

Keele Parish Council Bulletin January 2026

Chairs Report and Planning

A happy new year to everyone! It has been a busy start to the year at the Parish Council. Plans are in place to run our Public Consultation for the Neighbourhood Plan early in the New Year. We will let you know more soon.

As you will see below, recent applications to build less than 10 houses on the green belt have all been approved. Until the Borough Plan is approved, we remain vulnerable to such applications, as the Borough is judged as not having a sufficient housing land supply to meet Government targets. The Planning Inspectors decision is due early 2026. The drafting of planning regulation, introduced in 2024, make the submission of applications in the green belt for developments under 10 houses much easier than for larger developments. The argument presented is that such land may be considered as grey belt, and thus appropriate for development. I will be attending a meeting with our M.P. and representatives of other Parish Councils on 30th January, to discuss issues raised by such piecemeal erosion of the green belt.

Planning

January 2026

25/00954/FUL | Proposed second storey side extension & new garage to front & new porch to front | 39 Quarry Bank Newcastle Under Lyme Staffordshire ST5 5AG.

KPC recommend that we do not comment

25/00920/TWA | Works to hedge and trees | Hawthorn Villa 11 The Village Keele Newcastle Under Lyme Staffordshire ST5 5AD.

This is an application to reduce in height the laurels and willows fronting this property. The Parish Council will write in support of this application.

25/00910/FUL | Retrospective full planning application for the retention of an attenuation storage pool with associated access to serve the arable farmland of the applicant's agricultural holding | Leycett Farm Leycett Lane Leycett Newcastle Under Lyme Staffordshire.

KPC recommend that we do not comment

December 2025

25/00873/PIP | Permission in Principle for the erection of between 5 - 9 dwellings | Land at Pepper Street Keele Newcastle Under Lyme Staffordshire

KPC submitted an objection on the 6th January. The application was approved on the 8th January. Our comments were included in the relevant documentation.

November

Land Adjacent 32 Highway Lane Keele Newcastle Staffordshire Ref. No:

25/00789/PIP | Validated: Tue 21 Oct 2025 | **Status: Permit**

Land Off Three Mile Lane Keele Newcastle Under Lyme Staffordshire Ref. No:

25/00788/PIP | Validated: Tue 21 Oct 2025 | **Status: Permit**

KPC may now assume that any similar application for under 10 homes in the green belt will be approved whilst the status of the Borough Plan remains under consideration.

September

Ref. No: 25/00731/FUL | Validated: Thu 02 Oct 2025. Proposed Installation of first floor window above garage8 Holly Mews Quarry Bank Road Keele Newcastle Under Lyme Staffordshire ST5 5LT Status: Permit

Environment Report

Yew tree

Specialised feed has now been given to the tree, and hopefully this will encourage better growth. Funding for this had been approved.

Bus Shelters

The bus shelter at the bottom end of Station Road has been cleaned. There had been discussions, as to which of the shelters are under the remit of KPC.

Unfortunately, we have been unable to walk around the village, as per our norm due to the inclement weather in the past month. However, the following issues were observed in between snow showers:-

Litter

This was evident around the parish, but especially along the bypass, Pepper Street and Keele Road into the village. The weather has certainly hampered litter removal.

Fly-tipping

This was reported to be at the entrance to the Twigg Farm on Station Road.

Residents are reminded that NULBC, (Newcastle Under Lyme Borough Council) are responsible for clearing tipping on public land, but on private land it is the responsibility of the owner. The Parish Council can report it, but is not responsible for its removal. Please use the NULBC reporting site if you see fly-tipping.