



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 2nd October 2025 at 7.30pm at Locking Parish Hall

Meeting opened: 19.30pm

Meeting closed: 20:08

Present: Cllr P Jones, Cllr P Schofield, Cllr W Ashdown, Cllr W Bearsby, Cllr P Lacey, Cllr I Hilder, Cllr Prosser and Cllr K Shepherd

Also in attendance: Clerk's Assistant

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).*)

Unitary Cllr/Liaison Officer Report – None received
Police Report – Noted

AGENDA

MATTERS FOR DECISION

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

Cllr M Tremlett – Approved
Cllr I Hilder – Approved
Cllr E ap Rees – Approved

Dawn Tremlett, Clerk
Cliff Dumbell, CPRE


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

87) Minutes:

- a) The Minutes of the Council meeting held on 4 September 2025 was agreed and signed by the Chairman.
RESOLVED: That the Minutes of the Council meeting held on 4 September 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) To note the Draft Minutes from the Assets & Amenities Committee meeting held on 18 September 2025. **Noted.**
- c) To note the Draft Minutes from the Finance & Human Resources Committee meeting held on 18 September 2025. **Noted.**

88) Finances: For members to note/approve the finances for September 2025.
A nominated member to sign and date each page.

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- a) To receive and approve monthly receipts and payments from 1st September 2025 to 26 September 2025. **AGREED** and signed by Cllr Ashdown.
 - b) To receive and note the Bank Reconciliation for August 2025. **AGREED** and signed by Cllr Ashdown.
 - c) To note the expenditure against Budgets from 1 April 2025 to 26 September 2025. **NOTED** and signed by Cllr Ashdown.
 - d) To note the Conclusion of the review of the Annual Governance and Accountability Return (AGAR) for the year ended 31 March 2025, with minor scope of improvement. **NOTED**
 - e) To receive and agree any Grant applications:
 - i. Great Western Air Ambulance - £100 grant to be awarded. **AGREED**
 - ii. Just Exotic Vets Community Initiative - A grant would not be awarded at this time. **AGREED**

89) Chairman's Report

I am sure you may all have seen recent national news television reports concerning teenagers and antisocial behaviour along the south coast of England. This type of report is unfortunately becoming more prevalent, and we as a community are also not immune to such similar behaviour. Recently an incident occurred locally that allegedly involved a number of teenagers which resulted in police attendance. On listening to the news reports where teenagers were interviewed by the press following incidents on the south coast it was claimed that teenagers had nothing to do so they were resorting to acts of anti-social behaviour. This may also be the case here in Locking, so my question to you all is this - what can we as a Parish Council do to help address and prevent this type of behaviour? Please give this question some thought and come back to me or the Parish Office with any ideas you may have.

I noticed from a recent circulated email that all North Somerset Public Space Protection Orders (PSPOs) are due for review and renewal next year and that NSC has just launched a review consultation with partners. Whilst we have our own Public Space Protection Order in place for the Park, there are many other green spaces within the parish that are open to the general public, e.g. on Locking Parklands, Locking Grove and Flowerdown. The Public Space Protection Order provides conditions for the use of the green open space by the general public and residents.

Please can I ask for a few minutes of your time to review the current conditions, and where appropriate, leave your feedback, comments or suggestions against the relevant questions at <https://forms.office.com/e/jPhsx3eUvV>

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

a) CPRE

My apologies for Octobers meeting - I have a prior commitment - and for Novembers meeting as I will be out of the country. However, these are my current updates:

CPRE: You are welcomed to the CPRE Avon and Bristol AGM and talk/forum on Sunday 12th October 12:30 to 15:30 at Failand Village Hall, Oxhouse Lane, Failand BS8 3TS. Georgie Bigg, who chairs CPRE North Somerset, will be part of the forum discussing changes to the planning laws.

Also, we would be very interested to know dates etc for any discussion between Locking Parish Council and Mac Mic Strategic Land, as the rumours of their proposals are of great concern.

b) Locking Parklands Stakeholders

Thank you for the list of matters of concern/for our next meeting's agenda in November. Any updates I can get - particularly from NSC - will be forwarded to you. I much appreciate your involvement and the raising of specific matters, concerns that I share as Meeting convenor.

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

- a) **25/P/1733/FUH – 28 Mendip Rise Locking** – Demolition of existing detached garage and rear conservatory. Proposed erection of a two-storey side extension, single storey rear extension, single storey rear extension and front porch in line with projecting garage. **AGREED** to support this application.
- b) **25/P/1765/FUH – 3 Mannock Gardens** – Proposed partial garage conversion including the installation of bi-fold doors. **AGREED** to support this application.

- c) **25/P/1784/AOC Locking Parklands** – Request to discharge condition 38 (Lifetime Homes) on application 13/P/0997/OT2. **NOTED**
- d) **25/P/1797/HHPA 1A Elm Tree Road, Locking** – Prior approval request for the erection of a rear double Edwardian style conservatory with a pitched roof that would 1) extend beyond the rear wall of the original house by 4.10 metres; 2) have a maximum height of 3.40 metres and 3) have eaves that are 2.40 metres high. **AGREED** to support this application.
- e) **25/P/1790/TPO 3 Hector Close, Locking** – Fell 1 x Willow. **AGREED** to support this application.
- f) **25/P/1866/AOC Land to the South of Locking Head Drove** – Request to discharge condition 10 (Surface Water Drainage Maintenance Strategy) on application 16/P/2758/RG4. **NOTED**
- g) **25/P/1875/AOC Phase 8 and 10 Locking Parklands** – Request to discharge condition 46 (service equipment) on allocation 13/P/0997/OT2. **NOTED**

92) CiLCA Course: **AGREED** to fund the cost of £805.00 for the Clerk's Assistant to undertake the course.

93) Land south of Old Banwell Road, Locking & land north of Banwell Road, Elborough (Mac Mic Strategic Land): Request from Mac Mic Strategic Land to meet with the Parish Council at some point in the next few weeks (in-person or online), to brief the council on their emerging plans for this site. Clerk responded to email, advising a meeting must be a public meeting not a private one due to transparency. Awaiting a response. **NOTED**.

94) Locking Parish Hall Flat Roof Inspection Report: Flat roof inspection report received from D.J.Thomas Roofing Ltd with recommendation to paint solar reflective paint to prolong life of roof. **AGREED** to go ahead with recommended work. Clerk to obtain quote.

95) 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.

- a) Correspondence from North Somerset Council received on 29 September 2025 regarding amended details to the below application. Due to the deadline of 13 October 2025 it was not possible to add an agenda item. LPC noted this application at Full Council Meeting on 5 Jun 2025 item 43 (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 t 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 2ith 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**

- b) The Autumn edition of Looking at Locking has arrived.

Agenda Items: None

There being no further business the meeting Chairman closed the meeting at 20.08hrs

Signed (Chairman)..... Date.....

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The next meeting of Locking Parish Council 6 November 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.

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