



LOCKING PARISH COUNCIL



The Village Hall, Grenville Avenue, Locking, BS24 8AR
Telephone 01934 820786 E-Mail:- lpcclerk@talktalkbusiness.net

Minutes of a Meeting of Locking Parish Council held on Thursday 6th June 2019 at 7:30pm in Locking Parish Hall, Grenville Avenue, Locking

Meeting opened: 7:30pm

Meeting closed: 9:40pm

Present: Councillors: P Jones (Chairman) J Keate (Vice Chairman) P Lacey, Mrs W Ashdown, P Fowler, L Mason, W Bearsby, Ms J Roberts, E ap Rees

Also in attendance: The Clerk & 3 Members of the Public (MOP)

MATTERS FOR DECISION

C35 To Receive the Chairman's Declaration of Office

Cllr Paul Jones signed the Chairman Declaration of Office before the members of Locking Parish Council

C36 To receive Apologies for absence and to approve reasons where appropriate –
Unitary Cllr T Porter, PCSO M Benfield, C Dumbell (CPRE)

C37 To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations. None received

PUBLIC PARTICIPATION

C38 To receive and hear any person who wishes to address the Council, upon prior notice being received.

- a) Unitary Cllr/Liaison Officer Report – None received.
- b) Police Report – An electronic report was received and circulated before the meeting. Village crimes recorded 45 for the period 01/05/2019 – 31/05/2019 and noted by the Council. The Beat team will continue to undertake regular patrols in the parish to deter rural crime, provide reassurance and make residents feel safe and be safe.

MATTERS FOR DECISION

C39 To receive and confirm the Minutes of the meeting held on 9th May 2019

RESOLVED: That the Minutes of the Council meeting held on 09/05/2019 (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.

C40 Finances:

a) To receive and approve monthly expenditure for May 2019

Agreed (signed by Cllr J Keate)

b) To receive and note the Bank Reconciliation for April 2019.

Noted (signed by Cllr J Keate)

c) To receive and agree any Grant applications.

None received

d) To receive and sign Annual Accounts Section 1 (Annual Governance Statement).

RESOLVED: That the Annual Governance Statement be completed and approved and duly signed by the Chairman and Clerk/RFO.

e) To receive and sign Annual Accounts Section 2 (Accounting Statements 2018/19).

RESOLVED: That the Annual Accounts be completed and duly signed by the Chairman and Clerk/RFO.

C41 Regular Reports: To receive and note the following regular reports:

- a) CPRE – Written report received. Cllr C Dumbell reported on the current state of our outstanding contentious planning applications in the parish, as well as on current developments within the new community areas at LP and HV. You will be aware that a planning appeal is coming up at Bleadon for an even larger development outside the settlement boundary than that proposed at Laneys Drove; I referred to the Laneys Drove decision and suggested certain passages would be useful for residents/Parish Council to quote at the hearing. This case is important for all North Somerset villages; anything less than a similar outcome to Laneys Drove will be problematic.

The initial inspector's examination into the new Joint Structure Plan (up to 2036) will take place summer/early autumn. We should be notified of the precise dates. In this context, the attitude of the new NSC "Rainbow Coalition" administration will need to be monitored as they have already stated that they will review the position taken by the previous council - with Don Davies, the Independent Council Leader, taking a particular interest in housing. We await further developments. As a result, I would suggest that LPC establishes a regular line of contact with our new Independent Councillor Mike Solomon in this respect - particularly as he lives on Bleadon Hill.

- b) The next CPRE meeting is 15th July

PC Committees & Working Parties – No reports received.

- c) Locking Parklands Stakeholders – Report - Stakeholders Meeting which was held at The Radio Wing on 4 June 2019.

NSC Updates;

- North Side of the Link road is on target for completion
- Removal of the footbridge will take place this summer
- The gate to Locking Parklands will be closed from 26 July 2019
- The current temporary pedestrian crossing will be moved nearer the old entrance to Locking Parklands when the footbridge works commence
- The bid for the Banwell Bypass is with government awaiting a response
- Mead Development is underway with Taylor Wimpey about to construct housing
- 400 plus houses are to be built on Council owned land on Locking Parklands in 18 – 24 months' time

St Modwen Updates;

- Phases 3A and 12 are half complete
- Phase 5 construction of about 100 homes near the temporary school
- About 250 houses are to be built on Moss Land
- It is proposed to reconstruct McRae Road & Cranwell Road to tie into the new spine road works will commence during summer holidays

Home England Update;

St Modwen is our partner and there has been pressure to increase delivery of more housing by bringing forward Phases

Schools Update;

- The new temporary school building will be handed over on 15 July 2019
- It is envisaged that there will be 20 new pupils, 16 old pupils and 12 preschool using the temporary school.
- Parking remains problematic
- The new Primary School construction is on target with a steel frame arriving shortly
- Handover of the completed school is planned for 3 June 2020

Forthcoming Events;
24 August 2019 - Locking Parklands Summer Event at the Radio Wing
26 August 2019 – Fun Day at Flowerdown
Next Meeting - 0930 on 25 September 2019 at Primary School Site

d) Winterstoke Stakeholders No meeting held.

C42 Planning:

- a) **19/P/1125/TPO – 21 Flowerdown Road Locking BS24 7AB** – G2 x 4 poplar (conifers not protected) Clerk to ask the if trees are going to be replaced elsewhere on the site
- b) **19/P/1077/MMA - 100A Elm Tree Road Locking BS24 8EJ** - Minor material amendment to planning permission 18/P/2346/FUH (demolition of existing dining room and living room and proposed two storey and single storey extensions) to allow a render and a cement based cladding to be used in place of proposed and existing brickwork - Neutral
- c) **H Bar request – 60-62 Grenville Avenue Locking** – feedback requested from NSC Officer - Neutral

C43 Unauthorised occupation of Playing Field:

- a) Update from the Clerk – Biffa had completed clean-up, security bund and ditch had been completed, signage required to advise members of public to beware of ditch. There were still other measures required to make access as difficult as possible for unauthorised vehicles.

Standing Orders Suspend 19.50hrs

Discussion as to the cost involved to NSC for the removal of Travellers from NSC owned land. Council was advised stronger legislation is being looked at and NSC had made strong recommendations

Standing Orders Resumed 19.53hrs

- b) Approve expenditure in relation to eviction – **AGREED** to approve
- c) Approve expenditure in relation to the clean-up – **AGREED** to approve
- d) Security of Playing Field - Approve expenditure to ensure the site was made secure as per NSC recommendations – **AGREED** to approve
Quotation received to secure the left-hand side of car park with the infill of bunds to restrict access on to the small field – Quote of £660 plus VAT **AGREED**
- e) To consider a Height Restricted Swing Barrier to restrict access for high sided vehicles – Clerk had produced costing **AGREED** further investigation in to the type and placement of the barrier needed to be carried out.
- f) Alternative security measures were discussed including CCTV – **AGREED** further investigation required
- g) To receive a draft policy-Illegal & Unauthorised Encampments Procedure Policy – **AGREED** to adopt with no amendments – review Spring 2020

C44 Old Banwell Road speed limit – Signage explanation received from Cllr Fowler - Noted.

RESOLVED that the Clerk contact NSC regarding 30mph TRO Old Banwell Road Locking

C45 Raised Beds & Tubs in the Village: Discussed the replacement of all flower beds and tubs
RESOLVED to defer back to Estates Committee.

C46 Playground Inspection: To consider quote received from ROSPA for inspection of play equipment
RESOLVED Quote accepted.

C47 Play Equipment:

- a) Update from site visit by Cllrs on 28 March 2019 – A list had been handed to the previous Clerk – Clerk to action any outstanding items from this list
- b) To discuss correspondence received relating to Climbing Frame – correspondence noted
- c) To discuss and decide on quote received for the repair of certain items – **RESOLVED** to accept quote

C48 Vision ICT – to receive quotation for Website protocols for the deaths of Senior Royals

RESOLVED not to accept this quotation. Clerk to check how many hits the LPC website receives.

C49 Data Protection Fee – to approve annual – RESOLVED to approve renewal fee

C50 Projects update and action as required – Given the large unexpected expense in the removal and clean up after Travellers it was **AGREED** that projects be reviewed at the next meeting.

C51 Parish Hall Flooring

- a) David Edwards Associates – Update – the Clerk advised that David Edwards Associates were able to complete a site visit to carry out a visual inspection of the property and prepare an updated report, their fee would be £550 + VAT **AGREED** that at this time no site visit was required.
- b) To decide and agree next course of action - As it appeared that there had been no or very little movement it was **RESOLVED** that a temporary repair of possibly a new deeper skirting board be fitted to cover the gap – Clerk to request if Parish Orderly would be able to carry out the repair,

Suspended Standing Orders 20.40hrs to view the site of repair – Resumed 20.42

C52 Neighbourhood Plan – Update – No update **AGREED** to defer to next meeting.

Clerk reminded Council that a grant had been received and would need to be returned if the Neighbourhood Plan did not go ahead

C53 Flooding:

- a) **Update Cllr Fowler** - Having looked at the Aqua Blast report and the visual inspections taken on the day on the 19th March 2019 Cllr Fowler recommended the following:
 1. The Culvert that runs from the Spinney to Elm Tree Road has at least 7 connections. If this is a highway drain then this is not allowed in normal circumstances and therefore, we have to enquire who actually owns the culvert and maintains it and gave permissions? The connections will have an impact on the flow of water coming down Elm Tree Road especially in storm conditions.
 2. The Parish playing fields (approximately 10 acres) by the very nature of its gradient all falls towards the school and even over-spills onto the playground as I have seen this for myself (despite differing opinions on this!) and eventually outfalls to the culvert therefore I would recommend that a ditch/french drain is installed where the playground adjoins the field and that the pond is cleaned out and tidied up as a matter of course.
 3. The main problem though is the lack of routine maintenance of the drainage system in that the gullies are not cleaned out and jetted. This problem lays with North Somerset Council but the answer that they will give is that don't have the monies to do it as much as they used too, due to central government policies towards local governments (I try not to get political here).
 4. The A371 gullies require a clean out as well as a tremendous amount of water ingress onto Mr Bartlett's field and makes its way to the culvert as well and this more into the mix.
 5. Therefore we as a Parish Council should insist that this is done more often (I know that an order has gone out from NSC highways to have the gully emptier on the A371 not sure about Elm Tree though?) and it might be a case that we place an order with a gully emptier contractor to have the village roads cleaned out on a pro-active basis rather than a re-active basis the details of which can be looked at later.
 6. Therefore, if the above could be addressed this will go some way to stop the flooding problems in the village.
 - Council considered the above report and **AGREED** the Clerk to obtain costs for hiring gully clearing equipment for the Parish
 - **AGREED** that North Somerset Council should be chased up re gully clearing on A317
 - **AGREED** Clerk to look into who owns the pond on the playing field
- b) To receive a quote for removal of silt from pond and install drainage trench at the playing field – **AGREED** that other quotes should be received before a decision can be made – Clerk to obtain further quotes.

Standing Orders Suspended 20.53

Member of the public advised that there may be grants available for cleaning up the pond – Clerk to look into this further

Standing Orders Resumed 20.55

C54 ALCA North Somerset AGM –

- a) Nominate an ALCA representative to attend the Area Group meetings in BNES, North Somerset (AGM only in SG) and the annual ALCA AGM in October – deferred to next meeting
- b) Invitation to attend ALCA North Somerset AGM on 13 June 2019 Hangstones Pavilion Yatton – Action – Chairman requested that the Clerk offer his apologies as he has a prior engagement

C55 EDF Energy – clerk advised that she had used a comparison website to obtain a slight saving to the tariff offered by EDF. Energy supplier will remain EDF until 2022.

C56 Playing Field:

- a) Update from the Estates Working Group regarding the future – Working party scheduled to meet on 13th June 2019 - Deferred Estates Meeting on 20th June 2019
- b) Match Fees for Playing Field – Deferred to Estates Meeting on 20th June 2019

C57 Clerk's Report

- a) LCR – Magazine – this cannot be produced electronically
- b) Grass verge A371/Old Banwell Road – Overgrown vegetation - Reported to North Somerset Council
- c) Parking Issues Grenville Avenue – Member of the public complained about the parking and difficulties she had getting on/off drive. The Clerk had advised that she call the Police in the first instance, it was difficult as there were no parking restrictions.
- d) North Somerset Council had arranged training for new councillors/clerk this to take place 20 June 2019 – Cllr Ashdown and the Chairman expressed their wish to attend.

C58 Co-option: There are 8 vacancies on Locking Parish Council following the 2019 Elections and the Parish Council is under a duty to fill this vacancy by co-option.

- a) Members to decide on advertising the vacancies, wording/closing date etc. – **AGREED** the standard wording and no closing date
- b) Members to decide on co-option following an interview with potential candidates(s). An interview took place with Elfan ap Rees and Jo Roberts and it was **AGREED** that they should be elected to the office of member for Locking Parish Council.

PART II

Exclusion of the press and public.

(The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of the agenda item/s below by reason of the confidential nature of the item/s of business to be transacted, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960).

C59 Parish Orderly Interviews held 21/05/2019: Interview Panel made their recommendation to council

- a) A new Parish Orderly was appointed and **AGREED**
- b) Safety Clothing/Equipment – **AGREED**
- c) Training course - **AGREED**

There being no further business the meeting Chairman closed the meeting at 9:40pm.

Signed (Chairman).....

Date.....

The next meeting of Locking Parish Council will be at 7:30pm held in Locking Parish Hall on Thursday 4th July 2019.