

# **Keele Parish Council Bulletin July 2025**

## **Chair's Report**

August recess

As is usual, Keele Parish Council will not meet in August.

Facebook Page

Keele Parish Council Facebook Page is now up and running and a copy of last month bulletin is available there. If you would like to view the page is it available here:

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



The page is intended to complement our website, hard copy Yew Tree mailings and email bulletins not to replace them.

The website now gives access to the monthly bulletins as well as our minutes. If you know anyone who would like to subscribe to our monthly email bulletins, please ask them to mail:

[keeleneighbourhood@gmail.com](mailto:keeleneighbourhood@gmail.com)

We hope to distribute a new issue of the during the summer.

Meeting with County Councillor: Simon Tagg

Val Newman and I met with our County Councillor Simon Tagg on the 20th June, for a walk around the Parish, and a discussion on local issues. We would like to thank Cllr Tagg for his time, and endurance on a very hot day!

We visited Quarry Bank Road, Quarry Bank, St John's Churchyard, and Keele Road. We had the following discussions with him:

- Church yard. A study of biodiversity in Borough Churchyard. We asked that Keele St John's be included in that study. The PCC have also pursued the matter and are in correspondence with the team who are carrying out the study. Inclusion in the study seems likely.
- Quarry Bank Road. We pointed out that Staffordshire had cut the hedge in the winter and requested that the cuts continue to keep the footpath clear.
- Quarry Bank to lay-by: the weeds in the gutter on the bridge were noted. We visited the layby on Pepper Street and explained that the Parish Council did not want this removing and thought it would best be converted into a bus pull-in, given the dangerous nature of Pepper Street at this point. The relevant officer is

currently on sick leave and the issue has stalled. Cllr. Tagg undertook to pursue the matter with County.

- Cllr Tagg noted doubts now exist regarding whether or not the solar farm on the cemetery extension field adjacent to Red Heath Plantation will go ahead.
- Pepper Street to A525. The narrow and perilous nature of the footway was pointed out and we requested it be considered for widening, especially if moneys became available from the Golf Course development if it goes ahead.
- Keele Road Cricket Field hedge. Outgrowth from this hedge is impeding the footway. We noted that no information on the owner was available to us and that we could not undertake a cut ourselves as it lies outside our statutory powers. Cllr Tagg undertook to address the matter with County Highways.
- We also pointed out the need to cut tree growth away from the street lighting in the wood at the A525 end of Keele Road.
- Vegetation at Knights' sculpture. The small woodland immediately behind the Knights' Templar sculpture belongs to Staffordshire County Council. It has not been managed since the sculptures installation and now is beginning to obscure the sculpture. We asked Cllr Tagg if it could be cut back. He undertook to investigate this.
- Footpath approaching University Roundabout. We noted that this footpath was too narrow to allow access to wheelchairs and mobility scooters. We requested that a widening of the footpath be considered, perhaps as part of transport improvements associated with any development on Keele Golf Course.

In Cllr Tagg's role as leader of the Borough Council, we thanked him for the good work the 'Street Scene' did in keeping our roads swept. We noted that the parish had a particular problem with parked cars, which prevent the sweeper gaining access. We asked if it might be possible for us to have sufficient advanced notification, to allow us to notify residents, and visitors to move their vehicles when a sweep was due. We also thanked Simon for the improvement in cutting of verges, since the Borough took on this contract.

We had a discussion with Cllr Tagg about the unique status of Keele Village as a rural estate village surrounded by countryside. We expressed concern regarding the proposals of Persimmon to build on the fields between Keele and the A525 as part of the Borough Plan. Cllr Tagg acknowledged Keele's particular qualities and confirmed that the Persimmon proposals were not included in the version of the Borough Plan, currently under inspection. However, he noted that the Borough or its successor would be required to begin a new plan within 2 years if the current plan is approved. This plan would be required to use the new housing targets set by the Government. These targets involved a 40% in the increase in number of dwellings built per annum.

Although these fields are currently in the Greenbelt, a future challenge in a new emerging plan could not be ruled out. It was concluded that it is important that our Neighbourhood Plan does what it can to protect Keele from encroachment and urban development.

As part of our discussion about the Borough Plan, we expressed concern regarding the plan to include a new primary school in the development. It was pointed out that there was already spare capacity in Keele and Silverdale schools, and that any decision on building a new school needed to be carefully researched in the light of existing capacity.

## Defibrillators

The Village has two defibrillator units. One is externally mounted on the Village Hall, and the other is externally mounted at Sneyd Arms. The defibrillators have been re-registered to Keele Community First Responders. Both defibrillators are available to the community in case of cardiac emergency. Both boxes also contain blood kits for controlling severe bleeding. Full instructions are provided with the units on their use, and no specialised training is needed to use them.

## Planning report

### Borough Plan

The Inspection hearings are now completed. It may be some months before a final decision is reached.

### Hawthorns

KPC have received confirmation from Seddon's that no covenant exists against businesses being run in dwellings. They also noted the need to set up a Management Company run by residents. The correspondence has been shared with Residents of the Hawthorns.

### July

Outline planning application for one dwelling (including the reserved matter of means of access). Land Fronting Highway Lane Keele Newcastle Staffordshire. Ref. No: 25/00439/OUT | Validated: Mon 30 Jun 2025 | Status: **Pending Consideration**.

Application for certificate of lawfulness of proposed works to a listed building - conservation fabric repairs. Keele Hall Keele University Keele Newcastle Under Lyme Staffordshire ST5 5BE. Ref. No: 25/00442/PLDLB | Validated: Fri 06 Jun 2025 | Status: **Pending Consideration**

Proposed two storey side extension. 18 Highway Lane Keele Newcastle Staffordshire ST5 5AN. Ref. No: 25/00392/FUL | Validated: Thu 05 Jun 2025 | Status: **Pending Consideration**

### 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. **Withdrawn**. Environmental Health has asked the applicant to indicate whether any unforeseen contamination was found on the site during development.

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. **Permit**

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. **Permit**

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 13<sup>th</sup> of June but KPC will write to Planning requesting an extension.**

April

**Consultation on an application for a Public Path Extinguishment Order** and a Public Path Creation Order to run concurrently. Keele Footpath No.6 (part). Nearest Post Code: ST5 6AB. Grid Reference: 379335 346266. Pending. This is a proposal move the footpath which cuts behind 'Upper Farm' where development is underway.

**KPC see no justification for this proposed closure nor the proposed new path.**

**REF. NO. SCC/25/0035/MDPO** Application to Modify a planning obligation to amend Schedule 3 of the Section 106 Agreement in relation to planning permission N.02/17/258 MW to remove the restriction on the supply of Etruria Marl from Keele Quarry. Deadline for comments passed. This is a technical application, if approved it would result in marl which is not currently in use being taken to Tunstead near Buxton for cement manufacture. It will result in an increase in heavy vehicles on the A525.

**Status currently awaiting more information from the applicant to address matters that have been raised during the consultation process. Highways have requested further information on traffic movements.**

**Footpath from Quarry Bank to Silverdale.** We have been reminded that the Secretary of State's direction to County to address this long-standing matter has a deadline of 17<sup>th</sup> May. I propose the Clerk writes to County to remind them that we await a prompt decision from them. The County have responded noting:

*Staffordshire noted they would not be able to meet the May 17<sup>th</sup> deadline set by the direction from the Secretary of State but that we were 'next in the list'.*

**KPC resolve to remind Staffs that we are expecting a response soon.**

September 2023

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: **Permit**.

## **Environment Report**

Pepper Street

The hedge along the footway from the Quarry Bank exit, along Pepper Street to the A525 has been cut in recent weeks. That noted, the cut was only to the lower portion of the hedge. Growth at head height continues to be a hazard to pedestrians. KPC will work with owners/tenants to get them trimmed further.

At the end of Pepper Street the triangle in the road has a bollard down near the A525. KPC will report this to County Highways.

Pepper Street/ A525: the issue remains with vegetation obstructing visibility at the junction. This matter is in hand, and the Clerk has identified the hedge belongs to SCC Highways. KPC will address this issue with County Highways.

## A525

There is a road closed sign placed in the hedge at the entrance to Pepper Street which restricts visibility.

At the crossing on to the path to Chapel Close there are further road signs, and again this causes difficulty as oncoming traffic cannot be visible to pedestrians, until vehicles are almost upon you.

KPC will address these issues with County Highways

The path in Chapel Close is overgrown and hazardous and needs to be cut back. A quote will be obtained from our contractor and work undertaken.

## Station Road / The Village

There are weeds on the pavement, and in the gutter opposite Top Farm. The Parish Council will continue to monitor this situation and decide if any action is needed in the winter.

There is outgrowth from the lime trees fronting the Hawthorns on The Village which is obstructing the Highway. The contractors for the site, Trinity, will be approached by 'Residents of the Hawthorns' and be asked to cut back.

On the other side of the road the tree in the grounds of the Village Hall has overhanging branches which will need to be pruned. This is the case for much of the pavement from the Village Hall to the bus stop by the Yew tree. Residents are asked to ensure their hedges do not obstruct the footway. The situation will be reviewed later in the year and letters sent to individual residences if necessary.

## Signage

The signs along the A525 opposite Pepper Street are almost obstructed by outgrowth and need to be exposed. In the village the signs for the local Church are obstructed as is the sign for The Village. KPC will ask our contractor to quote for clearing this vegetation.

## Three Mile Lane

The hedge after Keele Centre is very overgrown and some of the gullies are full of debris. The situation will be monitored and the landowner approached about the hedge if it is not cut by the end of the season. The situation with gutters and drains will also be closely monitored and reported to County if issues with flooding are noted.

The sign for Lymes Road is totally blocked due to overgrown weeds. Given the nature of Lymes Rd, the Parish Council do not propose any action at the moment.

## Quarry Bank Road

The small circular area around the tree near the school could do with replanting. St John's Primary School will be approached to see if they might like to adopt this area as an ongoing project. The tree has a number of low growing branches which are obstructing the footway. The Parish Council will work with the Borough to have the tree crown lifted.

The hedge adjacent to the Hawthorns on Quarry Bank Road has grown out and the footpath is unusable. Cllr Tagg has been asked to work with Highways to arrange another cut.

## Bridge over A525:

The gutter has a moderate amount of weed growth which is not causing a problem but which is unsightly. The situation will be monitored and the condition reviewed in the winter.

Quarry Bank:

Outgrowth from the under-hedge vegetation is obstructing the footway at the top of Quarry Bank. The situation will be monitored and the condition reviewed later in the year.