



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 5 June 2025 at 7.30pm at Locking Parish Hall

Meeting opened: 19.30pm

Meeting closed: 20:46pm

Present: Councillors: Cllr P Jones (Chairman), Cllr M Tremlett (Vice-Chairman), Cllr W Ashdown,
Cllr P Huish, Cllr P Lacey, Cllr P Schofield, Cllr W Bearsby, Cllr T Poynton

Also in attendance: The Clerk

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 a period of 3 minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).*)

- a) Unitary Cllr/Liaison Officer Report – None received
- b) Police Report – Noted

AGENDA

MATTERS FOR DECISION

36) **To receive the Chairman's declaration of acceptance of office or to permit him/her to make the declaration before or at the next meeting of the Parish Council. NOTED**

37) **To receive Apologies for absence and to approve reasons where appropriate.**

Cllr Prosser - Approved

Cllr Hilder – Approved

Cllr Sizer – Approved

38) **To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations.**

None

MATTERS FOR DECISION

39) **Minutes:**

a) The Minutes of the Council meeting held on 1 May 2025 was agreed and signed by the Chairman.

RESOLVED: That the Minutes of the Council meeting held on 1 May 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**

40) **Finances:**

a) To receive and approve monthly receipts and payments from 1st May 2025 to 31st May 2025
AGREED and signed by Cllr Tremlett

b) To receive and note the Bank Reconciliation for April 2025
AGREED and signed by Cllr Tremlett

c) To receive and agree any Grant applications: **None Received**

3/7/25

[Handwritten signature]

41) Chairman's Report

Welcome all to tonight's full Parish Council Meeting. What have I been doing since our last full Parish Meeting? With other Councillors on the Old Banwell Road car park working group I met with our contractor on a regular basis at the car park during the works to complete the resurfacing, installation of further drainage and a conduit pipe and the laying of stone at the emergency entrance to the field. These works have now been completed.

News from Locking Parklands – a Community Liaison Team has been established who are now the first point of contact for any question residents may have, covering everything from planning application decisions and construction queries to tree planting and playgrounds. The team works closely with the various teams responsible for the development of the neighbourhood and updates its website at www.lockingparklands.co.uk/community The team consisting of Imogen and Marcus can be contacted on 07735 129464 or email at community@lockingparklands.co.uk Also, a resident's Spring and Summer Newsletter has been circulated to residents from the Estate Manager of Preim in which advice has been provided in relation to Parking Restrictions at Locking Parklands, the Maintenance of Communal Areas and Year End Accounts.

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

Mr Dumbell had sent his apologies as he was not able to attend this meeting and he had submitted the following reports:

a) CPRE:

Mr Dumbell had attended a national webinar yesterday (Wednesday), and CPRE are campaigning hard with the Government in relation to housing targets/rural affordable housing/urban sprawl/retrofitting houses, car parks etc with adequate solar panels. It was also stressed that Parishes should ensure they have up-to-date Neighbourhood Plans in place. I would say that this is underlined by the email sent round by NSC on 23rd May about the Additional Sites Consultation Statement. I would urge all Councillors to read this - or at least the summary sections - if they haven't done already. I will continue to work as part of the Locking group on the Neighbourhood Plan.

b) Locking Parklands Stakeholders: Mr Dumbell in his absence submitted the following report:

He was still chasing getting the Notes of our last meeting to Council. He had received an email from Sally Varley at NSC apologising that due to work pressures it is not possible to confirm that anyone from the Education Team will be able to attend meetings in person, but that she will send reports to us with relevant information.

Members discussed the Stakeholders meetings and the value they add to the partners involved. Concerns were raised regarding the increasing delay in receiving the notes from the meetings along with responses to questions raised at these meetings. The Chairman to contact Mr Dumbell and discuss these concerns with him.

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

- a) **24/P/2473/FUH - 100 Elm Tree Road, Locking, Town and Country Planning Act 1990** – Appeal under S78 Against Refusal of a Householder Application: Proposed erection of a 'Dutch Barn' style garage to the front of the property. **Noted**
- b) **25/P/0719/FUL Locking Court, Banwell Road Hutton** – Section 73 application to vary condition 6 (Prevention of use as permanent accommodation) on application 94/0187 (Variation of condition no. 6 of planning permission 3067/89 to allow for permanent letting to take place. **AGREED** to support this application.
- c) **25/P/0964/LDP 3 Mannock Gardens Locking** – Certificate of lawful development for the proposed erection of single storey rear extensions to form additional living accommodations. **AGREED** to support this application.
- d) **25/P/0837/FUL Land at Junction of Cranwell Road and Bowen Road Locking** – Erection of block of 9no. apartments with associated parking, landscaping and all associated infrastructure. **AGREED** to support this application.
- e) **25/P/0836/RM Land at Phase 3A Locking Parklands at Junction of Bowen Road and Engineers Gardens Locking** – Reserved Matters for access, appearance, landscaping, layout and scale for the erection of 21no. dwellings and associated infrastructure and landscaping pursuant to Outline approval 13/P/0997/OT2 (Outline allocation with Environmental Impact assessment for large scale major mixed use residential, employment, education and infrastructure development to include up to

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 3.4ha 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

44) Old Banwell Road Playing Field and Car Park:

- a) Car Park Update: The final phase of drainage and car resurfacing had been completed by the Contractor and it was noted that from the start of the project to this final phase the Contractor had done an excellent job for the whole of the works.
N Bartlett's quote was £22,680. The contractor had made savings of £800 for the works and had submitted a final invoice for the cost of £21880.
It was proposed by Cllr Tremlett, seconded Cllr Schofield and **unanimously AGREED** that this amount be paid along with Council's thanks for a job well done.
- b) Playing Field – Quotations for Kissing Gates – **AGREED** to defer as not all quotes had been received in time for the meeting.

45) Local Devolution Programme: To consider submitting an EOI on open parcels of land owned by North Somerset Council on Locking Parklands. It was noted that there were available plots of land.

46) Locking Skatepark Group: Update from Cllr Tremlett regarding a response received from Locking Skatepark Group to the recent correspondence from the Parish Council.

Members **AGREED** the following:

- a) Locking Skatepark Group had requested that the Parish Council consider registering for CIC (Company Interest Companies) for this project. **AGREED** to refuse the request to set up a CIC.
- b) It was **AGREED** that Cllr Tremlett and Cllr Jones follow up on the email received from Mrs Stevens (Locking Skatepark Group).
- c) The Parish Council begin the funding application process for the project working alongside Locking Skatepark Group (should they wish to continue with the project) and with assistance from other parties. **AGREED**
- d) The Parish Council set up a bank account to administer this project. **AGREED**
- e) The Parish Council continue to hold funds raised by Locking Skatepark Group. **AGREED**

47) Flooding Working Groups:

- a) **AGREED** the following nominations for membership: Cllr Jones, Cllr Tremlett, Cllr Schofield, Cllr Lacey, Cllr Prosser and Cllr Hilder.
- b) Working Group reported that the meeting held with the Working Group and Ben Chapman NSC on 6 May had been a positive and productive meeting. Discussion had ensued surrounding extra gullies being installed at Elm Tree Road and connecting into existing highway drainage network.
Further gully investigation would be required at Mendip Rise.
Since the meeting an order of works notice had been received advising that NSC will be completing drainage maintenance works, which include installation of gullies, connecting into the existing highway drainage network at Elm Tree Road would commence on 23 June anticipated to be for 5 days – diversion route will be in place, this will be advertised on LPC Facebook page and website.

48) The Spinney

- a) Vandalism to drainage covers – update from North Somerset Council:
The Clerk has raised Health & Safety concerns regarding the ongoing removal of drainage covers at The Spinney with Michele Dickinson (MD) NSC – She has continued to update her each time we have received a report where the covers have been removed and thrown away. NSC are aware of the health & safety implications.
MD updated that she is actively looking for funding to have the channels filled in with tarmac and will update when she has news.

It has been reported that someone (NSC?) had covered the channels with wood but these have been removed and thrown away.

- b) Safety concerns at Junction of Leafy Way and The Spinney raised by a member of the public – Children on cycles and e-scooters exit the Spinney on to the road at Leafy Way at speed without looking or slowing down.

The Clerk has looked into possible road safety measures and contacted the PROW Team and Michele Dickinson NSC raising the road safety concerns and requesting that a road safety barrier be installed on the footpath a Leafy Way similar to the road safety barrier on Elm Tree Road/Park at the bottom of the safety footpath. (MD was very supportive of this type of barrier).

PROW Team have contacted Highways and they have advised that LPC would be required to submit a request via the Highway Improvement Request Form (One Front Door) which the Clerk has done.

- 49) **Public consultation - Airfield Primary Academy** – Invitation to take part in a public consultation regarding the opening of Airfield Primary Academy – Feedback by 27 June 2025.
AGREED that feedback be submitted by the Clerk.

50) **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.

Clerk's Report

- a) Handley Place Development at Locking Parklands item from Public Participation 1 May – Cllr Solomon and Porter will take this up with Planning.
- b) 24/P/2386/FUL McDonalds Laney's Drove – Application refused.
- c) Flat Roof Inspection carried out by local company 28 May – cracks in felt – awaiting full report but repairs may be required – last repairs July/August 2020
- d) L@L to printer delivery to residents from 6 June
- e) Internal Audit with Bridget Bowen – Friday 6th June from 9.30am

Correspondence:

- a) **24/P/2386/FUL McDonalds Laney's Drove:** Local resident from Hutton supporting LPC objections to the planning application and as a former highways officer offering her assistance to LPC with highway related objections. **Noted**
- b) **The Brightwell – End of Year Report** – LPC made a small grant award of £50 – copy of report attached. **Noted**
- c) **EN0210004 Hinkley Point consultation** – copy documentation had been circulated previously. **Noted**

Agenda Items: None

There being no further business the meeting Chairman closed the meeting at 20:46hrs

Signed (Chairman).....

Date.....

3/7/25

The next meeting of Locking Parish Council 19 June 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.*