



Locking Parish Council

01934 820786

clerk@lockingparishcouncil.co.uk

The Parish Hall, Grenville Avenue,
Locking, North Somerset BS24 8AR

Minutes of the Meeting of Locking Parish Council held on Thursday 3rd July 2025 at 7.30pm at Locking Parish Hall

Meeting opened: 19.30pm

Meeting closed: 20:36pm

Present: Councillors: Cllr M Tremlett (Vice-Chairman), Cllr W Ashdown, Cllr P Schofield, Cllr W Bearsby,
Cllr P Lacey, Cllr Hilder, Cllr Prosser

Also in attendance: The Clerk and 6 members of the public

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) Additional Sites Paper Representation - Locking and Elborough – Member of the Public (RB) put forward his points relating to this site. Main concerns was destruction of biodiversity and animal habitats along with extra traffic accessing Banwell road and Old Banwell Road as it currently stands both Banwell Road and Old Banwell Road struggles with the volume of traffic, adding 400 new homes will only exacerbate these issues.
- b) 25/P/1282/EA1 Formal Screening Opinion request to determine as to whether proposed development is EIA development of approximately 400 homes, a community building/mobility hub as well as green and blue infrastructure, biodiversity park, pedestrian and cycle routes, open space provision in the form of play areas, informal open space, community garden space and an orchard. ***This is not a Planning Application*** - Land South Of Old Banwell Road and North of Banwell Road Elborough Locking.
Member of the Public (AC) had produced a comprehensive document that had been previously circulated to all Cllrs.
AC requested that his document be formally noted along with that it was his opinion that this screening opinion request appeared to be flawed making it impossible to make a fair assessment of the request based on the information supplied to date.
The Chairman thanked both RB and AC for their contribution and advised that the Additional Sites Paper Representation and 25/P/1282/EA1 would be discussed under Local Plan update.
- c) Unitary Cllr/Liaison Officer Report – None received
- d) Police Report – Noted

AGENDA

MATTERS FOR DECISION

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

Cllr Jones - Approved
Cllr Huish – Approved
Cllr ap Rees – Approved
Cllr Sizer - Approved
Mr C Dumbell CPRE

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

Cllr Hilder declared a Declared Interest in Min Ref: LPC61a

57) Minutes:

- a) The Minutes of the Council meeting held on 5 June 2025 was agreed and signed by the Chairman. **RESOLVED:** That the Minutes of the Council meeting held on 5 June 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**
- b) The Minutes of the Council meeting held on 19 June 2025 was agreed and signed by the Chairman. **RESOLVED:** That the Minutes of the Council meeting held on 19 June 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**
- c) To note the Draft Minutes from the Assets & Amenities Committee meeting held on 19 June 2025. **Noted.**

58) Finances: For members to note/approve the finances for June 2025.

A nominated member to sign and date each page.

- a) To receive and approve all monthly receipts and payments from 1st June 2025 to 30 June 2025 **AGREED** and signed by Cllr Ashdown
- b) To receive and note the Bank Reconciliation for May 2025 **AGREED** and signed by Cllr Ashdown
- c) To note the Expenditure against all Budgets. Noted and signed by Cllr Ashdown. Cllr Bearsby requested that all budget reviews start at the beginning of the financial year.
- d) To receive and agree any Grant applications: Flowerdown Park requested for a grant of £800 to purchase a recycled plastic bench seat (to include fittings and installation) to be installed at Anson Road Park. It was proposed by Cllr Prosser, seconded by Cllr Ashdown that the grant requested be approved **AGREED** with one abstain.

59) Chairman's Report: None received.

60) 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: Here I need Councillors input (if any). CPRE N Somerset will be meeting on either the 7th or 14th to discuss the latest stage of the Local Plan. Georgie Bigg, our Chair, was present at the recent workshop between NSC Officers and Town/Parish Councillors. She understands that the proposals outlined at that meeting were put forward to the Council Cabinet on 18th June and were accepted without amendment, and have now gone forward to be prepared for a final consultation. I would appreciate LPC's input (if any). I will of course email Locking PC after our CPRE meeting, but I would be most happy to know if there are any particular points you would like me to raise. **Noted**
- b) Locking Parklands Stakeholders: Mr Dumbell in his absence submitted the following report: He was still chasing the Notes of the last Stakeholders meeting. He would also be speaking to the Chairman Cllr Jones in the near future. **Noted**

Cllr Hilder Declared an Interest in Min Ref LPC 61a and left the meeting.

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

- a) **25/P/1156/FUH – 34 Beechwood Avenue, Locking** – Proposed erection of a front porch and side/front extension to include a replacement integral garage following demolition of the existing detached garage.

Members **AGREED** to support this application but do have concerns about parking and dropped kerbs. Specifically, North Somerset Councils 2024 dropped kerb policy only allows maximum dropped kerbs of 4.5 metre width. This proposed scheme has 4 parking spaces where vehicles are proposed to enter and leave the highway, more than likely reversing out onto the public highway.

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With the proposed front extension/garage close to the public footpath/highway, Members are concerned about the visibility for vehicles leaving the site that could be detrimental to pedestrians walking along the footpath as well as oncoming road traffic. Members recognise that this is a quiet suburban road so for this reason, will rely on advice and recommendation provided by the North Somerset Highways consultant. AGREED that the Clerk put forward Members concerns and request that a copy of the said consultation is forwarded to them once received.

Cllr Hilder returned to the meeting.

- b) **25/P/0869/FUH 92 Elm Tree Road, Locking** – Proposed erection of a single storey front extension. Members **AGREED** to support this application.

62) Local Plan Update

North Somerset Council have agreed the sites for development to meet their required government housing target.

Update from Cllr Tremlett as to how this impacts Locking Parish. Concerns/points raised under Public Participation was also discussed at length.

Sites identified:

- Land South of Old Banwell Road
- Land south of A371 and Beechwood Avenue/Beechwood Drive
- Land at Elm Grove Nursery, Elm Grove, Locking
- Land at Locking Parklands

It was unanimously **AGREED** that the Clerk write to the Biodiversity team at NSC advising them that we are aware of an impending change in Bat consultation zones where North Somerset Council are expanding the zones based on surveys and evidence collated regarding densities, roosts, flight paths and foraging areas for both Lesser and Greater Horseshoe Bats and that Locking Parish Council requests maps, details and findings for both Lesser and Greater Horseshoe bats for those areas on the densities, roosts, flight paths and foraging areas.

It was unanimously **AGREED** that the Clerk write to the Planning Policy team at NSC with the following points:

- Locking Parish Council welcome the Planning Policy teams views on the impact of the impending updated BAT SPD and how the results of the findings will impact the above sites.
- Additionally, we have been made aware by a resident that there is a shortfall in open space for residents based on North Somerset written policies i.e. Handley Place Locking Parklands.
- Members also draw to their attention the approved skatepark at Old Banwell Road playing field - approved 5th March 2025 under planning reference 24/P/2334/FUL. This skatepark was located here due to being sufficiently far away from dwellings yet we are aware that that proposed development South of Old Banwell Road (25/P/1282/EA1) has the potential to have dwellings closer to the proposed skatepark than current dwellings.
- Members recognise that any scheme cannot be considered until an application is submitted but the skatepark is being pursued so it is important that it does not impact any dwellings. We trust that this will be a consideration before the Local plan is sent as a Reg 19.
- Locking Parish Council will ensure that these points are submitted to the Planning Inspectorate once the Reg 19 plan has been submitted for inspection so we would like to ensure that we are working in tandem and in accordance with policies and restraints.
- Whilst Locking Parish Council recognises the Housing shortfall and the need to provide dwellings to meet government targets, this should not be at the detriment to bats or ecological species or public open space for residents.
- These will be items that will be discussed with members of the Parish in a public meeting that will be called so we would appreciate your response so that it can be shared with our parishioners when we do meet.

- Should the Planning Policy team wish to meet about these matters, Locking Parish Council will gladly provide representatives to discuss these sites in more detail.

63) Old Banwell Road Playing Field and Car Park:

Car park bay plan - To receive and agree recommendations from the Working Group with regards to Lining of car park bay design and obtaining quotations.

Working Group (Cllr Jones, Tremlett and Schofield) had met at the car park and looked at various options to maximise car parking bays and put forward a scheme to members which would optimise the space to its full potential. It was proposed by Cllr Tremlett, seconded by Cllr Bearsby and unanimously **AGREED** that the revised scheme be accepted.

Members discussed using the same contractor as previously for continuation of lining the car park spaces as they had good knowledge of the site and requirements of the Parish Council as well as providing excellent service.

It was proposed by Cllr Prosser, seconded by Cllr Schofield and unanimously **AGREED** that Financial Regulations be suspended on this occasion allowing the same contractor to quote for the work required.

64) A370 Proposed Speed Limit Reduction – Phase 1.

North Somerset Council would welcome the Parishes feedback on the **Phase 1** proposals ahead of the statutory consultation, documents had been previously circulated to Cllrs.

Members discussed the changes at length with comments relating to Phase 1 of the scheme only at this stage, comments ranged from how the amount of traffic using the network had increased, with some members querying the need to change the speed limit at all.

Members had no comments/feedback to the proposed Phase 1 of the scheme at this time.

65) 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) **Gov.uk roll out** – if there are any problems with accessing 365/Outlook please pop into the office – Mornings between 9.30am-1pm if possible – you won't be able to access folders until you log into 365 with your new email address.

- b) **Locking Parklands:**

From Cllr Huish and another member of the public - Numerous issues received regarding:

- Grass areas cut but verges not strimmed.
- A car park with block paving power washed twice and it looks awful.
- Hedge rows not cut.

The tree's/bushes are encroaching onto pathways coming into the development on the left. If you walk through the gap for the pathway you need to brush the bushes to one side as you go through.

- Overhanging trees

The branches of the trees beside the large park area on the right-hand side of Farnborough Road are well below head height now and you either have to duck or walk off the path to avoid them. It would be good if these could be addressed and cut back to enable residents and dog walkers to use the path without having to divert onto the grass to avoid them.

- Entrance into Parklands

Road coming into Locking Parklands is starting to degrade with potholes and loose debris. Construction Traffic using Entrance into Parklands

- Curo development are using this route more and more which isn't helping with how heavy the machines and vehicles are.
- Charging for car parking when we have allocated parking spaces.

It was suggested that the Clerk arrange a meeting with Priem Ltd and Community@Locking Parklands Reps with possibly 2-3 Cllrs to introduce the Parish Council and raise the concerns Regarding the poor delivery of services being reported by residents.

- c) **Parish Hall Flat Roof Inspection** – The inspection advised that the roof is constructed with a traditional felt covering, which has deteriorated significantly due to prolonged exposure to weather

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conditions and general ageing. The condition of the roof suggests it has reached the end of its serviceable life. Inspection Report previously circulated.
The Clerk reported that a specification had been drawn up from the inspection report and quotations were being sought for the works.

Correspondence: All previously circulated.

Agenda Items:

Locking Parklands

Locking Parish Hall Flat Roof repair.

There being no further business the meeting Chairman closed the meeting at 20:36hrs

Signed (Chairman)..........Date.....4/9/25.....

The next meeting of Locking Parish Council 4th September 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.*

