



LOCKING PARISH COUNCIL



The Village Hall, Grenville Avenue, Locking, BS24 8AR
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Minutes of a Meeting of Locking Parish Council held on Thursday 5th September 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, L Mason, W Bearsby, Ms J Roberts, E ap Rees, Mrs J Searle, A Hetherington

Also in attendance: The Clerk, Unitary Cllr Mike Solomon & 2 Members of the Public (MOP)

MATTERS FOR DECISION

C100 To receive Apologies for absence and to approve reasons where appropriate –
Cllr P Fowler, PCSO Benfield

C101 To receive Declarations of Interest by PCllrs and to consider any written applications for dispensations.

Cllr Bearsby signed the Declarations of Interest register in relation to Min Ref C109 a,b,c,
Cllr Lacey signed the Declarations of Interest register in relation to Min Ref C109 a,b,c,
Cllr Keate signed the Declarations of Interest register in relation to Min Ref C109 a,b,c,

Chairman Cllr Jones welcomed the 2 candidates for Co-option and asked Councillors if there were any objections to carrying out the interview for 1 candidate who had submitted their application to the Clerk earlier that day – No objections received

PUBLIC PARTICIPATION

C102 To receive and hear any person who wishes to address the Council, upon prior notice being received.

- a) Member of the Public thanked the Parish Council for calling a Public Meeting to discuss Planning Application 18/P/2652/OUT and asked the following:
 - Whether the LPC sending in additional comments as our last set of objections predate the Laney's Drove/Mayfield Farm Appeal decisions – It was confirmed that the Parish Council would be submitting additional representation to the Planning Inspectorate.
 - Whether LPC be asking to speak at the Inquiry – It was confirmed that LPC will request to speak and that the Chairman and Cllr ap Rees will attend.
 - Whether either or both of our District Cllrs will be speaking and whether they would be speaking for or against the application – Unitary Cllr Solomon confirmed that he would be speaking against the application but was not at liberty to answer this question on behalf of Unitary Cllr Porter.
- b) Unitary Cllr/Liaison Officer Report – Cllr Solomon reported on the following:
 - Joint Spatial Plan – NSC had not yet received the Inspectors second letter. It went to the Ministry of Housing Communities and Local Government on August 19th but they have still not had the opportunity to consider it.
 - Biker on Haywood Site – Cllr Solomon had chased the Developers again this week and signs have been put up. He has now been told that it is a Police matter. He would suggest residents call the Police to complain when bikers arrive. Cllr ap Rees requested that this be taken up again with Persimmon and the Police. Cllr Solomon confirmed he would take this up with Persimmon and NSC Officers to see if anything could be done.
 - Elm Grove Appeal – This will be heard in the Main Chamber at Town Hall. He would be talking with Cllr Porter to decide if they both wanted to speak. Cllr Solomon would be speaking against the Application.
 - General Parking Review – is going to be present to Full Council at its next meeting.
- c) Police Report – No report

MATTERS FOR DECISION

C103 To receive and confirm the Minutes of the meeting held on 1st August 2019

RESOLVED: That the Minutes of the Council meeting held on 01/08/2019 (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.

C104 Finances:

- a) **To receive and approve monthly expenditure for August 2019**
Agreed (*signed by Cllr ap Rees*)
- b) **To receive and note the Bank Reconciliation for July 2019.**
Noted (*signed by Cllr ap Rees*)
- c) **To receive and agree any Grant applications.**
None received
- d) **To receive a request for a donation from Weston & North Somerset Disability Information & Advice Helpline – Declined on this occasion due to procedure for Grant application not being followed**

C105 Chairman's Report 5 September 2019:

Again, this last month has been a busy period for us all - I have been led to understand that it will get quieter soon - please tell me when?

- On Friday 9 August 2019 Councillor Ashdown and I following an invitation attended a meeting with the Chair of the School Governors, Locking Primary School and ELAN at Bournville School, Weston-Super-Mare. I am grateful to Councillor Peter Lacey for his advice which was most helpful in understanding the purpose of this invitation. The result of the meeting will be discussed later during the agenda.
- I am pleased to report the height restrictors and one set of goal posts have been installed at the OBR playing fields. The second set of goal posts should be installed shortly as the ground has already been prepared. My thanks to Councillors Paul Fowler, John Keats and LPFC members for their assistance in installing the first set of goal posts.
- On Thursday 22 August 2019 the Executive Committee met in relation to Gladman's Appeal, it was decided by that committee to hold a public meeting in order to give advice and to ensure that parishioners were provided with reassurance that the Parish Council were fully supportive in making an objection to that appeal.
- Consequently, on Thursday 29 August 2019 a public meeting was held at the village hall which was attended by all councillors and some 100 parishioners. I am confident that councillors will agree that the meeting was beneficial and that the key areas for objection were identified and articulated by those attending. I have updated the clerk with the results of that meeting which will be discussed later.
- Finally, I am glad to report that our 'Neighbourhood Plan' is still progressing and it is obvious that when it is completed it will form an important part of our community long term strategy. I would like to record my thanks to all those involved who have worked so hard in producing the questionnaire, I am confident that it will assist Council in identifying the future needs of our community.

C106 Regular Reports: To receive and note the following regular reports:

- a) CPRE – Mr Dumbell reported: Next of CPRE meeting to be held on 16th September 2019. Joint Spatial Plan – CPRE were also waiting the Inspectors second letter
- b) PC Committees & Working Parties: None
- c) Locking Parklands Stakeholders – No meeting held

C107 1. 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 **AGREED** to submit recommendations as detailed by Cllr ap Rees:
 - a. Overdevelopment of Site

- b. Lack of detail
 - c. Absence of Ecological and Archaeological Report
 - d. Absence of Drainage Information
- b) **19/P/1520/LDE – Devils Elbow Farm, Hillend, Locking BS24 8PG** – Certificate of lawfulness for the existing use of part of a building as a self-contained dwelling house. The existing use of two residential caravans to dwelling houses and associated operational development. The existing use of land for open storage (Class B) – **AGREED Neutral**
- c) **19/P/1930/FUH – 45 Elm Tree road, Locking BS24 8EJ** – Construct single storey front extensions. Widen vehicle access and form parking to front of property. **AGREED Neutral**
- d) **19/P/1946/FUH – 11 Oxford Square Locking BS24 7DP** – Demolition of rear conservatory and replace with rear extension of same size. Double height side extension. **AGREED Neutral**
- 2. APPEAL – 18/P/2652/OUT Gladman Developments – Elm Grove Nursery Elm Grove Locking**
- a) Recommendations from the Executive Meeting held 22nd August and the Public Meeting held on 29th August – Decide to action any recommendations made. **AGREED** to make representation based on the recommendations received at this meeting to Planning Inspectorate Clerk to reiterate that the Parish Council strongly object to this application. Copy of recommendations available from the Clerk.
 - b) Copy of Letter of Representation to be placed on LPC Website and a reminder that anyone can submit comments.

C108 Playing Field Old Banwell Road Locking:

- a) Interim Seasonal Agreement – Locking Park FC – Receive draft Agreement and any amendments – **AGREED** to accept the Interim Seasonal Agreement without any amendments. Subject to the Agreement being acceptable by LPFC. To consider and agree charges while this agreement is in place. **AGREED** charges to be 50% of current scale of charges for this season only. Subject to the Agreement being acceptable to LPFC
- b) Match and Training Fees – Consider charges for July/Aug 19 for Locking Park – Councillors acknowledge the support and assistance from LPFC in regards to site security/illegal encampment. **AGREED** to waive charges
- c) Hedge and car park bund cutting – Update from the Clerk – Hedge and bund cutting completed
- d) Security access to the Playing Field – Height Restrictor Swing Gate – update from the Clerk – Installed and operational.
- e) To receive a quote for main gate signage – Quote received from AP Signs £59.00 + VAT – **AGREED** to accept quote – Clerk to order sign

C109 Locking Primary School:

- a) Playing Fields Initial Meeting ELAN & LPC – the Chairman reported on the meeting held at 10.00 am on 9 August 2019 at ELAN Office, Bournville School, Weston-super-Mare. Full Report Available from the Clerk.
AGREED that the Chairman contact ELAN and Locking Primary School for further information/meeting, should this go forward it was **AGREED** that a Working Group be formed – Cllr ap Rees, Cllr Ashdown, Cllr Roberts volunteered.
- b) Park & Stride Car Park Agreement – Review and action any amendments. **AGREED** to the following amendments:
 - 1g) Amend Proportional Cost to 50/50 split
 - Include additional condition:
The School must ensure that access gates to the field are locked immediately after the last vehicle has exited the site. The School will be charged for any damage caused by vehicles entering the field, and for the removal of any Third Parties who may gain access due to a breach of this Article
- c) LPC to consider the suggestion of an agreement with Locking Primary School for the use of OBR Playing fields and to use that agreement in the event of an illegal encampment by travellers – **AGREED** to defer to next meeting. Clerk to contact NSC Officer Spencer Jacobs for advice.

C110 Neighbourhood Plan:

- a) To receive draft of Neighbourhood Plan Survey – Amendments/comments received from 2 ex Cllrs were received and discussed/noted agreed to incorporate some of the suggestions in to the Survey **AGREED** to accept the Neighbourhood Plan Survey with amendments as noted.
- b) **AGREED** that Cllr Roberts would reformat the document and get it prepared for print and returned to the Clerk at her earliest convenience.
- c) To receive quotations for printing – 4 Quotations had been received **AGREED** to accept quote from Aqueous Design Web & Print.
- d) Online questionnaire - **AGREED** to accept quote from Vision ICT to put the NP online subject to final amount being within agreed funding.
- e) To decide next course of action – the following timetable was **AGREED**:
Document to be made print ready by Cllr Roberts. Document to go to print/online, and delivered before end of Sept. Survey to be returned to LPC before 31 October 2019.

C111 Revision of street trading policy – consultation – draft policy previously circulated 02/08/19 recommendations from Cllr ap Rees and Cllr Ashdown discussed, it was noted that although NSC are recommending table service they are not insisting on it. At present with street cafes is the failure by staff to collect rubbish, some café's will only clear the tables when they're piled high with rubbish, cardboard cups, food wrappers etc., it was **AGREED** that the Clerk make the following representation:

- Cardboard cups to be banned and china ones used instead
- Proper Ashtrays are provided
- Pre-packaged food should be unwrapped at the point of sale and placed on a plate
- There is the environmental aspect to consider along with possible job creation

C112 Microsoft's Office 365 Platform for Business Office 365: Discussed the possible benefits of migrating to Office 365 and the cost involved **AGREED** this item deferred until next meeting, Working Party be set up to investigate – volunteered Cllr Lacey, Cllr Roberts, Cllr Jones

C113 Clerk's Report

- a) **Planning Application 19/P/1639/TPO** – Refused consent for the entire proposal as previously details. Permission for part of the proposal Granted – tree work specification permitted is: Silver Birch x 1 crown lift to 2.5m, removing sub laterals only, over the highway only; Silver Birch x 1 tidy unauthorised works by cutting 2 stubs to branch collar Subject to the following conditions:
All works satisfy British Standard 3998:2010 'Recommendations for Tree Work' a copy of which can be inspected at NSC. Advised that the work should be undertaken by a competent and suitably qualified person
Consent is valid for 2 years from the date of permission.
- b) **Gullies A371 and Spinney** – response from David Fish NSC advising he would speak to Developer to ensure they are free from debris.
- c) Website Accessibility Regulations – LPC will be required to produce an accessibility statement Sept 2020. The Clerk has contacted Vision ICT for further advice etc. Vision ICT consulting with NALC regarding the regulations and will update.
- d) **Mendip Rise, Locking** – Member of the Public reported a suspected abandoned property – Clerk has investigated further and reported to NSC Environmental Health and the Empty Properties Team at NSC. A written notice has been posted on the property.

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).

Chairman remind the Parish Council regarding time constraints as per Standing Orders – it was AGREED that due to Exceptional Circumstances the meeting would carry on with Council's approval

C114 Co-option: There are 6 vacancies on Locking Parish Council following the 2019 Elections and the Parish Council is under a duty to fill this vacancy by co-option.
Members to decide on co-option following an interview with potential candidates:
Interviews took place with Anthony Hetherington and Janet Searle it was **AGREED** that they should be elected to the office of member for Locking Parish Council. Cllr Hetherington and Cllr Searle signed their Declaration of Office at the meeting

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 3rd October 2019.