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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 6 February 2025 at Nurse Thomas Suite, Locking Parish Hall, Grenville Avenue, Locking

Meeting opened: 19:30

Meeting closed: 20:50

Present: Councillors: P Jones; M Tremlett; W Ashdown; T Poynton; P Lacey; P Schofield; I Hilder,
C Prosser; P Huish; E ap Rees

Also in attendance: The Clerk, Cllr Porter and 1 member of the public

PUBLIC PARTICIPATION

To receive and hear any person who wishes to address the Council, upon prior notice being received (*The Chairman will select the order of the matters to be heard, each speaker will be limited to period of 3 minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).*)

- a) Unitary Cllr/Liaison Officer Report: Deferred until the arrival of Cllr Porter.
- b) Police Report: Noted

AGENDA

MATTERS FOR DECISION

148) To receive apologies for absence and to approve reasons where appropriate.

Cllr W Bearsby – Approved
Mr C Dumbell CPRE Rep
District Cllr Solomon

149) To receive Declarations of Interest by PCllrs and to consider any written applications for Dispensations - None

150) Minutes

The Minutes of the Council meeting held on 9 January 2025 were agreed and signed by the Chairman.

RESOLVED: That the Minutes of the Council meeting held on 9 January 2025 (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** with 3 abstains.

151) Finances:

- a) To receive and approve monthly receipts and payments for the General Account: from 1 to 31 January 2025. **AGREED** and signed by Cllr Ashdown
- b) To receive the Budgetary Control Report for the General Account from 1 April 2024 to 31 January 2025. **AGREED** and signed by Cllr Schofield
- c) To receive and note the Bank Reconciliation and Unity Trust Bank Statements for December 2024. **AGREED** and signed by Cllr Ashdown
- d) To receive and agree any Grant applications: None received.

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152) Chairman's Report from Cllr Jones

Welcome Councillors to February's Full Parish Council Meeting.

Firstly, the Radio Wing meeting at Locking Parklands that I had been invited to attend on 23 January 2025 was cancelled by Mr Chris Hart of St Modwen. I am led to understand that it will be rescheduled for later this month, hopefully with other CIC members being invited.

On 5 February 2025 ten trees supplied by North Somerset Council were planted on the southern boundary of the playing field at Old Banwell Road. The trees are a mixture of UK native trees, and will assist in reducing water run-off, helping to filter wind and eventually provide some shade.

The planted trees are standard sized trees, more trees will be forthcoming in the near future, kindly provided and funded by North Somerset Council. Further works at the Tiny Trees area have recently been conducted with the installation of benches and signage, the area really looks user friendly and welcoming.

On 6th March 2025 Locking Parish Council are organising the planting of a further 11 various fruit trees at the Orchard at Old Banwell Road. Locking Primary School have again volunteered to assist in the planting. As many of you may recall the last time, we conducted this type of exercise the involvement of the children made it very rewarding and good fun for all attending. It is proposed to start the planting at 2 pm finishing about 3 pm on the 6th of March however it has been suggested that we might prepare the ground prior to that date, possibly on the 1st – 3rd March 2025. The exact date and time to be agreed by much-needed volunteers.

I am very pleased to state that we have received positive feedback from users of the Nurse Thomas Suite who had booked the room for training purposes. Apparently, it met all their expectations and more. Hopefully they will back.

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

- a) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2446/OU2 Land North of Knightcott Road, and West and East of Summer Lane Banwell** – Outline planning application with Environmental Statement for the erection of up to 755 residential dwellings, up to 6.3ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access. **Noted.**
- b) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2690/OU2 Land east of Wolvershill Road Banwell** – Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill Road not reserved) for the demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval. **Noted**
- c) **24/P/2411/NMA 1 Meadow Drive Locking:**
 - i. To receive update from North Somerset Council Enforcement Team and to consider a response to that update. **Noted**
 - ii. To receive a response to North Somerset Council's Enforcement Team from Cllr Tremlett. **Noted.**
 - iii. To receive planning concerns raised by 2 members of the public regarding this application. The Clerk had advised the members of the public that their concerns should be raised to NSC Planning Enforcement.

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- d) **24/P/2712/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition 17 (Bicycle Parking Scheme) on application 13/P/0997/OT2. **Noted**
 - e) **24/P/2713/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition numbers 18 (Hard and Soft Landscape Scheme) and 45 (Boundary Treatments) on application 13/P/0997/OT2. **Noted.**
 - f) **24/P/2714/AOC Phase 8 & 10 Locking Parklands** – Request to discharge condition numbers 11 (CEMP) on application 13/P/0997/OT2. **Noted**
 - g) **25/P/0086/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition numbers 12 (Surface Drainage) and 13 (Foul Drainage) on application 13/P/0997/OT2. **Noted**
 - h) **25/P/0087/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 14 (Surface Water Drainage) on application 13/P/0997/OT2. **Noted**
 - i) **25/P/0088/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 15 (Surface & Foul Drainage) on application 13/P/0997/OT2. **Noted**
 - j) **25/P/0089/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 27 (Biodiversity and Nature Conservation Management Plan) on application 13/P/0997/OT2. **Noted**
 - k) **25/P/0090/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 30 (Ecology & Biodiversity) on application 13/P/0997/OT2. **Noted**
 - l) **25/P/0091/AOC Phase 8 & 10 Locking Parklands** - Request to discharge condition number 41 (Finished Levels) on application 13/P/0997/OT2. **Noted**
 - m) **25/P/0109/FUL 15 Canberra Crescent Locking** – Proposed erection of a 3-bed dwelling with a detached garage alongside the creation of access and hardstanding. Application withdrawn will be resubmitted in due course. **Noted**
 - n) **25/P/0118/TPO Locking Parklands** – T15 (Elm [Dead]) – Remove to 1 foot below hedge height. G1 (Group of Elm [Dead]), T53, T55, T56, T58, G41 (Birch [Dead]), G8a (Alder [Dead]) – Remove to ground level. T124 (Ash) – Remove to ground level – Dense Ivy, Stage 2/3 ash dieback T170 (Ash) – Remove to ground level – Stage 2 ash dieback. G38 (Beech and Cherry) – Remove dead tree and 1 dead limb in cherry. T209 (Horse Chestnut) – Remove 2 dead limbs. T212 (Horse Chestnut) – Remove failed limb. Members **AGREED** to support this application subject to the dead trees being replaced with similar.
 - o) **Town & County Planning Act and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), Town and Country Planning Act 1990 and Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 24/P/2690/OU2 Land North of Banwell, and West of Wolvershill Road Banwell** – Outline Planning Application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (on-site residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane. **Noted**

Standing Orders suspend at 19.55hrs to allow District Cllr Porter to give his report:

154) Cllr Porter reported the following:

- Planning application 24/P/2334/FUL Skatepark submitted by Locking Parish Council – Cllr Porter and Cllr Solomon continued to support the Parish Council with regards to this application and acknowledged that LPC had answered and resolved objections submitted by Sport England that they would call this planning application to the Planning Committee for decision.
- North Somerset Local Plan – additional site consultation will take place between 7 February and 21 March 2025. Three drop-in events at Weston, Long Ashton and Nailsea/Backwell would be held. Cllr Porter had not been advised or yet briefed of the actual dates or locations for the drop-in sessions or the vague colour key description meant on the Strategic Housing Land Availability Assessment map (SHLAA). Cllr Porter stated he would come back to us when he had been briefed.
- MacDonalds planning application at Weston Business Park – no updates regarding this planning application.
- Flooding Working Group: raised flooding issues within Locking Village – Cllr Porter advised he would be happy to engage with the working group.

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Returned to Standing Orders at 20.10hrs – Cllr Porter left the meeting.

155) Tiny Forest Land Agreement: To sign off the Agreement which sets out the obligations and responsibilities of each of the three parties involved – Earthwatch (Deliverables), North Somerset Council (Funding), Locking Parish Council (Participating Authority). It was **RESOLVED** that the Clerk be authorised to sign the Agreement on behalf of Locking Parish Council unanimously **AGREED**.

156) Precept Request for 2025/26: Confirmation that the Precept Request had been accepted by North Somerset Council. **Noted**

157) Mendip Rise - Locking prevent abuse of the No Entry at the southern junction. To receive North Somerset Council's response to the serious road safety issues raised by this Council
Min Ref: LPC120c refers.
North Somerset Council Transport Policy Team had advised that the one-way scheme had failed the Stage 2 Policy Check receiving only 25% within the total match with their strategic priorities framework. LPC were reminded that a TRO was in force to restrict access (No Entry). If vehicles were ignoring the signage the primary course of action should be enforcement which was within the jurisdiction of the police. The issue had been reported to NSC Road Safety Team who would monitor the impacts of the original scheme and TRO.
Cllr Terry Porter had taken the above to Head of Highway Technical Services at NSC who advised the bollards had been removed as they had become a 'maintenance issue', along with that there is no accident history at the location and given the low scoring of this highway improvement in comparison to other locations this would not be a priority for funding. Unless LPC are willing to fund a permanent scheme it would be unlikely that NSC would be able to justify further works here.
Cllr Porter was to look into whether the Parish Council would be allowed to put a type of planter on the hatchings at the top of Mendip Rise – Clerk to chase this up with Cllr Porter.
Members discussed the above and as NSC were the principal authority for road safety and had a duty of care for safety members agreed that the Clerk write to the Head of Highway Technical Services. It was also agreed that the Clerk put an article into Looking @ Locking advising that should residents witness a breach of the one-way system to send photographic evidence along with date/time, make/model of vehicle to the NSC Road Safety team and the Police.
The Clerk to look up legislation for the power to contribute to road safety schemes.

158) Legal Position on Contributions for Public Rights of Way Services – See Min Ref: LPC 127:

- a) New information received: Legal advice had been received from ALCA regarding contributions to the statutory service provided by North Somerset Council.
Given the new information received it was **RESOLVED** that Min Ref LPC 127 be rescinded.
Unanimously **AGREED**.
- b) To receive North Somerset Councils recent advice regarding contributions to the PROW Service.
Noted.

159) Flooding Working Group: Report from the Working Group had been previously circulated (copy available from the Clerk)

Members **AGREED** that an onsite meeting with Tom Hatfield Engineer NSC would be productive with the following to be discussed:

- The triangular drain covers outside 92 and 98 Elm Tree Road. Are sealed manhole covers and we feel the cover could be replaced with an open (gridded) style covers to reduce the need for residents to lift covers and reduce the health and safety risk. **AGREED** to investigate further regarding cost of replacing with open grates and look into legislation for the power to spend funds.
- The gully opposite 90 Elm Tree has a small pipe running from it plan attached. If this was connected with the opposite side of the road this would also assist as this is the area of roadway that first starts to flood.
- With regards to Mendip Rise to ask NSC to obtain a cost for the pipe work to be investigated.
- The Clerk to look into legislation for the power to spend funds. price up. Perhaps via aqua blast to have the pipe work investigated. Perhaps LPC would like to contribute.

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It was further **AGREED** that the Clerk investigate the cost of information signs warning of flooding etc., and a location for storage.

Emergency Plan – **AGREED** a Working Group meeting to continue to create a policy/plan that would benefit the whole community. Date TBC.

160) Unity Trust Bank Signatory: To consider authorising the Clerk's Assistant to view and submit bank transactions by adding her details to the list of signatories. **AGREED**

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

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

To receive the Clerk's report, note any correspondence received since the last meeting that is not an item on the Agenda and note items for the next Agenda.

a) Clerk's Report:

Skatepark Planning Application 24/P/2334/FUL: Discussed earlier with District Cllr Porter confirming that he and Cllr Solomon would be taking the application to the Planning Committee.
Manor Gardens – A resident of Manor Garden were suffering a pest infestation which was having a detrimental impact on their wellbeing. The Clerk had contacted Environmental Health on their behalf and a visit had been conducted on 5 February.

Annual Leave:

The Clerk on A/L from 12 – 14 Feb 2025

Clerk's Assistant on A/L 18 – 20 Feb 2025



b) Correspondence:

- **North Somerset Local Plan - additional sites consultation** – Email received 5 Feb 2025 - While the emphasis at this stage is on housing sites, the revised local plan will also consider jobs, other uses and supporting infrastructure once the preferred sites have been identified.
The consultation will take place between 7 February and 21 March 2025. We will be holding three drop in events at Weston, Long Ashton and Nailsea/Backwell. Further information will be placed on the website (Pre-submission plan 2040 (reg 19) – July 2024 | North Somerset Council), any questions, please contact the Planning Policy Team.
- **NSC Waste Briefing for Stakeholders:** Noted.
- **Safety of Lithium -on Batteries Campaign:** Noted.

c) **Replacement bus shelters:** Cllr Prosser reported that bus shelters on Bristol Road Lower are being replaced while there are no bus shelters on the A371 he requested that the Clerk contact NSC to ask what would be happening with the old bus stop shelters and could they be recycled and used for the A371.

d) Agenda Items: None

There being no further business the meeting Chairman closed the meeting at 20.50hrs

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

The next meeting of Locking Parish Council is 6 March 2025.

*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.*

