

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Wednesday 22nd September 2016 at 7.00pm at Keele Village Hall, Keele

Attendees: Parish Cllrs Mr G Bibby (Chair), Ms V Newman, Cllr W Naylor, Cllr T Kearon, Dr R Studd, Dr C Harrison, Mr J Downing, Mrs S Hughes, Mr J Borg, Mr S Gibbons, Mr T Snape.

In Attendance: Mrs C Withington Clerk

There were 6 members of public present (including Phil Butters, Sue, Marian Garland and Cathy Partington from Keele University)

16/96 Public Open Forum

There were no members of the public present so no issues to discuss.

16/97 Apologies

Apologies were received from Mr Snape, who expected to arrive later.

16/98 Declarations of Disclosable Pecuniary Interests

None declared.

16/99 Keele University's plans for development of additional student accommodation – Presentation from Mr Butters/Ms Marian Garland Keele University

It was **RESOLVED** to bring this item forward on the agenda. It was noted that further public consultation was expected in mid October, and a general update had been held in August.

The University is currently at the design and landscaping stage (stage 2) of the process, following stage 1 – massing and master planning. Overall the key differences included the reduction of the student accommodation following residents' concerns around Horwood (240 to 121), and ensuring there will be a clean separation between the campus housing and student accommodation. The 3 blocks will be 4 storeys high and the orientation has been changed to allow blank gable ends to face the residential area, which courtyards. The car park area will have increased density with town houses (12 students per house) in clustered units.

Dr Harrison asked for clarification around the parking for the Medical Centre following relocation to the E1 car park and it was confirmed that it would be like for like provision (20). There will also be improved access due to the bus stop being outside the new centre and the repositioning of the Health Centre in the centre of campus. The levels will be altered near the medical centre to house 6 storey buildings – next to the Darwin building which is lower than IC3. Appropriate low level planting will be used to screen the buildings but to allow light.

With regards to the Lindsay building, it was noted that the 2 blocks and courtyard will be kept and the views across the site through the buildings established. The Parish Council raised concerns about the inability for disabled students to access the buildings due to the levels and the long ramp that would be needed to achieve a level access (1:21). This was being considered by the University and it would noted that lifts may need to be installed. Accessibility is a key element of the design and equality requirements are being taken into consideration. Mr Downing raised concerns about the plans for water attenuation in the current proposed location due to easements, services and planting, in particular that the drawings were incorrect. Mr Downing noted that the SUD's were based around the mature deciduous trees which would make relocation to the opposite side of the small paddock impossible. It was confirmed that the mature trees will not be removed from the proposed site.

There was concern that they may be increased footfall through Larchwood from Holly Cross and the University will need to manage this by planting etc. Other concerns included the ability for students to receive large deliveries etc. Overall it was noted that the total room numbers will be 4200, which is currently 3100. The development will take place over 4 to 5 years, starting in 2018. A planning application will be submitted at the end of November 2016. It was agreed that a further session will be held with KPC prior to the 12/13th October, when the next planned public consultation will take place.

Univers
ity

16/100 Minutes of the Regular Parish Meeting held on 20th July 2016

1. To approve

RESOLVED that the minutes be signed as a true and accurate record, subject to the amendments:

Corrected spellings of Cllr T Kearon and Mrs Elizabeth Shenton. Ms Newman clarified that she met with the Clerk and Chair of Whitmore Parish Council.

2. Updates from Matters arising from the last meeting not already on the agenda

- Cllr Kearon to chase up the County Council regarding the residential parking policy changes.
- Ms Newman to laminate the cards on the wreaths.
- Mrs Hughes was disappointed about the length of time it took to issue the Pepper Street security letter to Mr Sellgren.
- The Litter pick for Three Mile Lane and Tourist information signs for the Sneyd Arms to be included on the next agenda.

TK
VN

Next
agenda

16/101 Planning applications – to provide comments on the following:

- Pepper Street (Outline Planning Permission for up to 100 residential) – 13/00970/OUT current position regarding development

There was no further update on this issue and no date for the appeal.

- Pepper Street Planning Enforcement action update – Letter to Chief Executive in relation the fencing

It was noted that there had been a major flare up of the fire and there were no signs of it dying out. The letter had been sent to Mr Sellgren just prior to the meeting and as yet no response had been received.

- [16/00741/FUL](#) - 63 Larchwood Keele Newcastle Under Lyme Staffordshire ST5 5BB - Single storey extension to front and rear

It was **RESOLVED** to object to this development as follows:

This dwelling has already undergone several major modifications / extension over the past years. The proposed new application would in our opinion result in 63 Larchwood being disproportionate to the remaining semi detached dwelling at 64 Larchwood which has not been modified from its original design. There could also be issues with regard reduced light at the adjoining dwelling as a consequence of these modifications. The previous extensions to this dwelling have significantly altered the facade. There are two large mature Cedar spp. trees in close proximity to this application for development and no tree protection plan has been included within the original application.

- Keele Designation of Neighbourhood Plan update in relation award of £7049 funding and Silverdale Parish Council request to exclude Ilkley Place from Keele Parish

It was noted that Silverdale Parish Council wished to see Ilkley Place excluded from Keele Parish – mainly as it serves the Park Site residents and there are plans for a large overhaul through grant funding. The 3 options suggested by Helen Beech were noted and it was **RESOLVED** to continue with the designation as planned, and await the Governance Review requested by Silverdale Parish. This may result in the Neighbourhood Plan being subject to a referendum involving the residents of Parksite.

It was also noted that a grant of £7049 had been received towards the Neighbourhood Plan from Groundworks. Additionally technical assistance will be provided. The next meeting will take place on 27th September.

16/102 Future parking commitments from the University – Mr S Gibbons

Mr Gibbons raised concerns about the impact on the longer term parking strategy following the increase in students and staff. It was agreed to pull together a catalogue of current issues before the next Estates meeting. Clerk to write to Cllr Reddish to ask if there are any issues in Thistleberry.

**VN
SG
Clerk**

16/103 Reports

1. Chairman’s report including Keele University update meeting

This was circulated at the meeting as attached at Appendix A. Thanks was passed to Mr Borg for his efforts to deliver the Yew Tree.

2. County & Borough Councillors Cllr D Huckfield, Cllr Naylor, Cllr Kearon

Cllr Naylor reported the outcome with regards to the material dumped on the field on Quarry Bank. It was noted that the material was considered to be acceptable by DEFRA guidelines, as confirmed by the Borough Council. Fly tipping continues on Hollywood in front of the garage. The landowner has been contacted and is making attempts to clear it up. Pepper Street is to be monitored following an off road event planned for the weekend. Any issues to be reported to the Highways hotline on 0300 111 8000. All to monitor the bollards at the Keele Service station, as they seem to be down. It was agreed to include the issues with sat navs and drones on the next agenda. Mr Downing is to report the issue of HGVs using Keele Drive to the University.

ALL

**ALL
Next
agenda**

In particular it was noted that there were implications for Keele Ward through the Boundary changes, and a consultation is expected soon. It was agreed that a sub group will be formed to look at solutions. It was noted that the use of the 2015 electoral roll will impact on the Keele Ward, which has been raised by Cllr Kearon.

**TK JB
TS
Next
agenda**

Cllr Kearon had also visited the site of Hollywood fly tipping and has passed the evidence found onto the Borough Council.

3. Borough Standards Committee – Dr R Studd – Nothing to report

4. Betley Keele and Madeley Locality Action Partnership – Cllr W Naylor – Nothing to report

5. Rural Runabout update – Ms Newman – Nothing to report as the meeting cancelled.

6. Village Hall Management Committee update - Mrs S Hughes

Mrs Hughes reported that the store room has been cleared out with donations of spare items made to the Church. The new sign is to be checked for planning permission prior to installation. The WI Cupboard has been emptied. Clerk to arrange for the parish records to be collected from the filing cabinet so that a sift can be carried out, with records to be retained sent to the University. It was noted that a quiz night is to be held on 21st October. The next meeting will be on 21st November.

Clerk

16/104 Amenities

To consider schemes for the Lengthsman (£1349)

It was agreed for the Clerk to obtain a quote from a licensed sprayer for the weeds on the Church wall, Keele Road and also to spray the back of the pavements along Station Road and Pepper Street. Mrs Hughes to report the damage caused by weeds on the pavement at Pepper Street to highways.

**Clerk
SH**

16/105 Grants

To consider applications for Community Chest (current balance is £1280)

Applications to be encouraged.

ALL

16/106 **Other matters for consideration:**

1. **Three Mile Lane - proposed parking restrictions at Three Mile Lane consultation – response required**

Discussion took place regarding the displacement of cars elsewhere in the Village. It was **RESOLVED** to support the proposals.

2. Cutting of hedges and letters to adjoining households – Cllr Naylor

It was noted that hedges needed cutting back on Keele Road, adjacent to the Cemetery and also the Woodall's (Hamptons). Clerk to ask them to carry this out. An article will be included in the next edition of the Yew Tree and if there is still issues that a letter will be sent to the individuals.

Clerk

3. Consultation on the Highways maintenance plan consultation - response required

Mr Bibby noted that funding had been cut by 2/3rds. It was agreed that the Parish Councils should be informed and consulted as elected bodies not just the County Councillors.

4. Tipping by Quarry Bank – Dr C Harrison

This had been dealt with earlier on the agenda.

5. Pokémon Go removal of inappropriate locations -Mr Borg

Mr Borg is in the process of reporting these online.

16/107 **Clerk's Reports**

The information was noted.

16/108 **Correspondence**

- 1. To review papers and correspondence received through the clerk and consider if any item requires further action on next agenda
- For information only - Tesco Bags of Help Funding for outdoor events and improvement **now open** – Noted.
- Prevent Counter-Terrorism Training sessions at Newcastle Borough Council, Civic Offices - Tuesday 20th September at 10am, Tuesday 1st November at 10am, Tuesday 22nd November at 10am, Tuesday 3rd January 2017 at 10am, Tuesday 14th February 2017 at 10am, Tuesday 28th March 2017 at 10am – Noted.

16/109 **Financial Statement**

- 1. To approve payments/orders, receipts and transfers – Appendix 1 **RESOLVED** that this be approved as attached.
- 2. To note the budget position update – Appendix 2
This was noted.
- 3. To approve the Chairs Allowance (Section 15(5) of the Local Government Act 1972) **RESOLVED** to approve £200 for the Chairs Allowance for this year.

16/110 **Any Other Business for future agendas**

- Church Steps – Dr Studd
- Drains on The Village/ Station Road – Mr Bibby
- Asian Hornets – Mr Borg
- The Litter pick for Three Mile Lane – Cllr Naylor
- Tourist information signs for the Sneyd Arms – Dr C Harrison
- Drones – Dr Studd
- Redirection for Sat Navs
- Implications for Keele Ward through the Boundary changes- Cllr Kearon

Signed byDated.....
Meeting closed at 9.00pm

Approved Payment Schedule – September 2016

BACS & Cheque No.	Expenditure	Details	TOTAL
bacs 31	J D Quick	Bus Shelter Clean x 4	56.00
bacs 32	C Withington	Letter to co op recd del	1.74
bacs 32a	C Withington	Aug Salary	231.55
bacs 32b	C Withington	Aug Expenses inc mileage	15.00
bacs 33	HMRC	Tax and NI Aug	57.80
bacs 34	Mr Czwartynski	Litter - Aug 16	132.00
bacs 35	C Withington	Sept Salary	231.35
bacs 35b	C Withington	Sept Expenses inc mileage	15.00
bacs 36	Mrs J Simpson	Locum July 2016 and mileage	37.18
bacs 37	HMRC	Tax and NI Sept	64.80
Chq 759	Royal British Legion Poppy Appeal	Wreaths x 5	92.50
bacs 38	Mr Czwartynski	Litter - Sept 16	132.00
bacs 39	Graham Bibby	Chairs Allowance	200.00
bacs 40	James Borg	Yew tree printing	20.00
		Monthly Total	1,286.92

Appendix A- Keele Parish Council Chairs Report July/ August 2016**Spoil Heap**

The fire in the spoil heap off Pepper Street worsened in August. It has been reported by residents to the borough council. A letter has been circulated and will be sent to John Sellgren and copied to Elizabeth Shenton, informing them of the situation. The letter outlines the parish council's rejection of the suggestion that we, together with Silverdale, should contribute to the cost of making the site safe should the owner not do so. It urges the borough to take enforcement action against the owner.

Consultation with Marion Garland of Keele University

James Borg and Graham Bibby met with Marion Garland prior to the August consultation event to outline changes made to the plans for the development of student accommodation following consultations with existing residents. Our judgement was that the university were responding to residents' concerns and working with the community. A summary of the points made by Marion was circulated to parish councillors.

Special edition of the Yew Tree regarding plans for expansion of University residences

James Borg produced a special edition of the Yew Tree to publicise the parish council's role in the university developments and its application to have the parish designated as a neighbourhood plan area.

Meeting with Chair of Silverdale Parish Council

Graham Bibby had an informal meeting with Silverdale's chair: Henryk Adamczuk. Apart from the Ilkley Place issue, we discussed or respective roles as chair and the future of the golf course. Both parish councils are opposed to the large scale development of housing on the Golf Course. We discussed the fire in the spoil heap off Pepper Street and Henryk was clear that Silverdale parish council were not prepared to contribute towards fencing the site.

Ilkley Place and Designation of Keele Neighbourhood Plan area

Silverdale Parish Council made a submission with regard to the request to have the parish designated as a neighbourhood plan area. The playground in at Ilkley Place current lies within our parish boundary but is used principally by Silverdale resident. They intend to seek a governance review and have the playground included in the Silverdale parish. They are involved in a £27,000 bid to redevelop the playground. This subject formed the main part of a discussion between Graham Bibby and Silverdale's chair.

A withdrawal of our designation application and the resubmission of a revised application either in partnership with Silverdale or with a bespoke boundary excluding the playground were possibilities but would have resulted in months of delay and the need to restart the grant process. Following consultation with John Knight [Neighbourhood Plan Consultant], it was decided to continue with the designation of the entire parish as the borough had stated that the issue would have no impact on the success of the designation application.

Should the governance review be successful, Silverdale will need to join Keele in steering any Neighbourhood Plan policies with regard to Ilkely Place and nearby residents included in the referendum. Clearly we will need to return to this issue once a formal application for governance review has been made.

Grant and Technical Assistance for Keele Neighbourhood Plan

The Neighbourhood Plan Group have been successful in a bid for technical assistance and a grant to support the next 6 months of the plan. The grant is for £7,049.00 which will be banked in the parish council's account Clare Withington has agreed to act as treasurer for the Neighbourhood Plan with remuneration at her usual rate. The award of technical assistance is unusual given the demographic profile of Keele and may reflect our unusual status which was highlighted in the application. In the first case it provide us with a housing needs survey and may extend to a heritage and character assessment amongst other possibilities. The finalisation of the technical assistance offer will depend on the success of our designation application.

Hedges

Several councillors and residents have noted overgrown hedges, particularly at the village end of Three Mile Lane and on Quarry Bank. Formal or informal approaches have been made to the owners of these hedges requesting that they cut them. It has been proposed that an article be included in the next Yew Tree making clear the importance of keeping footways clear and highlighting that, where a footway or highway is obstructed, a hedge may be cut at any time. We will discuss this issue in further detail in our October meeting.