.

91) Improvement to traffic warning signage along Elm Tree Road Locking: Members were updated on the following:

- a) Cllr Mike Solomon will apply pressure to get LPC concerns raised to the green list
- b) 20mph Limit:
Chris Fletcher NSC advised the following:
This scheme, along with several others for the parish are on this new scheme pipeline that the strategic transport team have developed to help us prioritise the large volume of scheme requests we have. The next step for the scheme will be a policy check performed by the policy team. Then we will be able to send schemes forward to the pipeline board for prioritisation. The board will then be able to allocate money for full feasibility testing of the schemes, which is when we will see some real progress made.
- c) Traffic Signage:
Mr Bailey NSC will add the signage to their list:
Install a Road Narrows and Pedestrians in the road signs along with a Slow Marking on each approach approximately in the vicinity of 48 and Gatehouse.

Unfortunately, there is a back log for this work so it may take a little while.

Members discussed the use of mobile flashing speed signs: **AGREED** the Clerk contact North Somerset Council and requested the mobile unit for Elm Tree Road Locking.

92) Community Living Room/Hub: North Somerset Council had advised that there was funding available to continue the Community Living Room through the winter months. The Clerk had submitted an application for £500 grant to support the Living Room/Warm Space and Parish Pantry.

93) Parking Issues at Laney's Drove (Min Ref 79):

Oaktree Park Management Company: The Clerk had written to Cllr Porter and Cllr Solomon requesting that they contact OTP to discuss residents parking concerns – Cllr Solomon had confirmed that he would make contact.

It was **AGREED** that Cllr Ashdown and the Clerk make an appointment to meet with the management and also put forward concerns raised and investigate possible solutions within the complex for resident parking particularly those with more than 1 vehicle.

Business owner who is impacted by the parking situation at Laney's Drove had volunteered to help out

with the following:

monitor the parked vehicles to establish commercial, residents, visitors etc.

He will take details and photos of any obstructions and will forward to NSC and LPC as this will evidence build towards a parking area(s) being installed – As per Mr Baileys (NSC) suggestion.

PCSO – will not get involved unless there is an obstruction on to the highway – there are no parking restrictions on this road. They will not carry out PNC checks on vehicles if there are no offences.

94) Parking conditions around Manor Gardens and the Public House – Previously discussed during Public Participation. The Clerk to meet with the member of the public and submit any issues to NSC Highways. Discussed under Min Ref 85a

95) Looking @ Locking: Deferred as further investigation required.

96) Locking Primary School – consultation to extend the age range of Locking Primary School: **AGREED** to delegate to the Clerk for completion.

97) North Somerset Council – Biodiversity Supplementary Planning Document (SPD) draft for consultation until 5pm Monday 27 November 2023: **AGREED** to delegate to the Clerk for completion.

98) Correspondence & Items for next Agenda:

(Please note that the Council is unable to make any formal decisions under this item).

Note any correspondence received since the last meeting that is not an item on the Agenda and note items for the next Agenda.

a) Councils at Zero Hour: Request to support the Climate and Ecology Bill draft motion. LPC are supportive of the Climate and Ecology Bill and noted the request to issue a press release after the motion was passed and write to our MP etc.

b) Message from Chief Inspector Jonathan Murray - Avon and Somerset Police regarding the impact of the events in Israel and Gaza on the safety and security of locally elected representatives as well as local faith leaders.

Whilst there has been a significant increase in reporting of hate crimes and incidents, at this time, we have no information to suggest that there is a heightened threat to locally elected representatives or their staff, nor for faith communities, including those from the Jewish faith.

This is under continual review, and should there be any change this will be circulated to you.

As a precautionary measure we have compiled below a range of open-source advice and guidance on safety and security for reassurance and ease of reference, to be disseminated to locally elected representatives and faith leaders.

For further details please contact the Clerk

c) Response from Wessex Water RE: Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)

The main rivers within the area of Locking are Cross Rhyne, head of main river is at Winterstoke Road and the Uphill Great Rhyne, head of main river is at Aisecome Way (culverted until Bournville Primary School). Our routine weed cutting operations have been completed along these rivers between July 12th and July 20th. This work takes place from the above-mentioned locations to the tidal outfall structure. Watercourses further upstream of Winterstoke Road and Aisecome Way are not designated as main rivers and therefore the responsibility will be with either the IDB or the Local Authority. Noted

d) The Spinney Upgrade - Michelle Dickson Assistant Project Manager - Projects & Property - Place Directorate. Update with regards to the site visit by Michelle Dickson, the preferred contractor, PROWs Team, Lighting Designer and Tree Officer. It should be noted that no Parish Councillor was invited to attend this meeting.

Briefly Ms Dickson commented that the current hard standing was in good condition, the Public Rights of Way team had concurred that the surfacing itself was sound having recently resurfaced it.

The update raised concerns that the works to the surface of footpath would not go ahead as previously discussed. The fact that the PROW team had stated that they had recently resurfaced the footpath was completely untrue, small patches had been resurfaced which this Council had made a contribution to the cost.

Councillors would conduct a site visit, take necessary photographs of the footpath surface.

Item for next Agenda.

Items for next Agenda: The Spinney

There being no further business the meeting Chairman closed the meeting at 9pm.

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

The next meeting of Locking Parish Council will be on 7th December 2023 7.30pm

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability) Crime & Disorder, Health & Safety and Human Rights.

DRAFT

Appendix 1

Chairmans Report – 2 November 2023

Good evening, Councillors, my report tonight is brief.

What have I been doing over the past month, firstly I installed the measuring poles into the two ponds nearest to Locking Primary School so that we can monitor them to ensure water from the Carpark and field is being discharged properly. Even with recent heavy rainfall it appears that the works we commissioned are working as they should. Minor adjustments may be required when the stones in the swale start to silt up.

Like you, I have also attended Committee meetings and must say how impressed I was at the recent Finance and Human Resources Meeting. I would like to thank the Staff Working Group especially Councillor Peter Lacey who presented the Group's findings at the meeting. It was clear to me, and I hope to others attending that there had been diligent research and hard work in producing their findings.

I, together with the Clerk attended a meeting with the Head of Locking Primary School in relation to the School's Consultation with Stakeholders to extend the age-range of the school to 2 – 11 years old. Councillors are invited to respond to this consultation should they wish to do so, this matter is subject of an agenda item later.

Paul Jones

Chairman

Locking Parish Council