

**MINUTES OF THE KEELE PARISH COUNCIL MEETING**

**Held on Tuesday 15<sup>th</sup> September 2020 at 7.00 pm remotely by ZOOM**

Attendees: Parish Cllrs: Mr G Bibby (GB) (Chair), Dr R Studd (RS), Dr D Hindmarch (DH), Mrs W Naylor (WN), Mrs S Hughes (SH), Mrs T Wright (TW), Mr. D. Meakin (DM), Mr. P. Andras (PA).  
Clerk – Mrs C Withington

20/88 **Public Open Forum - None.**

20/89 **Apologies – Prof P Andras, Cllr Kearon**

20/90 **Declarations of Disclosable Pecuniary Interests**

20/91 **To note the draft minutes of the meeting held on 18<sup>th</sup> August 2020 to agree in principle, with the signing in person taking place at the next available full meeting**

- 1. To approve – **RESOLVED** to approve and sign.

Matters arising not on the agenda

Another volunteer update is being considered.

Highways matters – Pepper Street hedge and sweep pavements across the parish – not been done. Tenant has been written to – GB, SH, Clerk to work to resolve the issue.

**GB  
SH  
Clerk  
Next  
agenda**

20.79.3 - Cllr Kearon – Village Clean up due to illness not yet progressed - next agenda.

20.82 - GB reported that the Town Deal bid is to be submitted by 31<sup>st</sup> October, there are no details re Joint Local Plan (JLP) or the consultation proposed. A bid will be submitted before JLP consultation has been progressed, a letter has been sent to Cllr Northcott and others. Chased again by GB. SOGS will also follow this up. Noted that an article had been in the Sentinel. WN to also request an update from the Philip Astley group for the Town Deal update and GB also noted a Town Deal meeting on 16<sup>th</sup> September. TK has supplied a list of contacts re alternative uses. GB yet to contact.

**WN  
GB**

Tarmac meeting – GB attended the meeting. As yet they have not received a bid for funding for the sculptures. Awaiting PMT for a formal quote. Next funding window is now December. Clerk to follow up with PMT.

**Clerk**

20/92 **Covid – 19 – Community Response**

**Arrangements for meetings going forward (hybrid) including the Annual Parish (not yet held) – see checklist for NALC/SLCC** – The Parish Council are hoping to hold a hybrid meeting for the future when the WIFI is available. The Village Hall is now open and is being used. The Chair of the Village Hall has worked very hard to make it as Covid secure as possible with distancing, hygiene etc.

To note that Parish Councillors will be disqualified if non-attendance (inc remotely) during 6 months unless special dispensation granted (i.e. medical reasons) – Noted.

20/93 **Police Update – if available – None.**

20/94 **To note (only) written reports circulated in advance:**

- 1. Chairman’s report – Report was discussed as attached.
- 2. County & Borough Councillors Cllr D Jones and Cllr Kearon – None available.
- 3. Village Hall Management Committee – consideration of broadband to be installed – The update was noted within the Chairs report. New business has come in and things are moving forward.
- 4. Litter Picker report – Noted not as much litter. Lots of fly tipping i.e. carpets on top of hedges. Mattress on Lymes Road to be reported.

**WN**

Fly tipping – This needs to be referred to Environment Agency to confirm there is a licence in place. WN to pursue with Environment Agency with regards to burning of commercial waste. Dog fouling complaints on Quarry Bank Road was received - all to be vigilant to see if the dog owner can be identified. WN also noted that the sweeping has now been carried out and included footpaths. Quarry Bank and Quarry Bank Road was not included which has now been swept as a part of the work. WN to request Quarry Bank Road pavements are swept. All issues to be reported online to the Borough Council. WN to share the link to the website to all via the Clerk.

WN

WN

20/95 **Highway Matters**

- 1. Update regarding Staffs County Council Highways to move forward with agreed Traffic Regulation Order and Residents' Parking Zone in Keele Village – Mr Bibby – Noted earlier under Chair's report, consultation is ongoing and suggestions have been made to include the missed out areas.

20/96 **General Data Protection Regulations (GDRP)**

**Data Breaches (72 hrs)/Information Security/Subject Access Requests (reminder) –** Noted.

**Accessibility requirements –** Old posts to be uploaded onto the new site. VN will cancel the Word Press domain at some point. Clerk to check the new site to be visible from Google.

Clerk  
VN

20/97 **Keele Neighbourhood Plan – to note progress– Mr Bibby –** Maps will be produced for the suggested designated green space within the Plan to create a buffer zone. As noted in the Chair's report. WN and DH will provide comments on the template and firm up for inclusion in the Neighbourhood Plan. WN and DH to look at the Madeley Neighbourhood Plan draft to ensure arguments are available for each site based on some of the 9 points. GB to recirculate the Madeley plan. The Keele Neighbourhood Plan will be drafted by end of March 2021.

GB WN  
DH

20/98 **Joint Local Plan (JLP) Standing Item)**

**Joint response with Silverdale Parish Council to the Joint Local Plan and appointing a planning consultant**

DH noted that NBC has tendered for Open Space and Green Space strategy update. Housing needs strategy also has been updated. VN to obtain quote from local planning consultants in addition to the Urban Vision quote. Shared costs to be proportioned based on the precept potentially 75% Silverdale and 25% Keele.

VN Next  
agenda

All surveys to be discussed with the SOGS group and costs put forward if funding required.

20/99 **Keele/Silverdale/University Growth Corridor and Save our Golf Course campaign (Standing Item) – to approve a budget and receive update**

The progress is moving very well with 1800 signatures on the petition and 500 followers on the Facebook page. A website has now put together and is excellent, with lots of drone footage and photographs. A series of press releases are to be issued. The group have met with Aaron Bell MP. Fundraising to be organised via SOGS and a new bank account to be created to keep it separate from the Parish Council. Just Giving pages to be considered.

20/100 **Other matters**

- 1. To finalise the requirements for an annual maintenance programme for areas within our responsibility (public assets only) before seeking quotes (see Appendix A) GB to work this up with more detail for a future agenda. **GB**
- 2. Assets of Community Value– Sneyd Arms Public House (update) and Keele Golf Course (decision regarding application) – Ms V Newman and Dr D Hindmarch GB has discussed this with the Sneyd Arms who would support this. GB to pursue the application. DH has looked at the Golf Course and has advice from Locality. This will be reviewed and submitted. Noted it would be better to come from the Parish Council. Keele Parish Council working with Silverdale Parish Council makes an application for Asset of Community Value status. DH will send out the final documents for comments. **GB**  
**DH**
- 3. Hollywood: County Roads Status: update – Mr G Bibby This is with Cllr Jones to pursue. WN to liaise with the County Council rights of way. **WN**
- 4. Finney Green: letter from resident (for information) – Mr G Bibby – The excellent and informative letter was noted which has been sent to Highways and it was agreed it was frustrating.
- 5. Hedgerows and the Hawthorns discussion – Mr G Bibby – Hedge will be reinstated. Noted that these are not protected by Conservation area status. Generally, the left-hand border is owned by the property on developments. It was felt that both parties should consent if any work is done to the hedge. It was felt the hedge belonged to the landowner. Hedgerows are protected if they are more than 20 meters long and used by agricultural amongst other things according to the Natural England guidance.
- 6. Co-ordinating road sweeps with the Parish update – Mr G Bibby – Noted that there is never advance warning of the sweeping which would allow the cars to be moved. Clerk to ask the Borough to notify us when they road sweep in the future. County deal with the drain sucking and the Borough Council deal with the sweeping of paths and roads. **Clerk**
- 7. Walley’s Quarry consultation/issues – Dr D Hindmarch- Noted that more complaints were in the Sentinel. Red Industries does not accept that the smell does not emanate from the tip. It was noted that the permit is being applied for to increase tipping. The management of the site only just meets the minimum World Health Organisation standards.

**20/101 Planning applications – to provide comments on the following:**

- 1. [Additional Environmental Approval to extend the time limit of planning permission reference 13/00970/OUT for Residential development \(maximum of 100 dwellings\)](#) Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 13/00970/AEA – New legislation brought in in 2020 which Keele Homes now need to address following the extension. **RESOLVED** to object to the applicant’s request to not carry out the Environmental Impact Assessment as is now required. It is next to sensitive woodland which was part of the original Sneyd Plantation, there is concern regarding drainage and there is an old landfill site with methane funnels etc. It was noted that the applicant’s report is not from a qualified Environmentalist. **GB**
- 2. [Two storey side extension with balcony to first floor rear elevation](#) 11 Highway Lane Keele Newcastle Under Lyme Staffordshire ST5 5AN Ref. No: 20/00668/FUL – No comments.
- 3. Boggs Cottages Appeal update if available – Noted this is to be held on 7<sup>th</sup> October.

**20/102 Clerk's Reports and correspondence**

**NBC Licensing Consultation – ends 17<sup>th</sup> September 2020**

<https://www.newcastle-staffs.gov.uk/all-services/business/licensing/current/licensing-consultation> – The Parish Council supported this.

**20/103 Finance**

1. To approve the new NALC Salary award (backdated to April 2020) as circulated (see SPCA bulletin 27<sup>th</sup> August) - Noted and approved.
2. To start to consider budget priorities for 21/22 and note the budget update – see Appendix B – Noted that there will be some overspend with the Lengthsman, Website and Planning Consultant. Next year the budget for the Lengthsman will be based on the ground maintenance schedule and asset management. Finance to be on the agenda at the top for the next meeting.
3. To approve payments/orders, receipts and transfers - Appendix C – **RESOLVED** to approve as attached.

**Next agenda**

**20/104 Any Other Business for future agendas**

1. Budget for 2021/22 – First item
2. Scarecrow Competition – to be considered for next year.
3. Footpaths and surfacing – resident request to be forthcoming
4. Weed spraying and pavements – to report online and look at what other action needs to be done

**Meeting closed**

**Date of next meetings:** 20<sup>th</sup> October 2020, 17<sup>th</sup> November 2020, 15<sup>th</sup> December 2020

**Appendix A- To approve the following payments –**

<b>BACS Reference</b>	<b>Payee</b>	<b>Particulars of payment</b>	<b>Amount £</b>
Bacs 42	G Bibby	Zoom SOGS August	14.39
Bacs 43	G Bibby	Zoom SOGS Sept	14.39
Bacs 44	Mrs Naylon	Litter collection	77.83
Bacs 45	Mrs C Withington	Land reg Narley	3.00
Bacs 46	Mrs C Withington	Zoom Sept	14.39
Bacs 47	Tish Wright	Reimbursement Leaflets SOGS	155.00
Bacs 48	C Withington	Sept Salary	302.07
Bacs 49	C Withington	Sept Expenses	15.00
Bacs 50	HMRC	Tax and NI Sept	75.60
Bacs 51	Steve Hough	Grass cutting by Yew tree £50 each month	50.00
		<b>Total</b>	<b>721.67</b>

## Keele Parish Council Chair's Report: August 2020

### Planning

- 1. Additional Environmental Approval to extend the time limit of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings) Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 13/00970/AEA**

This is an application from Keele Homes who are requesting that they not be required to complete and Environmental Impact assessment which would be required following new legislation introduced in July 2020 and the approval their application to extend the period during which work must start on site to next September. I have attached the document from Knights which makes the argument for KH. It is a complex document but, in essence, argues that there are no environmental concerns and that the land is not close to any vulnerable sites. The document mis-represents the site as suburban e.g.

“Knights consider that the characteristics of the proposed development are not, in themselves, particularly likely to give rise to significant environmental effects because: the site is a) located in close proximity to the built up area boundary; b) immediately surrounded by non-sensitive 6 land uses (e.g. pasture, woodland, other residential properties); and, c) the use of natural resources, production of waste, likely pollution and nuisances and risk of accidents, are likely to be low.”

I recommend we oppose the application, the arguments made by Knights are misleading and the site is adjacent to sensitive areas of woodland. Drainage from the site is also of concern.

- 2. Two storey side extension with balcony to first floor rear elevation 11 Highway Lane Keele Newcastle Under Lyme Staffordshire ST5 5AN Ref. No: 20/00668/FUL**

Jeremy Lefroy is the neighbour of this property and has no objections

“This application for an extension uses essentially the same groundplan as the current property and improves its appearance. As neighbours, we are happy with it.”

I cannot see why the Parish Council would object

From last month

**1. Application for approval of full and detailed tree protection measures as required by condition 10 of planning permission reference 18/00262/REM (Application for approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings) Please see covering letter Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 18/00262/CN10**

Decision to permit

**2. Application for approval of an Arboricultural Method Statement for all works within the Root Protection Areas (RPAs) as required by condition 12 of planning permission reference 18/00262/REM (Application for approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings) Please see covering letter Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 18/00262/CN12**

Decision to permit

**3. Application for approval of a schedule of works for all trees and hedgerows as required by condition 11 of planning permission reference 18/00262/REM (Application for approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings) Please see covering letter Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 18/00262/CN11**

Decision to permit

**4. Application for approval of a scheme to limit the surface water run-off generated by the proposed development is required by condition 28 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings) Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 13/00970/2CN28 (NOTE DEADLINE MAY HAVE PASSED)**

Pending: no new documents

**5. Application for approval of a scheme to manage the risk of flooding from overland flow of surface water on the proposed development is required by condition 29 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings) Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 13/00970/2CN29 (NOTE DEADLINE MAY HAVE PASSED)**

Pending: no new documents

**6. Site Layout change to revise boundary lines for Plots 77, 78 and 79 University Of Keele Three Mile Lane Keele Newcastle Under Lyme Staffordshire Ref. No: 17/00953/NMA3**

Pending: no new documents

**8. Application for a non-material amendment relating to alterations to planning permission 18/00934/FUL - Development of solar photovoltaic farm and energy storage facility known as "The Low Carbon Energy Generation Project (Solar Storage Development)" along with associated infrastructure Keele University Three Mile Lane Keele Newcastle Under Lyme Staffordshire ST5 5BG Ref. No: 18/00934/NMA**

Pending: no new documents

**9. Boggs Cottages The appeal date is set for 6<sup>th</sup> October**

### Parking

The consultation is underway and properties affected by the proposed TRO's have been sent details. I have responded to point out that parking restrictions are required on the University side of Keele Road as well as on the other side of the road. I have also requested that the bus stop adjacent to the bus bay is protected. It is currently unmarked.

### Neighbourhood Plan

I met with Bernard Besly to discuss Local Green Space Designations. Bernard is working on a new map showing some additional areas which would buffer Keele from any development on the Golf Course. I will circulate these once they are available. The intention is to create a buffer zone of the fields between the Village and the A525 and green space alongside the A525 on the Golf Course side of the road. It is an ambitious plan!

### Save Our Green Space

Leaflets have been distributed across Silverdale and Keele. The Petition now has around 1800 signatures. The Facebook page has around 500 followers and a member of the group, Kevin Barr, has set up a website. We have had an article published in the Sentinel and further articles are to follow. The group has met with Aaron Bell who gave response to questions which were like those given to the PC. A number of local people, including Dr Harrison, have written to Mr Bell and received prompt replies. A letter has been composed (circulated with this report) to be sent to the Vice Chancellor requesting a meeting with the group. Another letter has been sent on behalf of the Parish Council to Simon Tagg, Paul Northcott and relevant officers concerning the timeline for consultation on a draft JLP and asking questions about the relationship between the Town Deal Bid and JLP.

Duncan has been working on having the Golf Course declared an asset of Community Value. The application would best be made by a Parish Council which we will debate at our meeting. My suggestion is that such an application would make most sense coming from Silverdale in whose Parish the largest part of the Golf Course is located.

The next meeting will be on Monday 21<sup>st</sup> September at 18:00

### Hedges etc

The Village Hall hedge was raised with me by a resident, it has now been cut. The hedge alongside Quarry Bank has yet to be cut and a reminder should be sent to the land user. Quarry Bank has been repaired and surface dressed. Church Bank, Knights Croft and Quarry Bank Road have also been surfaced dressed. Weeds in gutters and pavements remain an issue across the Parish and do not seem to have been treated this year. Mr Abbott has cut the hedges at the War Memorial and treated the weeds. I have yet to do any more work on the Schedule but will do so in time for the New Year.

### Village Hall

Committee have not met since KPC last meeting. Today was first day of new children's Rhythm Time Group (weekly until Christmas at least). All went well but had complaint from Miss Bedson about the noise. New Italian Conversation class starts weekly in October. Possible taekwondo class. Scouts and singing class unsure when they will be back and WI and Garden Guild not until after Christmas. Staffs Plant Heritage keen but unsure of rules. Taps Temple Church not returning for the moment. Hedge has been cut and car park cleared of weeds. Annual check of fire extinguishers carried out. Christmas party may be looking doubtful.