

# Keele Parish Council

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## *Residents' Bulletin May 2026*

*Updates from the Chair and the Environment and Assets Sub-Committee - May 2026*

### **Pepper Street noticeboard**

Following the extraordinary meeting on 17 April, the grant application for a new Pepper Street noticeboard was submitted on time, and has been acknowledged. The Council is awaiting confirmation of whether the grant has been awarded.

### **Neighbourhood Plan**

Urban Vision has collated and reviewed the Regulation 14 consultation responses. The policies remain substantially unchanged, although some further work is needed, including seeking additional information from Keele University on its Master Plan, clarifying a small number of matters with Newcastle-under-Lyme Borough Council, revisiting the employment sites policy and making minor amendments.

Once the Regulation 14 work and supporting documents are complete, the Parish Council will submit the Neighbourhood Development Plan to Newcastle-under-Lyme Borough Council under Regulation 15. The Borough Council will then publicise the submitted plan for a further formal Regulation 16 consultation before appointing an independent examiner. The examiner will assess whether the Plan meets the legal requirements and basic conditions, and will recommend whether it should proceed to referendum, with or without modifications.

### **Clerk and Responsible Financial Officer appointment**

The Council has appointed Mrs Natalie Lovell as Clerk Designate from 5 May to 31 May, and as Clerk and Responsible Financial Officer from 1 June. The appointments were approved at the extraordinary meeting on 1 May and the necessary checks have been completed.

Mrs. Lovell acted as Locum Clerk for the Annual Parish Meeting, Annual Council Meeting and ordinary meeting on 18 May. The Council also thanks the current Clerk for her work for Keele Parish Council and wishes her well for the future.

### **Borough Councillor**

Dave Jones has been re-elected as Borough Councillor for Keele. The Parish Council looks forward to continuing to work with him.

### **Pepper Street lay-by**

The Parish Council has received further correspondence from Adam Jogee MP. Staffordshire County Council's Chief Executive has undertaken to review the decision to remove the lay-by in light of the new bus service. Mr Jogee's office has asked that Keele Parish Council be kept informed of developments.

### **Environment and parish assets**

- There was no evidence of new fly tipping on Quarry Bank, although debris thrown over the bypass bridge has not yet been removed and is now largely being covered by new tree and shrub growth.
- Fly tipping on Lymes Road has been removed and the Council has received an acknowledgement of the report. Tyres and debris in the pond area remain outstanding and have been reported.
- Litter around the village appeared to be minimal.
- The grass on the approach to and around the war memorial is now being cut on a regular basis, Weeds and hedges will be addressed later in the season, in preparation for Remembrance Day.
- The tree outside Beracha House would benefit from lower branches being trimmed, as they are at face level for pedestrians. The base of the tree also needs attention following its earlier snowdrop display.
- A large branch has fallen on Quarry Bank and has been moved to one side, but it is now blocking the pavement. It needs cutting up and removing. The matter of whether overhanging branches on Quarry Bank should be inspected from a safety point of view has been referred to the Hawthorns Management contractors.

- Residents have raised concerns about the large wedding sign, artificial grass and plastic flowers at The Sneyd, commenting that they are not in keeping with the village conservation area. Keele Parish Council noted that they were unlikely to be issues which infringed conservation area restrictions.
- The bus shelter opposite Highway Lane is looking shabby and dirty. A quote will be sought for cleaning from our contractor.
- The Yew Tree is still looking unwell, nevertheless, there are signs of recovery. The Council will consider whether further action can be taken to help preserve it, and the grass area at its base also needs attention.
- Pavements are generally passable, but some uneven areas remain, particularly on Station Road and Three Mile Lane. The Environments and Assets team will keep the matter under review, identify specific issues and consider reporting to the Borough.
- Concern was expressed at our meeting 18<sup>th</sup> May about the mud left on Pepper Street by 4x4 events in Hollywood. Keele Parish Council will seek to contact the organizers and bring the matter to their attention. The issue will be monitored and any further issues reported to Staffordshire Highways.

### **Planning update**

No new planning applications had been received in Keele at the time of the Chair's report, but the Council continues to monitor applications affecting, (or close to) the parish.

### **Keele Road, Madeley Heath**

Application 26/00271/PIP, for development and grey belt classification for 3 to 8 dwellings on land south of Hazeley Paddocks, Keele Road, lies in Madeley Parish but close to Keele. Madeley Parish Council has objected. Keele Parish Council will write in support of Madeley's objection because the application is viewed as part of a pattern of sequential, small Permission in Principle grey belt applications.

### **Telecommunications site off Hollywood Lane**

Application 26/00333/TDET proposes a replacement telecommunications base station, including a 25-metre monopole, antennas, transmission dishes, cabinets and a fenced compound. The application is pending consideration. No Parish Council comment is to be submitted.

### **Pepper Street / Hollywood Lane field**

The six Permission in Principle applications for land north of Pepper Street have now been withdrawn. The Council has no further information about the reasons for withdrawal, but the applications had appeared legally questionable, and were being challenged by the Local Planning Authority.

The wider concern remains. The applications appeared to divide a larger potential grey belt development into multiple smaller proposals, each for fewer than ten homes. The Council hopes to work with Borough Councillor Dave Jones to explore with the Local Planning Authority how similar applications would be handled, if submitted sequentially rather than simultaneously.

### **Other applications being monitored**

- 26/00100/FUL: temporary teaching building for Prosthetics and Orthotics at Keele University - approved.
- 25/00910/FUL: retrospective application for an attenuation storage pool at Leycett Farm - pending consideration.
- SCC/25/0035/MDPO: modification of a Section 106 obligation relating to Etruria Marl from Keele Quarry - approved. This may lead to marl being taken to Tunstead near Buxton for cement manufacture, with an increase in heavy vehicles on the A525.

### **Keeping Keele tidy and safe**

Residents can help by reporting fly tipping, damaged signs, blocked drains, dangerous branches, damaged pavements and other local environmental issues through the relevant Borough or County Council reporting channels. The Parish Council will continue to monitor issues and follow up where needed.