

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Wednesday 9th December 2015 at 7.00pm at Keele Village Hall, Keele

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

In Attendance: Mrs Withington (Clerk)

5 member of public were present including 2 from Keele University

15/150 Public Open Forum

Cathy Partington and Jamys Peacock were present from Keele University to discuss their plans for the Hawthorns and provide clarification on any points raised. In particular they noted that they had in their opinion addressed the items raised by the Secretary of State following the appeal. There also stated that they were willing to compromise further.

15/151 Apologies

Apologies were received from Mr G Bibby.

15/152 Declarations of Disclosable Pecuniary Interests

None declared.

15/153 Minutes of the Parish Council meeting held on 18th November 2015

A brief update was provided in relation to various points on the minutes. Ms Newman reported that she had attended the opening for the pharmacy on Campus and that the new facilities were excellent. With regards to the parking issues in the village, Cllr Kearon is able to produce leaflets if required. Cllr Naylor suggested that people continue to report these to 101. A response from FARS has been obtained regarding the access – Clerk to circulate this to all.

Clerk

Clerk to follow up the Station Road hedge cutting by the University.

Clerk

A brief discussion was held about the outcome to move to the all-out elections at the Borough Council. Cllr Kearon to speak to Julia Cleary regarding the timing of this with the Parish Council elections. Concerns were raised about the implications of reduced member numbers on the projected growth for the University. It was agreed to discuss this further on the next agenda as promotion to get students onto the electoral roll in 2016 is key.

TK

Next agenda

RESOLVED that the minutes be approved as a true and accurate record.

15/154 Planning applications/permissions – to provide comments/request action:

- 1. Proposed student accommodation with carparking (Keele Campus) and proposed residential development of 85 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns). The Hawthorns And Keele Campus Three Mile Lane Keele Newcastle Under Lyme Staffordshire Ref. No: 15/01004/FUL**

Discussion took place with members of the public regarding their concerns about the application and the implication for the higher cost of student accommodation. A meeting had taken place with a working party of the Parish Council to look at the applications and formulate recommended comments. These points were considered and it was **RESOLVED** that the Clerk submits the comments objecting to plots 77 and 78 on the plans and the request for the conditions – as attached at Appendix A. It was also **RESOLVED** that the Clerk has delegated authority to submit further comments if there are any changes to the plans or there are any further comments from members of the public on the planning portal. Mr Borg agreed to discuss the strategy of affordable accommodation with the University.

Clerk

Clerk

The meeting was closed to allow members of the public to ask questions and reopened shortly after to consider the next item.

2. Demolition of unlisted buildings and structures (The Hawthorns) The Hawthorns And Keele Campus Three Mile Lane Keele Newcastle Under Lyme Staffordshire Ref. No: 15/01009/CON

RESOLVED to request that the contractor puts in place a communications plan to communicate their plans over the course of the demolition, in order to keep key stakeholders informed of the work e.g. the local school, Parish Council, students and residents nearby.

Clerk

Additionally there is concern about large HGV lorries using the roads during the peak school drop off and collection times. Therefore the Parish Council would like to request that lorries do not use these roads during the peak times for school opening and closing.

3. Pepper Street (Outline Planning Permission for up to 100 residential) – 13/00970/OUT current position

There was concern about the lack of protection fencing that was in place for a site which is contaminated and such a risk to public health, which resulted in ~~their~~ there being extenuating circumstances which have led to a development being approved in Green Belt in order to address the hazards. **RESOLVED** that the Clerk writes to Neale Clifton and the Health and Safety Executive to raise the concerns regarding the matter of public safety.

Clerk

4. Pepper Street Planning Enforcement action update

Clerk to chase up the latest position from Rob Thomas at the Borough Council. It was noted that action had been taken last week and the person in question was due to visit the Council offices.

Clerk

15/155

To consider and approve the draft budget for 2016/17 (Appendix A) a

This was discussed in detail. It was noted that there were no planned changes to the Section 136 funding or the Council Tax support grant, although this is subject to approval by the Borough Council. It may however not be the same in future years. The council tax base has been increased by one property. It was **RESOLVED** that the budget would be approved with a 2% increase in precept for the Band D properties. In year savings will be made where necessary. Clerk to clarify the expense for the Churchyard maintenance.

Clerk

Clerk

15/156

Reports

1. Chairman's report

This was covered earlier in the meeting.

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

Noted that Cllr Kearon has been dealing with issues relating to parked buses and full buses missing out stops. Cllr Kearon also reported that the golf course is the subject of discussion again with regards to land disposals.

Cllr Naylor reported that the new footpath fingerposts are yet to be installed, as unfortunately Mr Wells is no longer working for the Newcastle Countryside project. Cllr Naylor may need to install these through a contractor.

3. Staffordshire Parish Councils Association

Nothing to report.

4. Borough Standards Committee Cllr Naylor

Nothing to report.

5. Betley Keele and Madeley Locality Action Partnership

Nothing to report.

15/157

Amenities

1. Rural Runabout update

No update from the last meeting.

2. Village Hall Management Committee

No update from the last meeting.

3. Hawthorns application for listed building update on application

No further progress from the last meeting.

4. To consider projects through the Lengthsman Scheme (£649)

Projects were considered and it was agreed that a working party will address the cleaning of the noticeboards. Clerk to ask for the paths along Pepper Street to be sprayed and sided.

**VN/WN
Clerk**

15/158

Grants

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

- Keele First Responders

RESOLVED that the application be supported for £498. It was suggested that a representative attends a future meeting.

Clerk

15/159

Other matters for consideration:

1. Possible uses for the Hawthorns shop – Mr Snape

Noted that the University are open to discussions regarding the management and running of the shop. It was agreed that the whole building should be community asset rather than split. Negotiations will be held at the appropriate time.

2. Consideration of the terms of reference for the Parish boundary review

This was noted. It was discussed that the Parish Council can adjust the size of the membership if required for the Parish Council.

3. Further action regarding school bus concerns – Cllr Kearon

This was not discussed.

4. Progress with Highways Schemes e.g. residential parking zone and 30mph Station Road, parking on grass verges – Cllr Naylor and Cllr Kearon

An update on the costs to pursue a residential parking zone had been received from Highways and it was noted it would cost between £8 – 10k. At this stage it was felt to be unaffordable therefore it was agreed to leave this issue. Cllr Naylor agreed to speak to Cllr Huckfield regarding the 30mph change on Station Road.

WN

5. Haying Wood management plan – Cllr Naylor

This is still awaited, despite repeated requests for information. Cllr Naylor agreed to follow this up with Peter Stepien.

WN

6. Student volunteering scheme – Mr Gibbons and Cllr Kearon

It was agreed that this would be discussed in full on the next agenda to discuss which projects may be possible. Mr Gibbons will be obtaining the necessary policies which are required to be in place before any projects can commence. There was discussion about a litter pick in Keele Woods on 31st January. LAP can be asked to supply the materials required. Cllr Naylor also has some trees for planting in the Jubilee Orchard.

**Next
agenda
SG**

15/160

Correspondence

To review papers and correspondence received through the clerk and consider if any item requires further action on next agenda:

- A letter from Paul Farrelly MP regarding the request from the Parish Council

for the correct postal addresses to be used in planning applications requirement and ordnance survey reference was noted.

15/161 **Financial Statement and Clerks update**

1. To approve payments/orders, receipts and transfers

This was approved for payment as attached schedule.

2. Staffing matters

The Clerk notified the Parish Council of her intention to resign from the position in the new year. Clerk to discuss with the Chair as to the timing of this.

Next agenda

15/162 **Any Other Business for future agendas**

The Clerk was asked to raise concerns with Mr Butters regarding the management of the HGV traffic and parking of these vehicles during the current construction works.

Clerk

Approved Payments/orders Schedule - 9 December 2015

BACS & Cheque No.	Expenditure	Details	TOTAL
Bacs 42	SLCC	Shared costs for Membership clerk	23.38
Bacs 43	C Withington	Dec Salary	229.09
Bacs 43a	C Withington	Dec expenses (post and LR)	28.50
Bacs 44	HMRC	Tax and NI Dec	57.40
Bacs 45	Mr Czwartynski	Dec Litter	125.60
		Total	463.97

Transfer required of £460 from deposit to current account **(approved)**

Appendix A

**KEELE PARISH COUNCIL COMMENTS ON THE PROPOSED DEVELOPMENTS AT
THE HAWTHORNS AND BARNES, KEELE – Approved 09.12.15
15/01004/FUL**

THE PARISH COUNCIL'S COMMENTS

Keele Parish Council have never objected to the principle of redevelopment on the Hawthorns and consider the most recent application to be a significant improvement on the previously submitted application, as the Planning Inspector's comments on the importance of the Conservation Area and the mature trees have resulted in a more balanced design with 10 fewer new dwellings to be constructed. (Although we note the total number of dwellings has only reduced by 7, as there will be more conversions of existing properties.)

The proposals for Hawthorns House are welcome, and The Barn conversion is an imaginative addition to the whole site. The Parish Council are also pleased that the revised layout has taken considerably more notice of the mature trees on the site and has made efforts to retain them and incorporate them in the development.

Unfortunately, despite the improvement in the current application Keele Parish Council still have a major objection.

1. OBJECTION

The Parish Council objects to the proposed site and use of Plots 77 and 78 in the application.

a) Both plots are within the Keele Conservation Area, in a location which was a principal focus of the recent appeal proceedings, and represent a considerable intrusion into the Open Space specifically protected by the appeal decision of July 2015.

b) The applicant states that Plots 77 and 78:

"form an important role of guiding the views of people into the site whilst retaining an active frontage in Station Road (*sic*) while visually and physically aligning and tying in with the retained Villa to the South."

On the contrary, Keele Parish Council feel that by projecting far into the open green space these structures restrict openness and obscure views of Hawthorns House, and so deprive it of context. The houses do not follow the boundaries of either The Villa and its original garden or the Conference Centre main building, and as such run counter to the decision of the Secretary of State and the Inspector at the recent enquiry that the open space is vital to the coherence of the site (205-7)¹. The proposals to develop at this point represent unacceptable degradation of the setting of a heritage asset (206).

c) The Conservation Area in which these proposed new structures sit was designated by Newcastle Borough Council in 1989 as a result of careful and deliberate consideration, not by a random or arbitrary decision making process (206). It was specifically designed to incorporate the whole of the green space between the boundary of The Villa and the Conference Centre and the entrance road to the site. It is this green open space that, with its trees, preserves the eighteenth-century setting of Hawthorns House, as well as providing the only area of recreational activity within the village itself. The integrity of the entire area was fully recognised in the appeal decision of last July.

d) The only justification provided by the applicant for the intrusion of plots 77 and 78 is that by overlooking the green space the properties ensure 'good natural surveillance'. But that surveillance could be maintained to the same degree by residents of plots 68, 74, 79, 80, and 81, to which no objection is being made, should the two plots (77 and 78) be removed from the plan. Proposed plot 77 shares, in part, the footprint of the most south easterly of the properties in the previous application that fronted The Village, and consequently the Parish Council finds it unacceptable for the reasons the Inspector found against building at this point.

e) The artist's impression included in the application (Hawthorns House Historic Development Drawings) shows how close the 2 houses will be and that they will detract from the views of Hawthorns House.

f) A former planning application to develop in the garden of 28 The Village, which is almost directly

¹ Numbers refer to paragraphs in the Inspector's Report following the Public Inquiry

opposite the proposed plot 77, was also refused on appeal (APP/P3420/A/04/1158760) in March 2005. The Inspector's report stated: "I consider that the proposed development would be highly prominent in the street scene and would appear comparatively and overly tall in relation to adjacent buildings... It would reduce the open aspect of the site; harm the appearance of the street scene and undermine existing views across the Conservation Area. In my opinion, the proposed development would therefore fail to preserve or enhance the character or appearance of the Conservation Area."

g) Two Planning Inspectors have now determined that development in this area here would have an adverse effect on the Conservation Area, and we believe that these two dwellings should not be built. They are in direct contravention of the Planning Inspector's judgement (endorsed by the Secretary of State) and the arguments advanced by the applicant to justify this breach are unsustainable.

If these plots were to be withdrawn then Keele Parish Council would withdraw its objection.

2. CONDITIONS

Shop

The Planning Application for the Hawthorns site includes a proposal for a shop (building no. xx) located on Quarry Bank Road. The plans show a retail space with kitchen and WC on the ground floor and two one-bedroom dwellings on the first floor accessed from the rear of the building.

We know from the applicant that the existing retail outlet is subsidised, largely for the benefit of the resident students and commercial guests. Whilst a shop would be a welcome village facility, we have strong doubts that it could be commercially viable and the applicant has admitted as much to us.

We therefore request as a condition of granting this application that if no commercial partner can be found for the shop, the building be designated for community use.

Conditions Agreed at the Public Inquiry

Keele Parish Council would like to see all the conditions listed in Annex 3 and Annex 4 of the Inspector's report being included in any planning permission granted.

The Parish Council would also like any planning permission to ensure that permitted development rights for change of category from C3 to C4 are withdrawn, as the aim of the development is to provide family houses.

The S106 Education contribution agreed at the Public Inquiry should also be a requirement of any planning permission.

Trees

Should planning permission be granted we would like conditions to ensure that the specified tree protection measures are adhered to. The mature trees were an important part of the Inspector's decision and they must remain an important factor throughout the demolition and construction work on the site.

Boundary Treatments

The Parish Council request a condition stipulating the use of hedges for boundaries, as this would help to retain the parkland feel of the site and improve the look of the new development. It would also help provide habitats for birds and animals, as well as taking water from the soil in an area that can be prone to saturation.

3. THE BARNES DEVELOPMENT

Keele Parish Council recognises the university's legitimate desire to create student residences appropriate for the 21st century and therefore welcome the development on the Barnes Hall site. We recognise that this has to be paid for and accept that realising the assets on the Hawthorns site is a necessary part of the whole project.

4. ADDITIONAL CONCERNS OF KEELE RESIDENTS

In addition to the points above the following concerns have been raised by local residents. Although these are not necessarily planning matters, they are included here for completeness.

1. Traffic problems at the Highway Lane junction
2. Inadequate drop-off provision for the school
3. Density of the development (i.e. too many houses)
4. A fear that the pub would no longer be financially viable and therefore would close

5. Provision for bat colonies
6. Absence of any major contribution to social facilities i.e. no planning gain for the village.
7. Contamination of the 'Bowl' (proposed children's playing area)
8. Mitigation for the bats

Keele Parish Council reserve the right to submit further comments

DRAFT

KEELE PARISH COUNCIL: Approved Budget 16/17

<u>EXPENDITURE</u>	Budget 15/16	Expected Spend 15/16	Draft 16/17	Notes
Clerk's Payment (and office expenses)	3,812	3,715	3800	Living wage = £8.25
Litter payment	1,507	1,633	1716	
Grounds Maintenance	270	260	270	
General/Admin Expenses				
Cllr Expenses/Room hire/Subs/Printing	540	540	540	
Miscellaneous	50	131	50	
Audit	150	150	150	
Insurance	610	619	610	
Remb. Sunday wreaths	20	17	20	
Subscriptions		-		
SPCA	272	267	272	
SLCC	40	23	40	
CPRE	15	15	15	
Community Council	23	25	27	
Village Lengthsman Scheme (£1409 grant)	0	1,409	0	
Church Yard contribution	950	950	950	
Village Hall Contribution (Mainten)	500	500	500	
Misc Contg	100	100	100	
Parish Plan/Neighbourhood Plan?	0	-		
Yew Tree Annual Maintenance	400	400	400	
Seats, shelters and Notice Boards	100	100	400	
Special Projects (Consultancy for planning)	500	-	500	
War Memorial	400	987	100	
Other (S136)		894		
CPI Footpath grant		-	0	
Expenses		-		
Chairman	197	200	206	
Rural Runabout		-	0	
S137 (Church clock and Jubilee Orchard)	203	209	215	
VAT (recoverable)		371	0	
	10,659	13,515	10,881	

<u>INCOME (- Credit)</u>	15/16 - Council tax bill increase 2%	16/17 - 2% increase Precept approved		
Precept	7,724	7,902	16/17 Council tax base = 332	£23.80
Sect 136 funding NBC	2,000	2,000	15/16 Council tax base = 331	£23.34
Council tax grant support	214	214		
Keele University Litter Contribution	450	450		
Village Lengthsman Scheme (£1409)				
Bank Account Interest	15	15		
VAT Refund		371		
	10,403	10,952		
TOTAL OVERSPEND/UNDERSPEND	- 256	- 72		
Reserves (est carried forward to 16/17)	3625.18			