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Date

MINUTES OF KEELE PARISH COUNCIL REGULAR MEETING

Held on Monday 9 September 2024 at 7.00pm at Keele Village Hall

Attendees: Parish Councillors: Mr G Bibby (Acting Chair, GB), Ms W Naylon (WN), Ms J Hall (JH), Ms C Cox (CC), Mr C Ashton (CA), Mr D Jones (DJ)

Parish Clerk – Ms D Powell (DP)

One member of the public was present for part of the meeting.

113/24 Apologies

Apologies were received from Ms V Newman (Chair, VN), Ms S Hughes (SH), Ms M Downing (MD), Mr T Arnold (TA), Ms T Wright (TW), Mr A Rowe (AR).

114/24 Declarations of Disclosable Pecuniary Interests. None

115/24 Public Open Forum

A member of the public attended the meeting to ask for an update on the following matters:

- a. Weed spraying for station Road. **RESOLVED** to obtain a quote from the contractor for weed spraying of the gutters for the entirety of Station Road including the section which is a cul de sac and Old Station Road.
- b. The footpath between The Golfers Arms and the roundabout. WN had contacted Street Scene. DJ to follow up with Street Scene.
- c. Repair of the pothole on the Keele roundabout. WN advised that the pothole is a Staffordshire County Council Highways matter.
- d. The bridleway sign on footpath 16 at the end of Highway Lane is missing. DP to ask SCC.
- e. The Church wall was repaired 35 years ago. There are weeds tumbling over the top of the wall and along the pavement. This is trimmed each year and is the responsibility of the PCC as it is private land. GB had reported this matter to the PCC and the contractor had been commissioned to clear the vegetation. **RESOLVED** to obtain a quote from the contractor for weed spraying along the Church wall.

116/24 To note the draft minutes of the Annual and Regular meeting held on 8 July 2024 and agree

- a. To approve the minutes
RESOLVED to approve

117/24 To receive reports from the following sub-committees

- a. Communications sub-committee
The bulletin is to be sent out next week. GB had included a position statement of the Local Plan. **RESOLVED** to distribute a printed version of the Local Plan position statement and incur printing costs.
- b. Environment and assets sub-committee
The report had been circulated. GB thanked the sub-Committee. There is a general problem with the Yew tree. GB suggested a professional written report be obtained. **RESOLVED** to obtain a professional opinion of a conservation specialist and to commission a quote for a full diagnostic survey of the Yew Tree.
Fly tipping on Quarry Bank. **RESOLVED** to report to Street Scene.
Pepper Street hedge – brambles are growing out and impeding the footpath and there is debris under the hedge. **RESOLVED** to ask the contractor to quote for siding Pepper Street from the exit of Quarry bank to the A525.
The hedge at the top of Keele Road adjacent to the cricket field remains uncut and significantly impedes passage. Tenant of the field to be contacted.
The area behind the sculptures requires cutting back and vegetation removing from electric lights. This has been reported to SCC.

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The hedge along Pepper Street from the exit of Quarry Bank towards Silverdale is pending a cut. The frontage of The Hawthorns to the left exit onto Station Road has growth from the lime trees.

The footpath on Quarry Bank is obstructed by under hedge vegetation. **RESOLVED** to obtain a quote from the contractor for siding.

The hedge on Quarry Bank is due a cut and this has been requested of the landowner.

c. Planning sub-committee

Planning applications – to provide comments on the following:

[24/00578/FUL | Proposed part single, part two storey extensions to rear, side and front elevations of house. | 3 Church Bank Keele Newcastle Under Lyme Staffordshire ST5 5AT \(newcastle-staffs.gov.uk\)](#)

RESOLVED to object

d. Pepper Street development.

- To receive an update

Sales have picked up. The layby is to be filled in as planned.

118/24 To receive an update from the Village Hall Committee

No one present. GB raised the matter of the Village Hall Committee using the parish council noticeboard.

119/24 Finance

- To approve payments, receipts and transfers - **Appendix A RESOLVED** to approve
- To note and approve the bank reconciliation – **Appendix B RESOLVED** to approve
- To note and approve the budget report – **Appendix C RESOLVED** to approve
- To approve the Clerk's NDP hours. **RESOLVED** to approve. To be included in October payroll.

120/24 Actions arising from the meeting held on 8 July 2024

- To receive an update on the footpath on the A525 to Madeley
No update. Awaiting SCC.
- To receive an update on Keele Parochial Charities
CA to arrange a meeting with the Trustees.

121/24 Other matters

- To discuss asbestos fly tipping and communications with NBC
CC had visited. A letter is to be sent.
- To discuss clearance of the vegetation along the church wall adjacent to Keele Road
This matter was covered earlier on the agenda.
- To discuss the War Memorial
The contractor has been asked to tidy the war memorial
- To discuss inviting Adam Jogee to a Parish Council meeting
RESOLVED to invite the MP to a meeting.
- To discuss the use of social media
Item rolled over to the October meeting. JH to prepare a proposal for the October meeting. KPC to develop a Facebook page. **RESOLVED** to develop a Social Media Policy.
- To discuss a request for a cabinet for the defibrillator held at the Sneyd Arms
Suggest looking at alternative sources of funding.

122/24 To note (only) written reports circulated in advance:

- Chairman's report. VN not present.
- County & Borough Councillors
Cllr D Jones reported the following:
 - Walleys Quarry is undertaking a committee of engagement and asking stakeholders for updates from the previous engagement in 2020 as there have been lots of changes. Impact statements

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from the community are being considered from the areas of Newcastle, Thistleberry, Silverdale, Pool Dam and Keele. Medical evidence indicates the impact on patients is considerable with asthmatics now being prescribed higher doses and a deterioration in mental health indicated through the prescribing of anti-psychotics, anti-depressants and hypnotics. The UK Health Protection Agency have given expert evidence and a report of recommendations stating that there is no comparator as this is an unusual situation and that it could take 10 to 20 years for the health impact of the hydrogen sulphide to be fully seen.

A meeting had taken place about the cause of the fire at Walleys Quarry.

- b. Comments on the Local Plan can be submitted by email not just on the forum.
- c. DJ had been summoned to Westminster to meet with the Department of Housing and Local Government Team about the long- and short-term devolution of power to Staffordshire.

123/24 General Data Protection Regulations (GDPR)

Data Breaches (72 hrs)/Information Security/Subject Access Requests. None.

124/24 Keele Neighbourhood Plan (Standing Item)

- a. To discuss the Regulation 14 consultation

Due to the consultation on the Local Plan the Regulation 14 consultation is to take place in the new year.

125/24 Borough Local Plan (Standing Item)

- a. At the request of Audley Parish Council - to discuss NBC Plans for AB2 Land at Junction 16 M6/A500
Comments on the above to be included in the position statement.

GB reported that the new National Planning Policy Framework is out for public consultation. When approved the housing target for Newcastle under Lyme may go from 400 to 600 per annum. However, it is possible for transitional arrangements will apply. The annual target quoted in different places in the Local Plan seems to be around 400 per annum. If that is the case, then the Local Plan will go through and be approved by the Inspector. There has been an allocation of a country park, a school, doctors surgery. All comments are included in the KPC position statement.

126/24 To note the Staffordshire Parish Councils Association Bulletins and correspondence received. Noted.

127/24 Any Other Business for future agendas

Meeting closes

Dates of the next meetings:

14 October 2024, 11 November 2024

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Appendix A

**Keele Parish Council
Payment Schedule August 2024**

Date	Ref	Details	Description	Net £	VAT £	Total amount £
16/08/2024	BACS	Salary	August 2024	584.38	0.00	584.38
16/08/2024	BACS	VAST	HMRC Mth 5	55.40	0.00	55.40
16/08/2024	BACS	Office expenses	Mileage, MS Office August 2024	19.11	0.00	19.11
16/08/2024	BACS	Litter picking contract	August 2024	102.40	0.00	102.40
		Total		761.29	0.00	761.29

**Keele Parish Council
Payment Schedule September 2024**

Date	Chq no.	Details	Description	Net £	VAT £	Total amount £
09/09/2024	800	Keele Village Hall	Room hire	22.00	0.00	22.00
09/09/2024	001	Salary	September 2024	584.18	0.00	584.18
09/09/2024	002	VAST	HMRC Mth 6 and payroll charges July to September 2024	75.60	4.00	79.60
09/09/2024	003	Office expenses	Mileage, MS Office September 2024	12.36	0.00	12.36
09/09/2024	004	Litter picking contract	September 2024			
09/09/2024	005	Steve Hough	Notice board inspections and maintenance. Clearing of vegetation at Chapel Close. Repair and replacement of Finney Green sign.	550.00	0.00	550.00
		Total		1244.14	4.00	1248.14

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Appendix B

<u>Keele Parish Council</u>			
<u>Bank Reconciliation for the period ending 12 July 2024</u>			
	£	£	£
Balance per Bank Statement 12 July 2024			
Current account		13,633.12	
Deposit account		<u>13,423.17</u>	
			27,056.29
Less: unrepresented payments	Chq 793		-121.80
	Chq 794		-120.00
	Chq 799		-183.00
Net bank balance as at 12 July 2024			<u>26,631.49</u>
Net balance reconciled to the cashbook			
Opening balance per cashbook			
Current account	2,101.13		
Deposit account	<u>13,423.17</u>		
		15,524.30	
Add: receipts in the year			
12.04.24 Newcastle Borough Council Precept	17,461.00		
11.04.24 HMRC VAT Refund	<u>900.06</u>		
		18,361.06	
Less: payments in the year		-7,253.87	
Closing Balance as per cash book for the year to 12 July 2024			<u>26,631.49</u>

Planning Report for Keele Parish Council September 2024**September**

None

August**Extraordinary Meeting 27th August**

Keele Parish has concluded that because of the new housing growth policy and changes to NPPF announced by the government on 30 July the current Local Plan should not be opposed in principle. We believe that, were it to be rejected at Inspection, any review or update might fall outside the transition arrangements for Local Plans and thus be subject to the new mandatory housing targets set by HMGov. Were this to be the case, current information suggests a mandatory annual target of 600 homes as distinct from the 400 in the current plan.

Whilst KPC still judge the target of 400 homes per annum to be excessive and regret the loss of green belt in the current proposal, we also recognise that the detail provided for SP11 and 23 goes some way towards answering

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concerns with regard to loss of green space by providing a Country Park. Keele will seek reassurances that this area will be protected from any future development and that it is not potential land for housing development. The extent to which dividing the development into 5 'islands with independent access roads solves issues with traffic load is moot. It certainly creates issues for small, residential roads in Silverdale.

Keele Parish Council will welcome the provision of the Country Park, note our lack of conviction regarding housing targets but recognise their inevitability. Keele will also welcome the provision of a local centre, health centre and primary school as there is a need for these public services given the number of houses identified.

On SP11 Keele will be commenting about the traffic implications both from A525 and the three roads coming off the centre of Silverdale, Ashbourne Dr, Race Course and Park Rd and Cemetery Rd. We will also raise the need for further details of link roads across SP11 and danger of creating rat runs. We will seek to determine if the local centre will contain any retail units.

Keele Parish Council will object to the removal of Green Belt agricultural land at SP23 for housing. We will point out the field which sits at the Gallows Tree Roundabout end of the site is only partially protected. We will note the importance of this site in visually separating the town from Keele University, its contribution to the 'rural approach' to Keele and the iconic view up to the ridge. We will urge a reduction in housing numbers on this site to protect the entirety of the field and its visual amenity.

With regard to the sites on the University Campus, KL13 and KL15, Keele Parish Council will be broadly supportive of growth and the provision of student accommodation whilst showing due diligence concerning the protection of environmental assets. A particular concern will be the provision of a link road from Whitmore Road, through TB19 and the campus to the A525. Whilst Keele will be happy for a such a road to provide access to campus for employees or students living on TB19, it must not become a public thoroughfare between Whitmore Road and the A525. Keele will question the need for any access to private vehicles to such a road. Keele have discussed this issue with the University who also opposed unrestricted access to any such route.

Keele Parish Council reaffirmed its commitment to continue to work with Silverdale Parish Council to present congruent critiques of the plan. Unfortunately, at this stage and given the national picture, we do not believe it desirable or possible to have the plan rejected at Inspection. Neither do we believe that the Borough will make substantive changes prior to the plan going to Inspection.

Keele Parish Council will seek to formally ratify this position statement at its next meeting on September 9th.

24/00578/FUL | Proposed part single, part two storey extensions to rear, side and front elevations of house. | 3 Church Bank Keele Newcastle Under Lyme Staffordshire ST5 5AT (newcastle-staffs.gov.uk): Pending. I declare an interest here, the property is opposite my own. The proposal is extensive and involves a contemporary 2 storey glazed addition is proposed to the rear of the house and a 2 storey extension to the front left of the home. It will replace the current white PVC windows with anthracite framed doors and windows and involve rendering the entire property in white.

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Whilst the property is well screened by hedges and shrubs at the front, these are somewhat overgrown. Although the boundary treatments are protected by the Conservation Area, the house is not. A reduction in the height of the boundary treatments would expose more of the house to view. The current house has a vernacular element to it and is not discordant with the surrounding buildings. I am concerned that this extensive redevelopment results in a building which is aggressively contemporary in appearance. There is currently no opinion posted on the site from the Conservation Officer but the consultation closes on the 10th of September, giving little time to receive such an opinion. I would welcome a discussion in our meeting on the 9th September.

July

24/00491/FUL | Removal of existing flat roof to return roof back to original tiled valley configuration. | 30 The Village Keele Newcastle Under Lyme Staffordshire ST5 5AR (newcastle-staffs.gov.uk). **Permit**

24/00229/FUL | Application for variation of condition 2 of planning permission 21/00952/FUL for the substitution of house types for plots 39 and 40 and the relocation of Plot 41 | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire (newcastle-staffs.gov.uk). **Permit**

June

24/00412/FUL | Erection of steel portal framed building for utilisation as dairy cow housing - phase 2 | Farm Buildings Paddocks Farm The Village Keele Newcastle Under Lyme Staffordshire ST5 5BD (newcastle-staffs.gov.uk). **Permit**

24/00376/FUL | Erection of steel portal framed building for utilisation as dairy cow housing | Farm Buildings Paddocks Farm The Village Keele Newcastle Under Lyme Staffordshire ST5 5BD (newcastle-staffs.gov.uk). I have now written a letter of support for this application and 24/00412/FUL. **Permit**

24/00362/FUL | Single storey extension to form garage / workshop and sunroom with internal alterations | 17 Station Road Keele Newcastle Under Lyme Staffordshire ST5 5AH (newcastle-staffs.gov.uk). As commented in our meeting, we have not objected to other similar extensions and should not do so in this case. Naturespace UK were consulted with regard to bats and newts and had no objections but made recommendations. **Permit**

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Application for approval of Street lighting design as required by condition 22 of planning permission 13/00970/OUT for Residential development (maximum of 100 dwellings)

Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

Ref. No: 13/00970/CN22 | Validated: Wed 23 Aug 2023 | Status: Pending Consideration. The Borough make the following comments:

“Highways: The discharge of condition for this particular matter is therefore considered premature as it relates to the approval of Street Lighting details which are currently being reviewed as part of the S.7 Technical Audit process. On liaising with AMEY undertaking the S.7 technical review on behalf of the Highway Authority, I can confirm that detailed Street Lighting design details and associated environmental design parameters have not been approved at this time and therefore may be subject to change.”

“Environmental Health: The condition relates to street lighting, rather than lighting emitted from a neighbouring premises, or a specific activity/premises within the development itself. On that basis, the County Council are best placed to respond to the consultation and to make comments regarding the appropriateness of the street lighting scheme.”

The plan has been circulated to the Planning sub-committee. I have no comment as it only shows the location of proposed lights which are unremarkable. *Nevertheless, I suggest we write asking for confirmation that the lighting will be ‘dark skies friendly’ and will control light pollution in the surrounding area.*

July

Application for approval of Travel Plan as required by condition 7 of planning permission 21/00222/FUL. Land Adjacent Keele University Keele Road Keele Newcastle Under Lyme Staffordshire

Ref. No: 21/00222/CN07 | Validated: Fri 23 Jun 2023 | Status: Pending Consideration

Concerns IC7 on campus, the Digital Innovation Centre. I have no objections.

Erection of illuminated and non-illuminated signs to the exterior of the building including; Sign A - 2No. Gable Boards, Sign B - 1 No. Double Sided Pictorial Illuminated by Linolites, Sign C - 1No. Large Amenity Board, Sign D - 1No. Landscape Amenity Board/Chalkboard, Sign E - 1No. A0 Lockable Poster Case on Posts, Sign F - 2No. Poster Cases, Sign G - 2No. Large Lanterns and Sign H - 10No. LED Floodlights . Sneyd Arms 1 The Village Keele Newcastle Under Lyme Staffordshire ST5 5AD

Ref. No: 23/00526/ADV | Validated: Wed 28 Jun 2023 | Status: Pending Consideration

I have scrutinised hits and have no objection BUT for discussion at our next meeting (comments by July 21st)

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