

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Wednesday 11th June 2014 at 7.00pm at Keele Village Hall, Keele

Attendees: Parish Cllrs: Ms Newman (Chair), Cllr W Naylor (Vice Chair), Dr Harrison, Mr Bibby, Mr Downing, Dr R Studd, Mrs A Studd and Mrs Hughes. Mr Hindmarch attended at 9pm
Mrs Withington (Clerk)

Guests: No members of the public present

Ref		Action
14/026	Public Open Forum No items discussed.	
14/027	Apologies received through Clerk Apologies received from Mrs Abercrombie, Cllr Huckfield and Mrs Corfield. Mr Hindmarch had sent his apologies that he may be late.	
14/028	Declarations of Disclosable Pecuniary Interests None	
14/029	Minutes of the Statutory Annual Parish Council meeting held on 14 May 2014	
	1. To approve Cllr Naylor corrected the spelling of Mr Tradeswell in the minutes, these were amended. The minutes were signed by the Chair as a true and accurate record of the meeting.	
	2. Matters arising not on the agenda	
	Dr Studd to look into the Terms of Reference for the litter contribution from the University and bring to next meeting.	RS
	Cllr Naylor discussed the change from County to Borough with regards to the Lymes Road Gating order process, in meantime it was agreed to continue to press the County. Clerk to circulate the previous Hollywood application. Evidence to be gathered in terms of reporting incidents to the police and Streetscene.	Clerk
	Dr Studd, Cllr Naylor and Ms Newman to meet to discuss the historic buildings in the Parish.	RS, WN, VN
	Mrs Abercrombie will be attending a future meeting of the Village Hall Management Committee.	AA
	Noted that a meeting was to take place regarding the stone wall bid on 26 th June at 7pm (Sustainability Hub).	
	Due to disability and access reasons, it was agreed to revert back to paper for planning applications.	Clerk
	Cllr Naylor to circulate a form of words regarding the Sex Establishments consultation for all to agree.	WN
	Ms Newman suggested that portable speeding signs are considered along Station Road. To be discussed later on agenda.	
	Mr Downing to raise the issue of trees by the school (poor quality work and hedge pruning) with the school at the next Governors meeting.	JD
	The Yew Tree irrigation is due to be switched on, on Friday 13 th June 2014.	

Ref	Action
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Nothing to report although Cllr Kearon reported that the way funding is distributed is likely to change.

6. Betley, Keele and Madeley Locality Action Partnership Mrs Abercrombie

In the absence of Mrs Abercrombie, an update was given by the Clerk, who had received the information earlier. There was nothing to report as the meeting is bi-monthly. The next meeting is 14th July 2014 at 2pm. The Health & Well-being Roadshow takes place on the Thursday 24th July between 10 am & 2pm at the Madeley Centre, posters will be available nearer the date.

7. The Parish Plan working group - Mr Hindmarch and Ms Newman

In view of other issues, it was **RESOLVED** to put this group on the backburner until more time was available. Ms Newman to issue letters to the group members. Cllr Kearon reported that there are funding streams available if there is support there from the community. Agreed to put funding on the next agenda, in meantime all to send a wish list of projects to the clerk.

**VN
Next
agenda/
ALL**

8. Parish Council Website and Newsletter - Ms Newman

A draft had been circulated earlier. Agreed that this would be produced for distribution over the weekend. Resolved that Mr Bibby would be the webmaster from now on.

ALL

14/031 **Amenities**

1. Rural Runabout update - Mrs Studd

Guidelines for users and drivers have been revised. The Rural Runabout is now VAT Registered. The difference this makes to users is that the invoices have been updated and will be sent electronically wherever possible. For the moment booking by telephone will continue.

2. Village Hall Management Committee Mrs Hughes

Mrs Hughes stated that there are plans to hold a coffee morning 10.30am to 12pm next Tuesday (17th June), although not yet confirmed. Ms Newman to ask Mrs Hindmarch.

VN

3. Heritage Lottery Bid – Stone Walls Mrs Abercrombie

As previously reported a meeting of the sub group will be held on 26th June at 7pm at the Sustainability Hub.

4. War memorial Repair and ownership

The Clerk confirmed that the Borough Council did not own or maintain the war memorial in the village. They did on occasions tidy them up, but that was all. In the main as the War Memorials are funded by public subscription, it is expected that the Parish Council (if there is one) takes on the maintenance, repair and protection of the war memorial within the parish, whether it is vested in the council or not. War Memorials (Local Authorities' Powers) Act 1923, ss.1 and 3 allows for this.

Clerk to request Ian Jefferies to provide a quote for the cost of the repair, and to also seek an alternative.

Clerk

5. Lengthsman scheme – consideration of works (budget £1409)

Clerk to confirm if the insurance will cover volunteers working on behalf of the Parish Council. If so, the Cllr Naylon will lead a small group to tackle minor issues around the Parish.

Clerk

In the meantime a licensed weed sprayer to be asked to quote to spray

Ref	Action
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weeds on the retaining wall by the Churchyard. Clerk to place the order with the cheapest. Cllr Naylor to meet the contractors on site when the work is to be carried out. A letter to be written to the Church warden to ask for the wall to be maintained following the quotes. **Clerk**

14/032 **Grants**

1. **To consider applications for Community Chest (current balance is £1040) – no applications received.**
2. **To review the Grants Programme (balance is £500 for 14-15) and consider applications Keele Women’s Institute and Keele Garden Guild**

RESOLVED that to continue with the grants programme. **RESOLVED** that in light of other community groups and the limited budget, both the Garden Guild and Keele Women’s Institute will be awarded £100 towards their room hire costs at the Village Hall.

14/033

Planning applications – to provide comments on the following:

1. [13/00970/OUT](#) Residential development on land north of Pepper Street, Keele

Changes were agreed at the meeting to the document circulated by Dr Harrison – see Appendix 1. It was **RESOLVED** that this would be issued to Mr Benson. Also **RESOLVED** to adopt the summary of the technical documents to be produced by Mr Besly on behalf of the Parish Council. Ms Newman to speak to Mr Besly and to circulate to all.

2. Erection of new smoking shelter Library Keele University Keele Newcastle Under Lyme Staffordshire [14/00345/FUL](#)

RESOLVED that the following comments issued previously be ratified.
“KPC considers that the location of the proposed smoking shelter in front of the Library would detract from the general view of Library and the recently improved central area. It also affects the setting of the Chapel (a listed building). KPC also notes that there is an application for a raised flower bed in this area, and are concerned that this attractive open space at the heart of the campus is in danger of becoming cluttered. Whilst we appreciate the facility is needed for the benefit of the University Community we would request that an alternative and less visible location be considered.”

3. Proposed fascia signs Barnes Bar Keele University Three Mile Lane Keele Newcastle Under Lyme Staffordshire ST5 5BG [14/00381/ADV](#)
RESOLVED no objections raised.

4. First floor extension 28 Station Road Keele Newcastle Under Lyme Staffordshire ST5 5AH
[14/00335/FUL](#)

There was discussion over whether or not the boundary had been moved. Clerk to obtain land registry title plan and circulate. If there was an issue, to be brought to the attention of the Planning Officer. If not then there were no further concerns.

5. [To dismantle the crown and leave a 3m standing stem on Sycamore marked T4 and cut back overhanging vegetation from neighbouring Beech hedgeline to reinstate perimeter stock fenceline.](#) 51 Berachah House Quarry Bank Road Keele Newcastle Under Lyme Newcastle-

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Under-Lyme Staffordshire ST5 5AG Ref: 14/00323/TCA

RESOLVED no objections raised.

14/034

Other matters for consideration:

1. Divisional Highways Programme – priority requests to the County Councillor

A list was circulated based on what had previously been included. The priority projects were agreed as follows:

- 1 - Station Drive – Trough Bank (8875) – footpath improvements
 - 2 – The Cemetery (16661) – Dropped kerbs unless tactile pavement now complete
 - 3- Station Road (16530) - 30 mph extension
 - 4 – Various Pepper Street/Village (8885, 12889) – speeding
 - 5- Pepper Street – (15975) – Horse signs
 - 6- Knights Croft (16511) – Dropped crossing o/s no 18
- List to be issued to Cllr Huckfield by the Clerk.

Clerk

2. Siding of paths/Requests to the Neighbourhood Team – Cllr Naylor
Grids blocked in Quarry Bank. Clerk to send the list to all for their suggestions.

Clerk

3. Request for action to tackle speeding in the village post 5pm
Cllr Naylor to ask Matthew Ellis on 30th June about the temporary speeding signs, if not agreed to approach Cllr Kearon for funding.

WN

4. Newcastle Under Lyme Borough Council Election review – Dr Studd
Dr Studd to produce a review and issue to all for comments.

RS

5. To provide comments for Staffordshire County Council Minerals Plan consultation (Deadline 4th July 2014)
Noted, but no further action required.

6. To consider action with regards to a dangerous wall Highway Lane
Letter to be written to landowner requesting action.

Clerk

7. To consider setting up an informal network of 'Village Works' volunteers – Cllr Naylor
To be on the next agenda, Garden Guild to be approached by Cllr Naylor.

**Next agenda
WN**

14/035

Clerk's Reports

Correspondence

Letter from John Rowe at Staffordshire County Council regarding responsibly of the underground Fire at Pepper Street was noted.

Financial Statement

To approve payments/orders, receipts and transfers, and budget position statement

Budget position statement was noted. Payment schedule was approved at Appendix 2.

14/036

Any Other Business for future agendas

- Hawthorns Planning Application and appeal process
- Listed buildings and Locally Listed buildings
- Funding
- Informal network of Volunteers

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14/037	<ul style="list-style-type: none"> • Pepper Street – Illegal occupied Caravan • Hollywood - Fencing <p>Consideration of the vacancy of the Parish Clerk and appointment of replacement</p> <p>Noted that no further applications had been received. Clerk to contact previous applicant to arrange an interview with Ms Newman, Mrs Studd and Mr Bibby.</p>	Clerk
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Meeting closed at 9.15pm

Dates and venues of future meetings (2nd Weds of every month):

- 9th July – Keele Village Hall
- 13th August – Keele Village Hall
- 10th September – Keele Village Hall
- 8th October – Keele Village Hall
- 12th November – Keele Village Hall
- 10th December – Keele Village Hall

Clerk to book the Library or Sustainability Hub if possible for November and March 15. **Clerk**

Appendix 1 - 13/00970/OUT Residential development ... on land north of Pepper Street, Keele

Keele Parish Council makes further comment in response to new information from the applicants posted on 28 May 2014.

1. Submissions by the applicants

There have been 52 submissions by the applicants, 19 published at the end of December 2013 and a further 11 posted in January and February 2014. We now have a further 15 documents posted on 28 May. It includes a report on the Garage site originally completed on 12 December 2013. We wonder why only now has this been made public?

2. The applicant's submissions of 28 May

(a) Most of these are in response to the report of Head of Planning and Regeneration and consist mainly of a Desk Top Study re-drafting of historical maps. (There is no direct commentary on these plans.)

In the revised (3rd version) of the ground investigation report, there is no indication that recommendations to do further ground-work investigations have been carried out. Nor have the applicants addressed the issue of the foul ground on the former marl hole site, proposed as public recreational space and no indication that they intend to carry out a proper ground investigation.

The applicants remain silent on the size of the bond to cover liability, in the event of work on re-mediating the tip being permitted, nor do they address who would pick up the bill in the event of subsequent gas migration into the proposed development which our geological expert believes to be a strong possibility.

(b) There are extensive portfolios of aerial and ground photographs. Again there is no commentary as to their significance or what weight the LPA should give to them.

Aerial photograph E of the former landfill site shows that over half the area has stressed vegetation and bare soil, confirming our expert's view that the site is polluted.

The photographs show that the existing buildings only occupy a small part of the existing site. On a Green Belt site only the floor area of existing buildings can be replaced.

The photographs (taken in May) of the tip site show no signs of burning, confirming

the view that the tip-site fire is dying out.

3. **Keele Parish Council's Objections**

The "very special circumstances" cited in the original application (Section 7 para 8) justifying breach of the Green Belt were: remediation of the burning tip; housing supply; and provision of community open space. We maintain

that the safest and best policy is to let the tip burn out (and both Betts and WYG most recent reports support this conclusion as a viable option)

that recent ministerial statements clearly makes failure to meet housing supply demands as no justification for building in the Green Belt and that the Borough's own report makes clear it has already met its rural housing target

that the proposed community open space, given the foul state of the ground and the absence of a financial "bond", could not be accepted by any public or charitable organisation.

We urge the Planning Authority to reject this application because it fails under the three special circumstances claimed by the applicants to justify their development in the Green Belt.