



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 March 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

Also in attendance: The Clerk, Mr Dumbell CPRE & Locking Parklands Stakeholder Representative

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: Apologies received.
- b) Police Report: No report received

AGENDA

MATTERS FOR DECISION

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

Cllr W Bearsby – Approved
Cllr ap Rees - Approved
District Cllr Porter

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

164) Minutes

The Minutes of the Council meeting held on 6 February 2025 were agreed and signed by the Chairman.

RESOLVED: That the Minutes of the Council meeting held on 6 February 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.

165) Finances:

- a) To receive and approve monthly receipts and payments for the General Account: from 1st to 28th February 2025. **AGREED** and signed by Cllr Tremlett
- b) To receive the Budgetary Control Report for the General Account from 1 April 2024 to 28 February 2025. **AGREED** and signed by Cllr Tremlett
- c) To receive and note the Bank Reconciliation and Unity Trust Bank Statements for January 2025. **AGREED** and signed by Cllr Tremlett
- d) To receive and agree any Grant applications: None received.

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166) Chairman's Report from Cllr Jones

Welcome Councillors to March's Full Parish Council Meeting.

More trees have been planted around the playing field and at the Community Orchard today.

Many thanks to all who helped to plant the fruit trees which of course includes the pupils and teachers from Locking Primary School. It was very rewarding to see the children who clearly enjoyed themselves in helping to plant the fruit trees.

I note that tonight we are going to discuss 'North Somerset Council's Community Governance Review 2025', I recommend Councillors read the resource pack which has been previously circulated.

There are proposed changes which could impact on Locking Parish Council i.e. boundary changes and the creation of new parishes. We must be prepared to protect our boundaries and the size of our Parish Council.

167) Regular Reports: To receive and note the following regular reports:

- a) CPRE: Mr Dumbell advised that he had attended a CPRE earlier who were in the process of formulating a response to the Local Plan in particular:
List of alternative sites: CPRE are of the opinion that the sites indicated have been rushed and not rigorously assessed as to suitability/sustainability.
Wolvershill Village: CPRE would not be opposed to additional housing from 3000+ to 4000+ at this site.
Weston-super-Mare: Upper floors above shops do not seem to have been considered for housing and CPRE would push that they be taken into consideration.
Overall, despite the Green Belt campaign: South West of Bristol would be a more sustainable site with regards to infrastructure, jobs and regular public transport.
- b) CPRE were keen to hear LPC's views regarding the impact of the Local Plan on Locking Parish.
Locking Parklands Stakeholders: Mr Dumbell confirmed the next meeting date as 29 April 2025.
St Modwen had been sold to Miller Homes.
The Chairman advised that LPC would be looking to invite Mr Sam Gammon from Homes England to a Full Council meeting in the near future.

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

- a) **25/P/0275/TPO 4 Hector Close** – T1 – Crack Willoe – Pollard the tree to final height of 4m.
AGREED to support this application.
- b) **25/P/0192/LDP 18 Cheshire Avenue** – Certification of Lawful Development for the creation of 2no. pitched roof rear dormers, loft conversion, installation of 2no. front rooflights and relocation of PV panels to existing garage. **Noted**
- c) **25/P/1038/MOD Deed of variation to Section 106 Agreement dated 16/07/2015 relating to planning permission 13/P/0997/OT2.** Changes to include: regularise definitions on site wide basis; change the affordable housing unit size mix going forward on remaining phases; and allowance of open market housing being used as affordable housing (but not subject to the obligations). There was insufficient detail in the application to make an informed decision or submit comments.
AGREED that the Clerk contact the Planning Officer for more details.

169) Road Safety - Speeding traffic on the blind bend between Nos.73 and 75 Elm Tree Road, Locking.

To consider and agree that a formal scheme request is raised to install road safety measures at the above location.

Members accepted that there was a problem in that area of Elm Tree Road with excess speed, poor visibility and lack of pavement. In the past Mr Bailey NSC had suggested a prioritized chicane near the apex of the bend possibly modelled on the existing chicane further along Elm Tree Road.

AGREED that the Clerk submit a formal request for a scheme

170) North Somerset Local Plan update/skatepark update/neighbourhood plan/long term plan and CIL. Update from Cllr Tremlett on where the North Somerset local plan is and how it can impact the Parish and what Council can do to be ready. Report previously circulated.

- a) NSC Local Plan – potential impacts of the Local Plan consultation: Cllr Tremlett took members through the sites within Locking Parish identified as "potential for consideration":
 - Continuation of the Parklands Development
 - Elm Nursery (Ponderosa)

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- Land across the road from Old Banwell Road Playing Field.

It was noted that in the past development of the land at Elm Nursery (Ponderosa) had been refused this may not be the case with the Governments demand for housing.

These areas were discussed at length, with concerns raised surrounding lack of footpaths, narrow lanes and lack of infrastructure.

- b) Skatepark Planning Application: the application had finally been approved – all those involved were thanked for their hard work.

- c) Neighbourhood Plan/Community Infrastructure Levy (CIL): The draft Neighbourhood Plan had been put on hold due to the changing landscape of the Local Plan.

It was important that the Neighbourhood Plan be completed not only to help protect the Parish but also to ensure that LPC obtain the total levy of 25% of Community Infrastructure Levy payments to help ensure that moving forward and as our community expands that new and existing facilities are funded appropriately.

AGREED that Cllr Tremlett with the assistance of Cllr Poynton, Cllr Prosser, Cllr Jones and the Clerk continue with the preparation of the Neighbourhood Plan.

- 171) Countrywide grounds maintenance Old Banwell Road Playing Field:** This financial period (2024/25) the monthly cost for maintaining the OBR Playing Field was £645, Countrywide are asking for 6.5% uplift to £685 plus vat. To consider and agree the increase. **AGREED.**

172) Locking Village drainage/gully issues:

- a) To receive a response from North Somerset Council to Min Ref LPC 159 Meeting with Engineer. **AGREED** that the Clerk chase up a date to meet an engineer on site. Once this had taken place than a meeting with the Working Group be conveyed.
- b) To receive approx., cost for open grates to replacing existing full cover manhole covers. The Clerk did not have exact specifications therefore provided various online links. Cllr Prosser to look at exact specification and costings.
- c) To receive approx., costs to purchase flood and alternative route information signage. The Clerk did not have exact specifications therefore provided various online links. Members discussed various information signage, based on guidance given the Clerk to obtain costings.

- 173) Memorial Bench: Min Ref: A&A57.** The donor of the bench had originally requested that the bench be installed in Locking Village Park but has since requested a change to the location and would like to site this at Old Banwell Road playing field near the football pitches. **AGREED**

- 174) North Somerset Council:** Community Governance Review 2025: North Somerset Council will be undertaking a Community Governance Review (CGR) this year of all parishes within its area. (Resource pack previously circulated to members). Consultation begins 21 February 2025 for eight weeks - To discuss and agree the Parish Council's Submission to the consultation. Members discussed the review and possible impact on Locking Parish. It was acknowledged that forward thinking delivery for our Parish now and into the future was the Parish Council's priority. The Clerk had previously circulated a questionnaire from the review to all Cllrs. It was **AGREED** that Cllrs complete this questionnaire and return to the Clerk and Chairman to allow responses to be correlated and a full response be submitted to the Review. Deadline for returns Thursday 13 March.

175) Replacement Bus Shelters:

Cllr Prosser had highlighted that bus shelters in WSM were being replaced with new and wondered if Locking would be receiving any.

The Clerk reported:

Neil Somers NSC Principal Public Transport Planning Officer (Bus Services Lead) had been contacted in the first instance and had been asked whether bus shelters and hard standing were going to be installed at the bus stops on the A371. As NSC had been award 48m from the BSIP fund for infrastructure works ad this would fit the remit.

Mr Somers advised that he had contacted the wider team that deal directly with the shelter program and they had informed him that unfortunately the areas mentioned are not on the upgrade list.

The proposal to recycle shelters would be near on impossible as they are rotten and corroded due to

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their age.

Mr Somers did advice that team had informed him that the stop at locking farm industrial estate is scheduled to have hard standing put in and the shelter outside the museum towards WSM is scheduled to be replaced.

The Clerk had then contacted Stanley Thomas NSC Programme Management Officer (BSIP) and asked him the following:

- Confirmation that hard standing is to be put in at the stop at Locking Farm Industrial Estate (heading towards WSM).
- Confirmation that bus shelters are to be installed on the A371 (heading towards WSM) at the following locations:
- Locking Primary School entrance to A371 (heading towards WSM)
- Locking Farm Industrial Estate (heading towards WSM)
- A371 Junction with Elm Tree Road (Heading into WSM)

Adding that LPC hoped that bus shelters and hard standing on the A371 have been included in BSIP funding for bus infrastructure and if not we would appreciate an explanation as to why not.

Mr Thomas was also informed that we see quite a lot of people standing at these bus stops on the A371 in the pouring rain with no shelter at all or any shelter nearby, especially school children, young families and the elderly as the no7 bus is the only regular service for Locking Village and Locking Parklands.

The 125 only runs through Locking Village every 2hr only stopping at Birch Close and The Green Locking (not really a "regular" service)."

Mr Stanley respond with the following:

- We currently have hard-standing proposed to stops at Locking Farm Industrial estate. This will provide residents with easy access to vehicles.
- We also have new shelters scoped in within Locking Parklands, at the helicopter museum and at Elm Tree Road. This is subject to full confirmation regarding designs etc, thus I cannot fully confirm that these shelters will be installed at the present time, which I am sure you can appreciate.
- Our prioritisation process has followed a data driven approach, with the highest used stops receiving an upgrade.
- We will monitor patronage at the stops where new hard standing is installed, this may encourage more usage of these stops. We will monitor the data at these stops, we have received further new funding for 25/26 which may enable further shelter design.
- Please also note that as part of BSIP, we have "Rebranded" all stops in Locking Village itself. This has seen new "WEST" branding installed, new flags installed, and new glass installed. I appreciated the current low frequency of this services, but hopefully these small improves will improve the waiting experience for those users currently using the 125.

BSIP Bus Stopping Briefing session to be held on Wednesday 12 March along with a Q&A session to be held on Wednesday 19 March – this session will offer the opportunity to ask questions on plans for bus stops and shelters. via Teams – Cllr Hilder will try and attend. **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: No report
- b) Correspondence: All correspondence previously circulated
- d) Agenda Items
 - Skatepark – next steps
 - Car Park Working Group – Report re completion of works at Old Banwell Road Car Park and expert advice re electronic/solar gates.

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

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Signed (Chairman).....

 Date 3/4/25

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The next meeting of Locking Parish Council is 3rd April 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.*

