

KEELE PARISH NEWS

February 1989

Vol 2 no 10



The real meaning of development of Keele Village.

"Fill it up lads"

Who's Afraid of the Big Bad Wolf?

Earlier in the year it was reported to the Parish Council that two members of the Council had met with 'developers' to discuss small-scale development of land in the area alienated by the proposed Keele by-pass. It was put to the Parish Council that such a development would revitalise the village/parish community.

On 18th November, a letter was sent to the Borough Council Offices by a firm of architects saying that they understood a revision of the current Staffordshire Structure Plan is emerging which may also provide for the alteration of the adopted North Staffs Green Belt. They went on to say that "The approach we initiated resulted from instructions received from a substantial land-owner ... whose farm holding will be seriously affected by the provision of the Keele By-pass and in effect his land ownership will be cut in half. This situation coincides with the current National Policy of diversifying land away from agriculture and the reduction of the current surplus of agricultural produce." The letter continues with, "From informal enquiries and conversations we have had with responsible and informed local residents, it appears there is a desire that the village should be expanded by a controlled population growth; providing the design and detailing would be to a standard reflecting the local character and materials and to be seen as an extension clearly forming part of the village, whereby the new inhabitants would be integrated in the village activities, rather than the creation of a commuter development for Newcastle and The Potteries."

There followed a list of 4 objectives:-

1. The maintenance of the existing character of the village and in particular its existing communal facilities, church, school etc. which are considered possibly at risk having regard to the current population and illustrated by the tendency of the village to become a "ghost town" during University holidays.
2. To reduce the average age level of the population and thereby to increase the social and recreational participation within a growing village activity programme.
3. To maintain the viability of and increase the existing provision of shops and services, while at the same time having regard to the limitation of traffic movement through the Village Conservation Area.
4. To develop and increase the integration of the activities of the University with that of the local community and thereby the quality of life in the locality.

Having determined these thoughts and aspirations within the present village community, it appears to us, as planning consultants, rather than proceed with planning applications for development in a piecemeal fashion, certainly on the whole of the north side of the village and Conservation Area ... which is the obvious strategic planning area for an extension to the village, it is appropriate that a complete appraisal of planning needs should be embarked upon, which is only considered possible in close liaison and with the participation of the Planning Authority for the area. The letter then proceeds to tell how the owner of the land in question has been 'plagued' by Developers who have veritably been 'queuing' to enter into 'options' to pursue planning applications and thereafter planning appeals, which we consider would not be viable under the current policy of the County Structure Plan and North Staffs Green Belt. In this respect our Client has been advised by ourselves and a local estate agent that having regard to his extensive ownership of land there is no situation whereby the whole of this area of ownership, east & west,

is in any circumstances going to be permitted for development, such an extensive development would defeat the objectives set out in this letter and would swamp the village by a too extensive and undesirable development. In these circumstances it logically follows that this approach should be made to the Council on behalf of the owner, rather than release a hoard of developers to pursue piecemeal applications, involving ... a great deal of time and public money to resist, particularly in the event of planning appeals being pursued.

With these thoughts in mind, we look forward to receiving your early reply in the hope that we can participate with you in the preparation of a Planning Brief for Keele and the release of some of the presently zoned Green Belt Land to allow for planning application for the development and limited growth of Keele to be made to fulfill the objectives set out in this letter."

The Borough Council Planning Department sent a speedy reply to the above missive:- "Present Government Policies to do with the protection of Green Belts, the protection of the Countryside for its own sake and the conservation of areas of historical and architectural interest, and the expression of these policies in the approved and adopted development plan for the area are strongly resistant to the notion that a village such as Keele should be permitted to expand into neighbouring farmland on any scale whatsoever. You are right in thinking that the present Structure Plan is under review, but there is nothing in the draft new plan or in recent Government pronouncements about planning policy and control to make me think that there is likely to be any change in this approach. Therefore, I do not feel that there is any prospect, either now or in the foreseeable future of any "of the owner's" land being granted planning permission for housing development. This being so, I do not think there is any point in the series of meetings you propose.

It is, of course, open to you to make an input in the process of preparing the Structure Plan or the subsequent Local Plan in an endeavour to bring about a modification of the policies as they apply to Keele. However, I would have thought that the rigour with which the Government is applying particularly Green Belt Policy

at present would make such efforts futile. If any of the land in question "is surplus to farming requirements", "the owner" would do better to seek uses for it which are appropriate to a Green Belt and raise no material environmental difficulties."

The Parish Council then on 21st December received a letter from a local estate agent explaining why a letter to the Borough Council had been written "to embark upon a joint planning exercise in which the long-term growth, environmental amenities, and facilities of the entire village could be considered in the context of our client's proposal to seek planning permission for his land. We, on our side of this matter, are still of the opinion that an isolated planning application leading to piecemeal development is not in the best interests of Keele Village as a homogeneous community, and that further progressive development should be carried out as an integrated part of an overall concept ... The views expressed in the letter (from the Borough Council Planning Department) do not lead us to revise our own views or discourage us in proceeding with them.

It is now necessary, however, to consider a different method of approach. Accordingly, we are proposing that the land should be advertised on a national basis and a developer sought who has the expertise and capability to prepare a planning brief which will encompass the whole of Keele and allow for the future expansion of the village. The developer would then proceed to submit a planning application based on its overall plan. It is envisaged that during this planning period, the developer would hold an Option on the Land, and the planning application would be submitted in accordance with a pre-agreed timetable.

The purpose of writing to you now is to keep you fully informed as to our proposals, particularly as these now depart somewhat from our original ideas. We hope to be in a position to keep the Parish Council fully informed with regard to further progress, and would be most happy to have a further meeting or a series of meetings, if necessary with the full Council in order that your views can be considered before a final

decision is taken with regard to the selection of suitable developers.

The Parish Council in its discussion of these three letters agreed the following:-

That Mr. Mayoh, Planning & Development Officer be invited with Councillor Finnemore, Chairman of the Planning Committee to a meeting with the Parish Council, so that some guidance on this matter could be given before a public meeting took place.

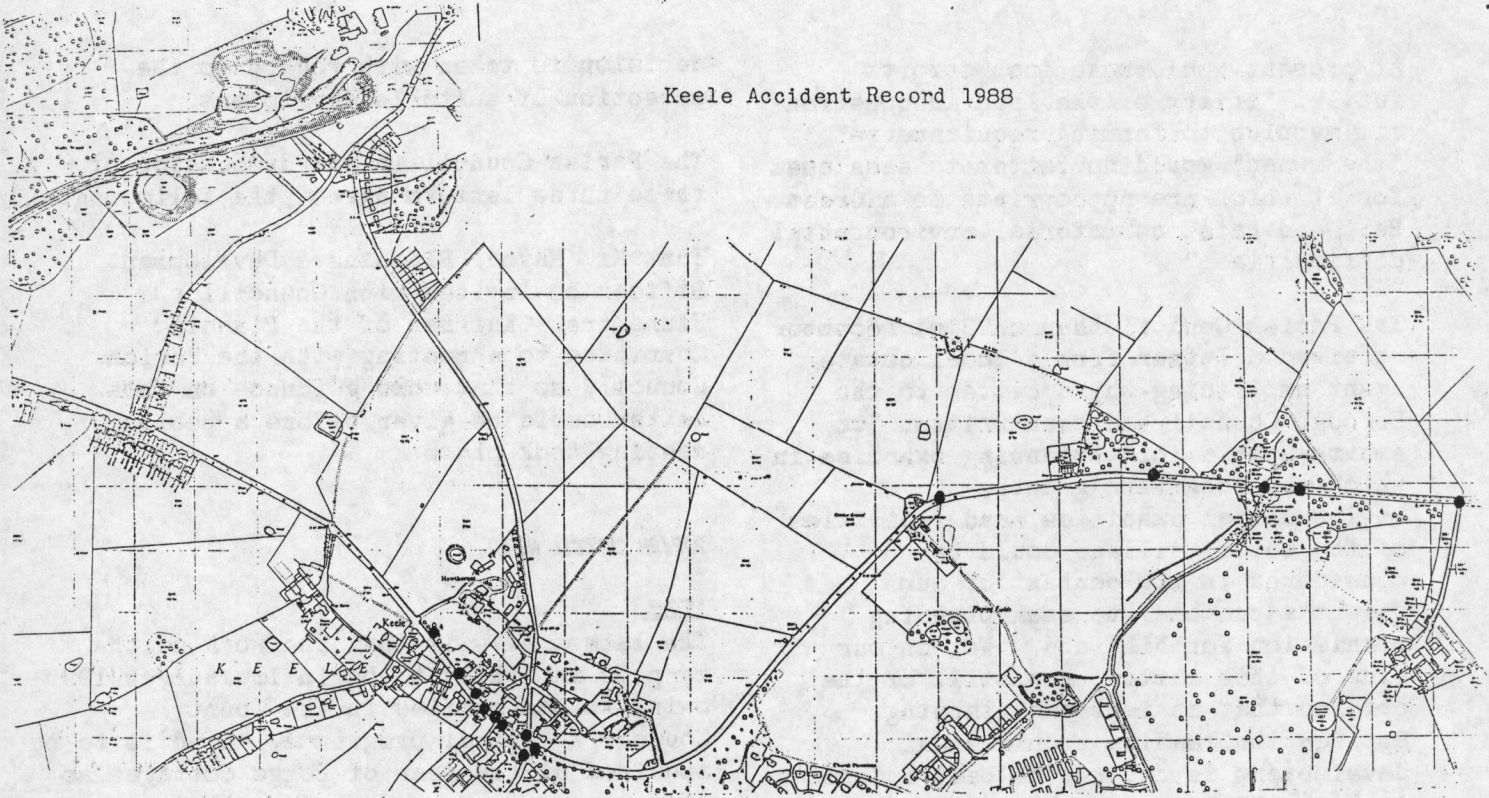
PARISH COUNCIL NEWS ...

A525

The latest news is that the work on the by-pass is likely to begin in Jan/Feb 1990 owing to the changes in the County Council's capital programme. Land is to be acquired at the rear of Boggs Cottages so that a rear access can be created to eliminate the need for vehicles to be parked at the front. The Borough Council has also recommended that the proposed bridge over Quarry Bank Road should be for pedestrians only. Dr. Naylon, in his latest update of accidents along the A525, notes that during 1988 there were 14 accidents, 5 of which required police to be in attendance and one required an ambulance. The majority of the accidents were occasioned by motorists travelling too fast through the village or attempting to overtake. Many of the accidents occurred in the centre of the village - one such near-miss involved a speeding car which almost collided with the lollipop man who was "crossing" a child over the road. The car did not stop. Since beginning the record in November 1983, there have been 68 accidents, including 3 deaths. It would appear that despite the speed restriction, flashing lights, slow signs etc. vehicles are still going too fast through the village. (see map overleaf)

The Parish Council had written to the local M.P. who had received a letter from the Minister of Transport which gave details of the 1989/90 Transport Supplementary Grant Settlement for Staffordshire and it was noted that the A525 bypass was included in the accepted Highways Capital Programme.

Keele Accident Record 1988



Land Ownership



"We claim this piece of land
for the Keele Parish Council
(unless you want it, of course)"

The Parish Council received a verbal reply from the Land Registry indicating that the 'Clinic Road', the triangle of land at Station Drive and the area around the War Memorial were all unregistered. The Borough Council was to be asked to adopt these unregistered areas and if this were not possible, the Parish Council would possibly claim ownership.

Hedges...

The Borough Council had written to Mr. Kettle to ask him to tidy up a small area of land immediately behind the Council's fence line at the rear of Knightscroft.

and Ditches

More setts at Whitmore Road were noted to be out of place. Some remedial work was soon to be undertaken, but the Borough Council is to be contacted with a view to having a survey undertaken of the area. A great deal of litter was also noted along Whitmore Road, especially at the Service Station entrances. The Parish Council were to contact the relevant authorities to have the rubbish removed. Fly tipping has also been noted at Two Mile Lane and elsewhere in the Parish. As this is against the law and a nuisance, anyone observing fly-tipping should take the car number and inform the Parish Council immediately.



Churchyard Wall



"What a good boy - What a good wall"

The Council for the Protection of Rural England awarded a certificate and a plaque to the Parish Council for its initiative in commissioning and paying for the rebuilding of the Churchyard wall. A ceremony was held at the War Memorial on January 4th 1989 and afterwards cakes and tea were provided for everyone by Mr. & Mrs. Paffard. The Parochial Church Council is to be invited to accept the certificate and plaque for display inside the church.

Keele Village Names

Name plates for the village are to be erected opposite Boggs Cottages, opposite Yew Tree Cottage on the A525 past Pepper Street and along the Whitmore Road. At last we shall know where we are!

Sneyd Facelift

Allied Breweries have proposed to invest a large amount to upgrade the Sneyd Arms. The Parish Council is to monitor the situation. Will they include a bus shelter in their plans?

Cards & Notelets

The Parish Council Greetings Cards were selling well. Notelets were now ready and would be available for sale within the month. Don't forget to support your Parish Council by purchasing them to write to friends, relatives etc. The Greetings Cards make ideal Birthday, Thank you, Get Well cards etc. The notelets will cost £1 for a pack of six.

The cards and notelets will be on sale at the village Post Office and the Campus shop. The University was asked if they could be sold on the University premises i.e. the Chancellor's Building. However, the Parish Council has been informed that, "it has been decided that the various charitable sales which are currently allowed to take place in the Concourse of the Chancellor's Building (which includes Oxfam and the Village School) should be reorganised so that all such sales and collections would take place during one week in the Autumn term provided there is adequate space available there should be no difficulty in meeting the request."

The Parish Council Chairman responded by saying, "I find this decision quite incomprehensible since the University itself has been a major beneficiary of grants from the Parish Council, including the Restoration of the Italian Garden and the Fountain The harm that a decision like this can do to the University's local reputation in proportion to financial profit to the Parish Council's "Keele Improvement Scheme" (to which proceeds of sale of cards etc. were to go) is completely out of proportion and goes far beyond this issue. It is a cause of despair to those of us who believe that the University needs to preserve its friends even at the lowest and most inconsequential levels of Government." (expletives deleted)

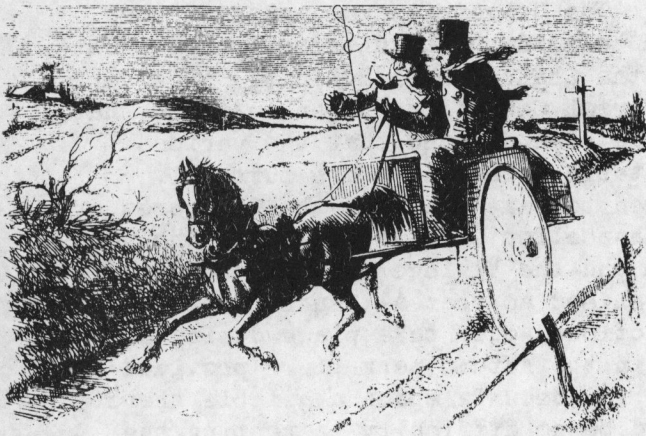
Perhaps the Parish Council should point out that the Parish Council did not ask to set up a stall as does the Village School and Oxfam, merely that a notice be displayed informing the public that cards/notelets were on sale and could be obtained from the porters' lodge.

Village Hall Conveniences - at last

The Village Hall's phase of updating the lavatories has now been completed. Guided tours can be arranged by appointment. The Borough Council awarded £3,000 towards the total cost (worth a resounding three cheers and a thank you letter from the Parish Council).

To complete the work, new fittings in the kitchen are to be purchased by the Village Hall Management Committee at a further cost of approximately £520.

Speed in Highway Lane



"I think we ought to slow down my man, we're in Highway Lane now"

The Parish Council has received complaints that some people are driving too fast along Highway Lane. As the narrow lane without pavements is used mainly by elderly people on foot and pets, there is a danger of accidents occurring. Those with cars using Highway Lane are asked therefore, to drive in a considerate manner.

Stray Mail

The District Delivery Manager has responded to complaints from the Parish Council and has promised that major changes are to take place to delivery procedures. It has been suggested that a visit to the Stoke Post Office Sorting Offices be arranged and any parishioners interested in going should contact the Parish Council.

Speakers

It is hoped to invite a Borough Council Finance Officer to address the Annual Parish Meeting on the implications of the Poll Tax. Councillor Cairns informed the Parish Council that there had already been a 20% fall in those registering on the electoral roll.

Best Kept Village

The Parish Council is to enter for the Best Kept Village Competition again this year! Mrs. Naylon has offered, generously, to coordinate activities. There is also a competition for the best kept garden. If anyone is interested, would they contact the Parish Council. It has been suggested that the Keele Parish News be entered for the Village Venture Competition 1988/89!

Fire Hazard

It has been brought to the attention of the Parish Council that due to reductions in portering staff, no porter is on duty to organise car parking at Keele Hall functions. As a result, no space is left for traffic to circulate in the courtyard and there is no access for any emergency vehicles, should they be required. The Parish Council is to contact the Fire Authority concerning this issue.

If anyone has seen a wandering 'Church Bank' sign, would they please direct it back to Church Bank where it belongs?



Stop Press

The County Council will consider making grants towards the purchase only of bus shelters where they are to be erected and maintained by the District/Parish Council. Is there any excuse now? The County Council will also make grants towards resiting of redundant bus shelters.

The last word on rubbish?

It appears that under the Collection and Disposal of Waste Regulations 1988 - Waste from premises Occupied by Charities, that waste from premises given relief from rates by virtue of S.40(1) (a) of the General Rate Act 1967 is classified as "household waste for which a charge for collection may be made." Premises covered by S.40 (1) (a) are those occupied by a Charity and wholly or mainly used for charitable purposes e.g. village halls, community centres. District Councils may therefore collect waste from such premises free-of-charge.

The positively last word on waymarking



"He's as good as any waymarker Gov"

VILLAGE NEWS

W.I.

In January the W.I. were delighted with the talk on the History of Trentham given by Mrs. Moore.

In March there will be the A.G.M. when the new Committee will be elected. New members are eagerly sought, so why not join at the A.G.M.?

Garden Guild

Our January meeting was well attended and the members were not disappointed with the remarkable show of flowers and music provided by Mr. & Mrs. J.L. Green. Mr. & Mrs. Green must have spent hours collecting these wonderful slides of flowers of every variety, and the painstaking way in which they were arranged with one colour blending into another colour was most fascinating. Mr. & Mrs. Green are great friends and helpers to our Guild and it was very pleasing to meet them again and to enjoy their display.

The Annual Meeting will be held on February 14th at 7.30 pm in the Village Hall. All are welcome.

Dogs

We have received some complaints about dog fouling and we are informed that it is a statutory offence to allow fouling by dogs. Residents say there is an increasing problem of dog fouling along Highway Lane where there is no road guttering. This means that dog faeces can easily be walked into houses on shoes, where there is then a serious

danger of infestation of humans by parasites, including the worm Toxacara which can result in blindness. Where there is no road guttering, dogs should be trained to use the owner's garden or be taken to woods and fields nearby.

CHURCH NEWS

MOTHERING SUNDAY - March 5th

At this simple Family Service with communion, children will present Mothering Sunday gifts from the Church to their Mothers. The Service starts at 11 am and finishes by noon. Creche available. Refreshments after the Service.

PALM SUNDAY - March 19th

Palm crosses will be presented to everyone in the congregation at the Services on this day: 8 am Holy Communion,

11 am Family Communion and
6.30 pm Evensong

EASTER DAY - March 26th

Celebrations of Holy Communion at 8 am (1662)

and 11 am (ASB) and Evensong at 6.30 pm

ST. JOHN'S PATRONAL FESTIVAL

This year the Patronal Festival of St. John the Baptist Church will be held on the Sunday previous to the Feast of John the Baptist (June 24th), Sunday, June 18th. The Bishop of Lichfield will preach at a special Evensong at 6.30 pm.

SCHOOL NEWS

The Blue Peter Appeal for Kampuchea raised £140.

On 9th February the 4th year children will be appearing at the New Victoria Theatre playing South American Music.

UNIVERSITY NEWS

On January 21st, a Memorial Service was held at Keele University Chapel for Reginald Haggard, the well-known watercolourist, writer and teacher of art and ceramics. After the service, a buffet lunch was served in the Chancellor's Building where an exhibition of the work of Mr. Haggard was on display. To show the breadth of his talents, as well as paintings and drawings spanning the years

between 1932-1988, there was pottery loaned from Hanley Museum and examples of his work and designs and art work for fine china on loan from the Minton Museum. Paintings were on loan from Hanley Museum and the Wedgwood Memorial College, Barlaston. The exhibition will change at the end of January when pictures from private collectors will replace some of those from Hanley Museum. Mr. Rodney Hampson is lending some of the many books on ceramics written by Reginald Haggard. The exhibition will continue until February 24th.

George Mallalieu

The work of Mr. George Mallalieu will be on display in the Chancellor's Building Concourse and Gallery from February 26th until 1st April.

Concerts

Don't forget that Keele Concerts begin again on Mondays and Thursdays. Call into the Information Office or the Music Department for a programme - concessions for Senior Citizens.



"Get on your feet man!"

Patient:- "Can't any more Gov. I'm too sick.
I may never walk again"

Keele Parish News is published every two months, Editorial by Angela Drakakis-Smith and Margaret Capper with assistance from Christine Wilcox, Printed by Keele Students' Union, The views expressed are not necessarily those of the Parish Council or those of the Editor.