

Keele Parish Council Bulletin March 2026

Chairs Report and Planning

Neighbourhood Plan

Many thanks to all of you who helped get the plan moving forward, and who delivered flyers, put up posters, deposited copies of the plan and much more.

The regulation 14 consultation is now underway. Full details of the consultation can be found on our website: <https://keeleparish.org>

Our next drop-in event where you can speak to a member of the Parish Council about the plan is on **Tuesday 17th March- Students' Union (Forest of Light), 12:00 to 14:00**

Once the consultation has finished, the plan has been modified in the light of any comments, and been approved, it will have some force in planning terms, and help protect the Parish from inappropriate development. It will then go to a public referendum, for it to be adopted as planning policy.

Please do submit your comments. Details of how to do so can be found on our website (link above).

Clerk's Appointment

Keele Parish Council will be appointing a Clerk in April 2026 to start work in June. The position is part-time, flexible working, 8 hours a week. If you are interested, please contact the Chair at gbibbykpc@gmail.com. The advertisement has been circulated with this bulletin.

Pepper Street Lay-by

KPC are in correspondence with Adam Jogee's office with regarding to the failure of County to address our request that the lay-by be preserved (in part) as a bus pull-in.

Planning

March 2026

26/00100/FUL | Retention of Temporary (5 year) building for the teaching of Prosthetics and Orthotics on an existing car park adjacent to the William Smith Building on the University campus. | William Smith Building Keele University Keele Newcastle Under Lyme Staffordshire ST5 5BG **KPC make no comment.**

26/00133/PIP | Permission in Principle for between one to nine dwellings | Site 1 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

26/00134/PIP | Permission in Principle for between one to nine dwellings | Site 2 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

26/00135/PIP | Permission in Principle for between one to nine dwellings | Site 3 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

26/00136/PIP | Permission in Principle for between one to nine dwellings | Site 4 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

26/00137/PIP | Permission in Principle for between one to nine dwellings | Site 5 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

26/00138/PIP | Permission in Principle for between one to nine dwellings | Site 6 Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire

These applications are all for the same site, the field to the right of the Hollywood Lane. The same developer has already received permission in principle at another site in this field. It now effectively constitutes an application to build up to 63 houses on this site. The first 'test' application successfully established the land could be regarded as Grey Belt. These remaining applications build on that. This is exactly the danger we warned the LPA about in previous submissions i.e. 'salami-slicing' applications of less than 10 houses, which actually creates a large-scale development. This methodology seeks to bypass the National Policy's Golden rules around Grey Belt development. **Keele Parish Council are submitting an objection which has been circulated with this bulletin. KPC are in contact with our M.P : Adam Jogee who is bringing the matter to the attention of the government, and have brought the matter to the attention of the leader of the Borough Council.**

26/00146/PLD | Application for a Proposed Lawful Development Certificate for the Proposed residential care home (Class C2) use of the property for two children with a maximum of two carers on site at any one time (plus daily visits from a manager). Two members of care staff would be present overnight. | 9 Newsam Close Keele Newcastle Under Lyme Staffordshire ST5 5FL. **The previous application on Westerdale Drive for a similar change of use to facilitate a children's residential care home taught us that such applications can go through, even when opposition from residents to them is great. We do not have the right to object as the consideration of the application is simply a matter of legal process. Nevertheless, we are submitting challenge on the grounds that the proposal involves a material change in the use of the property. The objection is circulated with this bulletin.**

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. **Permit**

Environment Report

Keele Parish Councillors recently carried out a walk around the Parish to review environmental issues and community assets. The observations from this visit were reported to the Parish Council, and at the **March Parish Council meeting a number of actions were agreed** to improve the local environment.

Litter

The Parish Council has now **appointed a new litter picker**, who has now begun work and is doing a fabulous job of clearing the backlog.

Fly Tipping

Fly tipping continues to be a problem in some locations.

Further household waste has been dumped over the fence near the **bridge at Quarry Bank (Pepper Street end)**. Items included children's footwear, a vacuum cleaner and a large paint container.

This incident has been **reported to Newcastle-under-Lyme Borough Council**, who are responsible for dealing with fly tipping. As the material is on a highways' embankment, the Parish Council will also seek to report this to Staffordshire Highways.

The fly-tipping at the **entrance to Hollywood Lane** remains to be resolved but has been reported to Newcastle Borough Council. **The Parish Council will continue to pursue the matter with the Borough.**

Residents are reminded that fly tipping can be reported quickly via the Borough Council's website.

The Villa Footpath

We are pleased to report that **overhanging hedges near The Villa have now been cut back by the residents**, making the footpath easier and safer for pedestrians to use.

Station Road Speed Indicator Sign

The **vehicle speed indicator sign on Station Road** was found not to be working. The sign has now been **temporarily removed to keep it safe while the fault is assessed.**

At its March meeting the Parish Council **resolved to seek the cost of repair so that the sign can be restored to service as soon as possible.**

Hawthorn Obstructing Road Sign (Lamppost 24)

Vegetation around **Lamppost 24 at the Village end of Station Road** has grown to the point where it is partially obscuring the **horse rider warning sign and the 40mph repeater sign.**

The Parish Council has **resolved to seek a quote for the hawthorn to be cut back** to ensure the signage is clearly visible.

Community Orchard

Maintenance work in the **Community Orchard by volunteers and our contractor**, has been carried out including:

- Clearing soft-fruit planting areas
- Removing self-seeded saplings
- Thinning hazelnut trees

The orchard continues to establish well. The Parish Council will **consider replanting additional soft fruit later in the year**, likely in the autumn.

Lymes Road Sign

This has not been replaced despite having been reported some while ago.

The Parish Council has **resolved to follow this up with the relevant authority.**

Footpath to Keele Services

The footpath leading to **Keele Services** has become heavily muddy, forcing pedestrians into the road in places. In addition, temporary roadworks signage has been left in place and not removed.

The Parish Council has **reported this issue via the Staffordshire County Council reporting system**.

Councillors also noted a large amount of litter around the **Welcome Break service area**, and the Parish Council has **resolved to write to the management to request improved maintenance of the surrounding area**, which forms an important gateway into the Parish.

Pepper Street Drainage

Debris has built up around the drain grid near **Lamppost 34 on Pepper Street**, which may cause water to overflow onto the road during heavy rain.

The Parish Council has **resolved to report this issue so that the drainage can be cleared**.

Village Pavements

A significant number of fallen twigs were observed along the pavement from **Keele Village Hall along Station Road**. If left unattended, these could wash into the road and contribute to blocked drains during heavy rain.

The Parish Council has **resolved to request a road sweep of the village and Pepper Street** to help prevent potential drainage problems.