



# 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 6<sup>th</sup> November 2025 at 7.00pm at Locking Parish Hall

Meeting opened: 7pm

Meeting closed: 8.35pm

Present: Cllr P Jones, Cllr M Tremlett, Cllr P Schofield, Cllr W Ashdown, Cllr W Bearsby, Cllr I Hilder, Cllr Prosser, Cllr K Shepherd, Cllr Poynton

Also in attendance: The Clerk, 7 Members of the Public and District Cllr Porter from 8:10pm

### 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) Land south of Old Banwell Road, Locking & land north of Banwell Road, Elborough: Presentation and Q&A by Mac Mic Strategic Land

The Chairman welcomed 3 representatives from Mac Mic Group who gave a presentation for proposed housing development scheme for land south of Old Banwell Road Locking & land north of Banwell Road, Elborough. The following was presented:

- 1) This was considered a sustainable location due to:

- Proximity to facilities in Locking and Locking Parklands
- Proximity to facilities to bus services in Locking and on the A371
- Opportunity to [provide shop/community building for Elborough
- Opportunity for new foot/cycle links between Elborough and Locking
- Opportunity for significant amount of new public open space.

- 2) Indicative Masterplan for:

Land south of Old Banwell Road Locking (Locking Parish)

- Up to 105 homes
- Vehicle access from Old Banwell Road
- Additional pedestrian & cycle access

Land north of Banwell Road, Elborough (Hutton Parish)

- Up to 296 homes
- Shop and/or community building
- Vehicle access from Banwell Road only
- Additional pedestrian & cycle access

- 3) Country Park – there would be a new country park between the two developments, new play areas, incorporating sustainable drainage features, enhance the SNCI, hedgerow and grass land with new planting.

- 4) Timeline and Programme

- Application Preparation: September – December 2025
- Representations to Regulation 19 Local Plan: October – November 2025
- Public Consultation: November 2025
- Application Submission: December 2025

- 5) Questions/concerns raised by Councillors and Members of the Public:

- Old Banwell Road – No footpaths or safe pedestrian route. Speed limit should be reduced. Emergency Access and access roads onto the site – visibility splays, road widening etc.
  - Active Travel Plan – when will this be available. Must be comprehensive as children will require safe cycling and walking routes to access local schools.
  - Public Transport – currently very poor through Locking Village and no direct access to safe pedestrian routes from the site to A371.
  - Affordable housing.
  - Additional traffic: infrastructure is poor, currently local roads cannot cope with the amount of vehicles, how will this development and additional traffic impact the area.
  - LPC would be requesting input into Sec 106 conditions/monies.
  - LPC would be requesting a contribution to Locking Skatepark Project.
  - It was widely acknowledged that Mac Mic Group were a property development company and not the actual developer.
- b) Unitary Cllr/Liaison Officer Report – See Mon Ref: 108
- c) Police Report – None Received

## **AGENDA**

### **MATTERS FOR DECISION**

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

Mr C Dumbell - CPRE

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

**98) Minutes:**

- a) The Minutes of the Council meeting held on 2<sup>nd</sup> October 2025 was agreed and signed by the Chairman.
- RESOLVED:** That the Minutes of the Council meeting held on 2<sup>nd</sup> October 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** with 1 abstain.
- b) To note the Draft Minutes from the Assets & Amenities Committee meeting held on 16 October 2025. **Noted.**

**99) Finances:** For members to note/approve the finances for 26 September 2025 to 30 September 2025 and October 2025.

A nominated member to sign and date each page.

- a) To receive and approve monthly receipts and payments from 26 September 2025 to 30 September 2025. **AGREED** and signed by Cllr Schofield.
- b) To receive and approve monthly receipts and payments from 1<sup>st</sup> October to 30 October 2025. **AGREED** and signed by Cllr Schofield
- c) To receive and note the Bank Reconciliation for September 2025. **AGREED** and signed by Cllr Schofield.
- d) To note the expenditure against Budgets from 1 April 2025 to 31 October 2025. **NOTED** and signed by Cllr Schofield.

**100) Chairman's Report**

Good evening Councillors, as you will be aware from my recent circulated emails we as a Council have attracted the attention of scammers who have been sending requests purporting to have originated from me. Should you receive a scam email please forward the email to [report@phishing.gov.uk](mailto:report@phishing.gov.uk) I would not ask any Councillor for a favour by email.

For your information, I have recently completed my online training in regard to the Freedom of Information Act 2000 and the General Data Protection Regulations 2018. The online courses took about 2 hours each to complete. I found the courses to be very instructive and well-presented and would recommend that you all complete the booked mandatory courses.

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

a) CPRE

My apologies for November's meeting. We are pleased to see Mac Mic appearing, but - subject to feedback I get from the LPC meeting - in principle we are VERY concerned about ANY housing proposals for the OBR-Elborough valley.

b) Locking Parklands Stakeholders

I look forward to welcoming LPC to our November meeting.

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

- a) **25/P/1952/TEN** - Pavement O/S 31 Old Banwell Road Locking Weston-super-Mare BS24 8BT - Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 8m light wooden pole. THIS IS NOT A PLANNING APPLICATION. **Noted**
- b) **25/P/1917/FUL – 24 Grenville Avenue Locking** – Proposed demolition of all existing outbuilding and rear extension with subsequent erection of 2no. single-storey dwellings and associated alterations to landscaping and hardstanding. **AGREED** to support this application
- c) **25/P/2075/AOC – 7 Anson Road Locking** – Request to Discharge Condition 3 (Archaeological Survey) on application 25/P/1493/FUH. **Noted.**
- d) **25/P/2041/PR3 Land at Locking Head Drove** – Pre application advice request for construction of the Voyage Learning Campus, a Pupil Referral Unit and Alternative Provision setting. **Noted**
- e) **25/P/2091/TPO 8 Parkes Avenue Locking** - T1 - Ash tree - Crown reduction of 4 meters in order to balance the tree. The broken sections are due to bad joins and remaining joins need inspecting. **AGREED** to support this application.

**103) Land south of Old Banwell Road, Locking & land north of Banwell Road, Elborough Village:**

- a) To discuss the presentation and Q&A by Mac Mic Strategic Land and the impact on this Parish. Members discussed the impact this development would have on Locking Village and Locking Parish as a whole.  
Highways and safe pedestrian/cycle routes were a concern as once pedestrian/cyclist reach Old Banwell Road or Banwell Road there is no safe route to access local schools, buses or other facilities.  
Increased volume of traffic and highway safety must be a priority for any development within Locking Parish.  
It was noted that a Transport Survey had recently been undertaken, it was unclear as to the dates covered as if this was conducted during half term it would give a false representation of the actual figures.  
It was unclear whether the proposed skatepark had been taken into consideration.  
Proposed community building shown on the development plan as being in Hutton Parish – members discussed whether this could be incorporated into Locking Parish which would then be managed and maintained by Locking Parish Council rather than a 'management company'.
- b) To consider a request from Hutton Parish Council via Cllr Porter that a meeting be arranged with Hutton Parish Council following the developer's presentation with HPC on Mon and LPC on Thurs, to discuss the impact that the potential development will have on both Parishes. **AGREED**

**104) North Somerset Electoral Review - Briefing for Town & Parish Councils and local organisations.**

The Local Government Boundary Commission for England (LGBCE) is currently undertaking a periodic electoral review of North Somerset Council. The last review of the Council was in 2014, and this review will ensure that the arrangements for electing councillors remain fair, representative, and reflect changes in electorate and community identity.

Invitation to attend a virtual briefing session for town and parish councils and community groups.

The session will take place on Microsoft Teams and will include a short presentation on the purpose, process and timeline of the review, followed by a Q&A.

**Date:** Wednesday 12 November **Time:** 12:00 – 13:00

**AGREED** that the Clerk would represent the Parish Council.

**105) North Somerset Council Local devolution programme update** – To receive the latest update and consider any actions. **Noted**

**106) Invitation to Town & Parish Workshop - 4 December 2025 (PM)**

Up to three representatives from your council are invited to attend our next Town & Parish Workshop, which is being held at the Town Hall on Thursday 4 December 2025. Following feedback, we are holding this meeting in the afternoon, which we hope will allow more people to attend. This is a face to face meeting in the Town Hall 2:30pm - 4pm.

Anticipated items for discussion:

- Local Plan update
- Consultation responses (how to comment on conditions and s106)
- General update

To consider matters that Members would like to have discussed and 3 volunteers to attend the meeting. **AGREED** that Cllr Jones, Cllr Shepherd and Mrs Harvey attend.

**107) Consultation on updated North Somerset and Mendip Bats Special Area of Conservation Supplementary Planning Document – October 2025.** Consultation will run for 6 weeks from **22 October 2025 till 5 pm on Wednesday 3 December 2025.**

To consider taking part in the consultation.

Please visit the [consultation page](#) to view the consultation documents and respond. Hard copies of the SPD and survey are available at [North Somerset libraries](#). **Noted.**

***Standing Orders were suspended to permit discussion of District Cllr Porter's report, after which Standing Orders were reinstated.***

**108) District Cllrs Report: Cllr Porter reported on the following:**

Mac Mic Group development: Hutton Parish Council had a presentation from the Group on Monday. There had already been a Pre Planning meeting held with North Somerset Council. The development was likely to go ahead. Hutton Parish Council would like a meeting with members to discuss the development. There had been a change to North Somerset Council cabinet members for Highways. Hutton were having issues with the 20mph speed limit. Nothing to report for Locking.

**109) 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) Clerks Report:

- Makers Market Sat 1 November – thank you to those Cllrs and council staff who helped set up and pack away. Thanks to Cllr Ashdown and Cllr Tremlett who stayed for duration of the Market and a special thanks to Cllr Poynton and her two daughters who manned the Christmas Bauble stall.
- Christmas Bauble fund raiser for Locking Skatepark Project – The Clerk wished to make it clear that she had personally purchased the wooden baubles and not the Parish Council.
- Mr Brian Coumbes who delivered our L@L sadly passed away last Thursday. The Clerk would be sending a condolence card and flowers on behalf of council to his wife Mary.

b) Correspondence:

Email received 04/11/2025 – Planning Application 26/P/0109/FUL 15 Canberra Crescent Locking Parklands. This application has been approved – LPC along with the correspondent had objected to the development but those objections had not been significant for the application to be refused. The correspondent requested that they be contacted regarding next steps. The Clerk to make contact.

Invitation for Community Engagement with Cllr Mike Bell and the North Somerset Council Cabinet.  
The Clerk to invite Cllr Bell & the Cabinet to Locking Annual parish Assembly on 23<sup>rd</sup> April 2026.  
c) Agenda Items: Looking at Locking newsletter

There being no further business the meeting Chairman closed the meeting at 8:35hrs

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

**The next meeting of Locking Parish Council 4<sup>th</sup> December 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.*

DRAFT