



LOCKING PARISH COUNCIL



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Minutes of a Meeting of Locking Parish Council held on Thursday 1st August 2019 at 7:30pm in Locking Parish Hall, Grenville Avenue, Locking

Meeting opened: 7:30pm

Meeting closed: 9:55pm

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

Also in attendance: The Clerk, Unitary Cllr Terry Porter & 5 Members of the Public (MOP)

MATTERS FOR DECISION

C79 To receive Apologies for absence and to approve reasons where appropriate –
PCSO M Benfield, Jenny Ford NSC

C80 To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations.

Cllr Ashdown signed the Declarations of Interest register in relation to Min Ref C92

19.32 - Standing Orders Suspend to move forward Agenda Item 10 – Flooding - AGREED

C81 Flooding – Update & Action as required:

- a) Update from Unitary Cllr Terry Porter:
Cllr Porter had produced a report that had been previously circulated to members (copy available from the Clerk). Various options were discussed as a potential way forward **AGREED** Cllr Porter and the Flood Working Group to hold a meeting to discuss further.
- b) Gully clearing – Update from the Clerk
The Clerk had received information from NSC – re extra gully clearing and the cost involved
- c) Jacob's Report – Incorporated within Cllr Porters report.
- d) Pond Cleaning Grants – Update from Cllr Roberts
Wessex Water, Co-op and Greggs are a possible source of funding. Clerk to look into these

PUBLIC PARTICIPATION

C82 To receive and hear any person who wishes to address the Council, upon prior notice being received.

- a) UnitaryCllr/Liaison Officer Report – See Min Ref C81
- b) Police Report – An electronic report was received and circulated.
Village crimes recorded 50 for the period 01/07/2019 – 31/07/2019 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.
- c) Member of the Public thanked the Parish Council for its prompt removal of illegal encampment at the Playing field.
He also discussed the pond at the playing field, it was his opinion that the school didn't flood until the new build section was added and should be up to the school to put a ditch in. He also suggested that the Parish Council open up the ditch on the east side which will go into the pond.
Spinney – this could be upgraded to a bridle way

Resumed Standing Orders at 20.00hrs

MATTERS FOR DECISION

C83 To receive and confirm the Minutes of the meeting held on 4th July 2019

RESOLVED: That the Minutes of the Council meeting held on 04/07/2019 (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.

C84 Finances:

- a) **To receive and approve monthly expenditure for July 2019**
Agreed (signed by Cllr W Ashdown)
- b) **To receive and note the Bank Reconciliation for June 2019.**
Noted (signed by Cllr W Ashdown)
- c) **To receive and agree any Grant applications.**
None received
- d) **To agree to new Councillors being added as Bank Signatories**
AGREED Cllr J Roberts, Cllr E ap Rees be added as Bank Signatories
- e) **To consider to make an application for a Unity Corporate Multi-Pay Card**
AGREED Clerk to complete application forms etc.
- f) **Unity Bank, Information/advice about protection of eligible deposits:**
AGREED Cllr Ashdown, Cllr Roberts to look in to other Banks and report to at next Parish Council meeting

C85 Chairman's Report:

Again, we have had a very busy period since our last full Council Meeting. Firstly, I would like to thank Cllrs Paul Fowler, Bill Bearsby, Les mason and Wendy Ashdown for volunteering to undertake the roles of Chairman and Vice Chair on our Estates and Hall, Park and Green Committees. I am sure councillors will give their full support to those officers.

We have again faced further challenges with another illegal incursion on our property; our response on this occasion was robust, effective and conducted expeditiously. The travellers were evicted within 24 hrs with the area being checked and cleared of rubbish shortly after eviction. I would like to record my personal thanks to our Clerk and the councillors who responded so effectively in helping to deal with this important issue and the subsequent clear up.

Furthermore, I have received a number of messages of gratitude for the manner in which Council responded in dealing with the travellers so quickly; it was reassuring to have such positive feedback from Parishioners

I have been involved in meeting RoSPA at the Playing Field and their report should be shortly forthcoming. I have also accompanied the Chairman of Estates Committee in a meeting with Dr Preston and Councillor ap Rees in a meeting with Mr David Fish NSC regarding the closure of the A371 and the removal of the footbridge.

C86 Regular Reports: To receive and note the following regular reports:

- a) CPRE – Mr Dumbell reported: CPRE meeting held on 15th July, in that Dave Worskett, the overall Chair of CPRE Avonside (which comprises the 4 ex-Avon council areas) attended. I was therefore able to get good info on the matters of concern raised by LPC last month. I am also now at liberty to advise you that the North Somerset CPRE Chair (who was mentioned last month) has been on compassionate leave for the last 3 months as she mourns the death of her husband from cancer. She is now starting to reconnect with CPRE and Healthwatch North Somerset.

With reference to the CPRE policy on the Green Belt, the 4 pages previously circulated - all are from the CPRE Avonside website, with 2 relating to the general policy and 2 relating to specific submissions on the proposed West of England Joint Structure Plan. Dave Worskett stressed to us that there has been no change on CPRE Core Policy in this regard.

Dave Worskett's feedback to the meeting concerned the current Government Inspectors examination of the proposed Joint Structure plan (JSP), which comprises round table sessions in the Guildhall, Bath; it has been meeting in July, but reconvenes in September and October, when it has been planned that specific consideration of the 12 Strategic Development Locations (including the proposed Garden Villages at Banwell and Churchill/Langford) will take place. However, as the 5th attachment (an article from North Somerset Times) suggests, things may take a different course. During July the Inspectors have been examining - as Item 1 on their agenda - whether the proposed JSP passes the tests of Soundness and Legality; if they adjudge it does not, then it is sent back to the Local Authorities to reconsider. Dave Worskett's assessment (CPRE having been granted leave to participate in each session - the only group of its type to be able to do so), which is reflected in the NST article, is that the Inspectors have given the Local Authority reps a hard time on this question. I understand the Inspectors will give their view on Soundness in September - as it is pointless for the detail to be considered if they find the overall submission unacceptable. I also understand that the new NSC administration - should the JSP be sent back by the Inspectors - are under no obligation to stand by the current proposals. CPRE has also been contesting the need for 105,000 new housing units across the JSP area (the developers want at least 140,000) on various bases - including that the assessment was made on out of date statistics and pre-Brexit referendum.

As mentioned at July LPC, the questions of the Joint Transport Plan and the Planning Application for Bristol Airport expansion are also still under consideration. The two most important CPRE info updates on these are that firstly, according to Steve Bridger, an Independent District Councillor for Yatton and NSCs new link councillor to CPRE, no decision on the Planning Application will take place until September at the earliest; and secondly, that a CPRE sponsored independent review of the economic case for the proposed airport expansion - by the New Economics Foundation - is being finalised and should be released within the next month. This report is believed to cast grave doubts on the validity of the original York Aviation assessment of the economic benefits, and the methodology used by York (which does not, I believe, include the likely impact of an extra runway at Heathrow).

Inspectors Inquiry into the Planning Appeal for 200 houses at Bleadon outside the settlement boundary started on 23rd July but had to be adjourned on the 25th due to "illness of a key witness". It is not anticipated that the case will restart until September at the earliest, which means the Inspectors Report is unlikely to be out until November.

The next CPRE NS meeting will not be until late September, but forward any fresh information as and when it becomes available.

- b) PC Committees & Working Parties: None
- c) Locking Parklands Stakeholders – No meeting held
- d) Winterstoke Stakeholders - No meeting held.

C87 Planning:

- a. **19/P/1563/RM – Land West of Locking Parklands, (former Moss Land) Parklands Village Locking – 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. It was unclear as to what had been already approved **AGREED** to request that Cllr Porter kindly look into this further and report back to LPC
- b. **19/P/1581/NMA – 2 Church Cottages, The Bury Locking BS24 8BZ** – Non material amendment to application 19/P/4464/FUH (Proposed for a two storey extension and additional two single storey extensions) to allow replacement of existing external stairs and introducing an area of decking with integral balustrade to increase the external space at the house level. **AGREED** - Neutral. Please note - Cllr ap Rees Declared an Interest and abstained from vote
- c. **19/P/1639/TPO – 46 Cheshire Avenue, Locking** - X2 Birch Trees - reduce crown spread by 2.5m. Crown raise by 2 m over car park. **AGREED** that Clerk write to NSC Officer to make aware that the area is not a car park, it is a turning point. One tree from that area had already been removed without prior consultation and has not been replaced.

C88 Playing Field Old Banwell Road Locking:

- a) Illegal Encampment – Eviction under Illegal & Unauthorised Encampment Procedure - Update from Executive Committee:
Travellers arrived early Friday evening (26/07/19), Police were informed and attended, Officers advised that Travellers stated they would be leaving Sunday (28/07/19) therefore no further action carried out by Police. Clerk began the initial procedure of informing the relevant agencies i.e. insurance etc.
Saturday 27/07/19 Exe Committee meet and were updated via the Clerk and Chairman:
- Friday evening the Clerk had alerted Radar, Came & Company Insurance, Ward Solicitors and updated each via email.
 - Radar was contacted via their emergency helpline but they were unable to advise or investigate until Monday (29/07/19).
 - Able Investigations & Enforcements had been appraised of the situation and would await any further instructions from the Exe Committee regarding eviction.
 - 15 tonnes of manure had been deposited at the main gate blocking access
 - The Clerk had visited the field earlier to take photos of the camp and manure she had received verbal abuse from Travellers
- Given the above it was **AGREED** by the Executive Committee to implement the Illegal & Unauthorised Encampments Procedures Policy for the removal of unauthorised occupation of Locking Playing Field by Travellers.
The illegal encampment was evicted from the Playing Field at 3.30pm Saturday 27/07/19 and clear up also completed by Parish Councillors.
- b) Approve Expenditure incurred due to Eviction of trespassers on Parish Council owned land
Able Investigations and Enforcements £5136.00 inc VAT - **AGREED**
N Bartlett – clear entrance and reblock £300.00 inc VAT - **AGREED**
B & Q purchase of Locks and chains £115.34 inc VAT – **AGREED**
To receive a quotation to remove and dispose of the manure from the site approx. 15 tonne £400 exc VAT – **AGREED** subject to the metal lock box being installed and the use of a vehicle to block the gate be in place before manure is removed.
- c) Recognise the weak points in the security access to the Playing Field – It was discussed at length that the main gate and emergency access gate were the weak points – **AGREED** to accept quotation from Towerhead Engineering to supply and erect a swing high barrier on the entrance at the playing field £1800.00 inc VAT
Discussed car park bunds and narrowing the angle for long vehicles to access emergency gate.

C89 Review of membership of Committees, Working Parties and Representatives

It was noted that this restructure is a temporary measure and sub committees and working parties would be reinstated as previous once councillor numbers had increased

Due to low number of Councillors it was AGREED that until numbers increased the following will apply:

- a) Executive Committee – To remain as per Standing Orders Supplementary Provisions 2.2 – Membership – Chairman and Vice Chairman of Parish Council and the Chairman of the two major Committees. The Committee shall meet on an ad hoc basis, at the discretion of the Council Chairman, to deal with matters that require an urgent decision and/or for which it would be inappropriate to call a special meeting of the Council
- b) The Following would fall to the Executive Committee plus one other Councillor
- Grievance Committee
 - Appeals Committee
 - Reviews Working Group
 - Finance Working Group
- c) Hall/Park & Green Committee – Membership - All Councillors inc Ex Officio
- d) Estates Committee – Membership - All Councillors inc Ex Officio
- e) Staffing Working Group – 2 Cllrs from Executive Committee and 1 other Councillor
- f) Health & Safety –H/P/G Committee, Estates Committee - each to be responsible for the areas covered by the appropriate Committee. Executive Committee for items not in the remit of the 2 major committees.
- g) Planning Working Group – Executive Committee or Urgent Full Parish Council Meeting
- h) Newsletter Editor(s) – Cllr Wendy Ashdown

- i) CPRE – Mr C Dumbell – member of the public
- j) Stakeholders – it had been agreed to remove Winterstoke Stakeholders from reports otherwise remains the same

C90 Weekend Closure of A371 Locking Moor Road 16th – 19th August 2019:

Update from the Chairman and Cllr ap Rees and action any matters relating to that update.

Maps showing the closure of roads etc., circulated and noted. Clerk to put maps on notice boards

C91 Old Banwell Road speed limit:

Update from The Clerk – the road signs referred to under Min Ref C73 are already in place.

C92 Parking and Access - to discuss and address parking issues/concerns through-out the Parish including:

- a) Cheshire Avenue Locking Parklands – shared access road. Developer is planning to close this shared access road denying access to certain residents – this action appears to be based on the observations of one resident only. It was noted that there had been no consultation with residents or LPC, it was also noted that there were various parking issues at Parklands that also needed addressed – **AGREED** that the Clerk write to MD, Head Office for St Modwen and Homes England to escalate further – Chairman and Cllr ap Rees to assist the Clerk with appropriate wording
- b) Grenville Avenue Locking – Clerk updated that during term times Grenville Avenue was often blocked by inconsiderate parking – **AGREED** that the Clerk contact the Community Response Team and discuss issues raised with them.
This item to be included at the next Hall, Park & Green Committee meeting.

C93 To receive a report/update from Jenny Ford, Head of Development North Somerset Council:

- a) CIL update: St. Modwen have paid their CIL in relation to application 18/P/3175/FUL (phase 3a). This means that the Parish Council will receive a payment of £11,491.51 in October (15% of the CIL income).
 - The Parish Council has a large degree of flexibility as to how the money can be spent – please see the guidance on the “information for local communities” page of our website at www.n-somerset.gov.uk/cil.
 - There is no need to consult with NSC on the use of the money, although in the unlikely event that we deem you to have spent it in an illegal manner, we are permitted to reclaim it from you – or likewise, if it has not been spent within five years. You are required to report your CIL income and expenditure annually and to publish the report on your website (this can be as part of wider budget reports if that’s easiest), or if you don’t have a website, then the report should be sent to us for us to publish.
 - The phase 3a application is also providing 30% affordable housing, and contributions towards the primary school and economic development.
 - Please note that most of the Locking Parklands development will not be paying CIL, as it was consented prior to the introduction of CIL charges (but paid more S106 instead). Any other applications like this recent one that are new would be liable, as would developments within the wider Parish.
- b) Spinney footpath: I’m sorry, I’m not entirely sure which path this refers to (the one from Leafy Way to the current footbridge?). However, I don’t believe it is within the programme of footpath improvements intended through the S106 agreements, as those are focused on routes along the A371 and within the development itself, including improved routes either side of the A371 to the new pedestrianised crossing at the junction of the North South Link. If the Parish Council wished, it could potentially be a project for your share of CIL, as it would seem to fall within the criteria for that.
- c) Any other NS works: Please see the attached newsletter (already circulated) that updates on projects at Parklands (hopefully you have received this already). For wider updates or those more related to Locking Village, it would be better to refer to the Town & Parish Councils Digest, which is sent out every couple of months by colleagues in our communications team.

C94 Spinney – Footpath Upgrade – discuss and action: To be looked into further for the future.

C95 Anti-Social Behaviour Trail Bikers:

Trail Bikes using the land at Haywood Village, it was causing noise issues for residents at Oak Tree Park and it was also noted some residents of Elm Tree Road could also hear the noise from the bikes.
North Somerset Enforcement and Police were already involved. Persimmon has been approached to put a stop to this ASB.
Cllr Mason was requested that he and other residents at Oak Tree Park keep a diary to record all ASB relating to the Trail Bikes.

C96 Neighbourhood Plan – To receive draft of Neighbourhood Plan Survey:

it was noted that this was the first stage of the process and **AGREED:**

- a) To include questions relating to “Safety, Security, Policing – Cllr Roberts and the Clerk to provide questions
- b) Ask two former Cllrs to review draft
- c) Clerk to get prices for print and delivery and possible costs involved
- d) To get this out to the Parish as soon as possible.

C97 Scribe Accounts – Request from the Clerk to consider moving across to Web Scribe - **AGREED**

C98 Clerk’s Report

- a) **Truespeed Broadband** – Request to attend LPC meeting in September to outline their plans **AGREED** to decline the offer
- b) **Invitation to visit Wells Cathedral from Bruce Poole SLCC** – Noted – info available should Councillors wish to take up the invitation – a cost is involved.
- c) Councillors brought to the attention of the meeting that the office chair was in need of replacement - **AGREED** that the Clerk purchase a new chair for the Office
- d) Finance Working Group inc Cllr Bearsby to arrange to meet at their earliest convenience.

Consider for next Agenda:

Office 365 – the benefits of migrating to Microsoft’s Office 365 Platform for Business – **AGREED**

All members of the public had left the meeting at this point.

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).

C99 Matters relating to the Clerk:

- a) **AGREED** training course for Clerk as per contract of employment
- b) **AGREED To give a thank you gift for service to former Clerk.**
It was agreed that vouchers to the value of £50 should be given as a gift. This will be paid out of Chairman’s allowance

There being no further business the meeting Chairman closed the meeting at 9:50pm.

Signed (Chairman).....

Date.....

The next meeting of Locking Parish Council will be at 7:30pm held in Locking Parish Hall on Thursday 5th September 2019.