

Keele Parish Council Bulletin June 2025

Chairs Report

At our last PC meeting on the 9th June, I was elected Chair of the Parish Council. I would like to thank Val Newman for all her work as Chair in the last few years.

Graham Bibby

Facebook

Keele Parish Council are developing a Facebook page to increase the reach of the information in our bulletin, to allow us to send out urgent information quickly, and to reach a wider group of people than our bulletin can reach. It will also give the community an easy way to comment on items, and to communicate with us. The site is in the early stages of development, and we intend to post more photographs and articles in the future. At the moment it only contains the information from this bulletin, but it is a start! Help us grow the site by following us and letting your friends, and neighbours know about it. The page can be found here:

<https://www.facebook.com/profile.php?id=61577568830720>



Open Garden: Saturday 12th July 2025 from 2pm to 5 pm.

3, Keele Farmhouse, The Village, Keele. ST5 5AR

(Please park at The Keele Centre behind the garden, entrance off Three Mile Lane, ST5 5HH)

There is no charge for entry but contributions to St John's Church fund are invited. Tea and Cake will be on sale. There will be a cake stall and a raffle.

St John's Church will also be open during these hours.

Everyone is Welcome.

Planning report

The Inspection into the Borough plan is now in its final week. The outcomes could be that the plan is accepted in its current form, that recommendations are made for changes before it is accepted, or that the plan is rejected. The Borough is optimistic that the plan will be accepted. The plan includes a Country Park to be established on Keele Golf Course together with the building of around 800 houses in four developments around the park.

Keele's Neighbourhood Plan is in the final stages of development before the next round of public consultations. Once these are completed, responses will be taken into consideration, modifications made and then the plan will go out to public referendum. We have Parish Council elections next May and it is likely that the referendum will be timed to coincide with the elections.

Other matters

We were pleased to welcome our new County Councillor, Simon Tagg to the meeting on the 9th June, and look forward to working with him to support work in the Parish. We will be meeting with Simon for a walk around this week to highlight issues.

As we have elections coming up in the spring of 2026, we would encourage residents to consider serving on the Parish Council. If you would like further details of the role, please do not hesitate to contact us.”

Planning applications

June

13/00970/CN15 | Application for the approval of contamination analysis as required by condition 15 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings). | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

13/00970/CN14 | Application for the approval of the remediation scheme verification report as required by condition 14 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings). | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

13/00970/CN16 | Application for the approval of the soil testing as required by condition 16 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings). | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

These three reports cover the treatment of gardens in a group of properties at the Oakes, where there is a risk of ground contamination, from historical activities on the site. They are technical in nature, and difficult to comment on without expert advice. We are consulting with an expert, to determine if the plans are fit for purpose. The consultation date was until the 13th of June, but we will write to Planning, requesting an extension.

May

25/00010/NMA | Application for a non-material amendment relating to removal of small window to shower room on rear elevation and pedestrian door to side elevation to drive to planning permission 25/00010/FUL - Erection of detached outbuilding. | 14A Highway Lane Keele Newcastle Staffordshire ST5 5AN. Pending. KPC recommend we do not object. **PERMIT**

April

25/00218/PIP Application for permission in principle for the erection of a detached dwelling. Land Between Station Road and the A525 Keele Newcastle-under-Lyme Staffordshire. Pending. This is an application to for permission in principle to build up to three houses on the ‘teardrop’ of land on the left hand side of the junction of Station Road and the A525. This land is currently in use for growing Christmas trees. KPC recommend we object. This land is Green Belt and outside the village envelope which would allow ‘infill’.

The application notes the recent changes to legislation concerning Green Belt development. This land is not grey belt, building would impact on openness of the greenbelt, and would constitute a dangerous precedent for building on other green spaces in Keele. KPC believe we should object.

PERMIT

Environment Report

Hedges

The outgrowth of hedges during the summer is a perennial issue. We liaise closely with landowners, and ask them to side the hedges where they obstruct footways during the summer months.

Problem areas include:

- The footway from Pepper Street to the A525. We are writing to the landowner
- The hedge next to the small field at the top of Keele Road, close to the A525. As the landowner cannot be identified for this hedge, our new County Councillor, Simn Tagg has undertaken to raise the issue with Staffordshire County Council.
- Footway along Quarry Bank Road, adjacent to the Hawthorns. Staffordshire County Council undertook a cut of this hedge last year. Simon Tagg is working with County to get another cut.
- Quarry Bank. We are writing to the landowner/ tenant.

Siding of footways

This is another perennial issue. Outgrowth of vegetation is vigorous this year and we will be seeking quotes from our contractor to 'side' footways where this is causing an obstruction.

Layby on Pepper Street

As part of the Oakes development on Pepper Street, County has insisted that the layby on Pepper Street, adjacent to the new pumping station, be removed to protect the visibility splay for vehicles exiting the pumping station. Keele Parish Council have engaged with County on this, and a visit with their community liaison officer identified that it would be possible to modify the layby to protect visibility, and provide for a bus bay.

Unfortunately, the officer concerned at County is currently unavailable and the Parish Council are concerned that the layby might be removed by default. Cllr Tagg has visited the site with us, and undertaken to try and break the impasse, and establish a productive dialogue between the Parish Council and County Highways.

Other issues

We would like to thank our new County Councillor: Simon Tagg, for meeting with members of the Parish Council to walk the Parish to look at issues. These included the narrow and unsatisfactory width of the footpath along Pepper Street to the A525, alongside the A525 to Madeley and at the University Roundabout.

These issues would be major projects, and require extraordinary funding, but may be considered as part of the transport strategy associated with any new development in the Borough Plan.

We also asked Cllr. Tagg when the vegetation might be cleared from around the 'Knights' sculpture at the entrance to the village.

He also visited Keele Church Yard. The Borough Council together with Keele University are carrying out a study of churchyard wildlife habitats in council managed churchyards. This would have excluded St John's which is managed by the church. Our church yard is managed with

conservation in mind, and is a wonderful wildlife habitat. Cllr Tagg will be recommending the site for inclusion in the project.