

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Wednesday 16th August 2017 at 7.00pm at Keele Village Hall, Keele

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

There were no members of public present.

17/49 **Public Open Forum – There were no members of public present.**

17/50 **Apologies – Mr J. Downing, Cllr D.Mazzochi-Jones**

17/51 **Declarations of Disclosable Pecuniary Interests
None declared.**

17/52 **Minutes of the Parish Council meeting held on 19th July 2017**

To approve:

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

Matters arising not on the agenda:

Not known if Mr Downing has spoken to the head re parking, so this remains.
Cllr Naylor has no further information re the vehicles impounded for dumping waste.

No comments were submitted on 17/00298/FUL.

Yew Tree has been produced and mainly distributed - temporary changes to campus roads omitted as the information was continually changing. The matter was raised with the PPG and included on the website.

It is believed that the work on spraying has been completed by Mr. Hough as requested by the Clerk.

The local list is updated every 2 years so the GR post box on campus cannot be added yet.

At this point Dr. Harrison raised the issue of the hedge on the corner of Quarry Bank and Pepper Street. It is now so overgrown it is difficult for vehicles to pass and it needs to be cut for safety reasons. Cllr. Naylor will talk to the landowner and the clerk will write on behalf of the Parish Council to The Lodge Quarry Bank Keele ST5 5AG.

**WN
Clerk**

17/53 **Consideration of issues relating to the Hawthorns development and Construction Management Plan, and proposed date for next public meeting**

This was deferred to the Chair's report as it is included there.

17/54 **Planning applications – to provide comments on the following:**

1. Pepper Street (Outline Planning Permission for up to 100 residential) – 13/00970/OUT current position, security of the site, illegal waste tipping, enforcement action and meeting with agencies

It has now been 6 months since the appeal against refusal of planning permission was denied, so on 14th August the site should have been vacated. Clerk is to contact Planning to find out what the next steps are and when action will be taken. In the meantime, Cllr. Kearon will have a word with the planning department.

TK Clerk

It was reported that all the structures owned by Keele Homes have been taken down, only the garage they don't own remains. Mrs Hughes has heard that an application is expected late summer/ early autumn and the following questions were raised:

- Will the District Valuer need to re-assess as the costs will have changed?
- Will extinguishing the fire still be a pre-requisite
- What remediation of the polluted site will be required?

- Who will be responsible if remediation or extinguishment causes pollution of water/land

Cllrs. Kearon & Naylor were both unaware of any imminent application, and will check with the planning officers. WN
TK

Clerk to write formally to find out the status of the application and consultation prior to any remediation. Also the demolition contractors have left the site and the promised fencing has not been erected. Has there been any check that bat boxes have been placed in the woods? Clerk

2. To agree a formal response to the Joint Local Plan consultation (Deadline is 22nd August) available at www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan

This was deferred to the Chair's report as it is included there.

3. **Variation of conditions 4 and 7 of planning permission 17/00091/FUL for erection of a new Central Science Laboratory Building facility for the Faculty of Natural Sciences** Lennard-Jones Building Keele University Three Mile Lane Keele Newcastle Under Lyme Staffordshire Ref. No: 17/00647/FUL

Mr Bibby reported that this application had been withdrawn by the University following inaccuracies but will be resubmitted in due course

4. **Variation of conditions 4, 20 and 22. of planning permission 15/01004/FUL for proposed student accommodation with carparking (Barnes, Keele Campus) and proposed residential development of 83 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns, Keele Village).** The Hawthorns Keele Village And Barnes, Keele Campus Keele Newcastle Under Lyme Staffordshire Ref. No: 17/00646/FUL

These variations are to allow for development in stages as outlined at the last meeting by Keele Seddon. Mr Bibby recommended that each councillor review the application and submit comments. John Knight is also reviewing the document and will provide an opinion

5. **Prior notification of a single storey rear extension measuring 3.32m in depth, 3.2m maximum height and 2.5m to the eaves.** 14 Station Road Keele Newcastle Under Lyme Staffordshire ST5 5AH Ref. No: 17/00593/LEXNOT

Period for comments had expired.

6. **Demolition of existing dilapidated outbuilding forming garage and store room, and erection of replacement outbuilding forming hobby room, tool store and carport.** 32 The Village Keele Newcastle Staffordshire ST5 5AR Ref. No: 17/00585/FUL

There was some concern about the proposed colour, but no comments to be submitted.

7. **Two storey rear extension and alterations to garden walls** 1 Station Drive Keele Newcastle Staffordshire ST5 5AJ Ref. No: 17/00567/FUL

No comments.

17/56 **Sub-contractors: public liability Insurance requirements**

As Mr Downing was not present this will be deferred to the next meeting.

17/57 **Reports**

1. Chairman's report including Neighbourhood Plan update

This was noted as per Appendix A. HS2 - Mr Bibby, Mr Borg, Cllr Naylon all attended the HS2 information event at Whitmore and had brought maps etc. to the meeting. There is another event at Madeley on 23rd August and it was suggested others might like to attend this. At the moment there appears to be little impact on Keele, and although Stone are keen to get the "railhead" moved this is considered to be unlikely. Construction traffic route will be a major issue as none of the routes are really suitable for large vehicles.

Cllr. Kearon pointed out an indirect impact may be that Baldwins Gate would be less attractive to developers and raise interest in Keele and Pepper Street. Neighbourhood Plan - The Housing Needs Assessment has now been completed and circulated. This is based on the Strategic Housing Market Assessment (SHMA) which has informed the Joint Local Plan (JLP).

Mr Bibby will work with Mr Knight (Neighbourhood Plan consultant) to develop policies and it is hoped to have a draft of the plan by April 2018.

Neighbourhood Plan Forum - Cllr. Naylon pointed out that Culture and Sport are not mentioned at all in the JLP and she has already pointed this out. She will input her own comments but also send an email to Mr Bibby so he can include this in the Parish Council response.

Planning development session with Keele University - Mr Bibby outlined some of the "blue sky" thinking taking place at the University involving a transport hub, further development on Phase 3 and longer term developing beyond the current campus boundary. The session on September 11th at 15.00 to 17.00 in the Management Centre will outline this.

Hawthorns Development - Mr Bibby & Ms Newman are meeting with Keele Estates on Monday 21st August and will go through the proposals for Hawthorns and the construction management plan. Following the last meeting the University are very aware of the need to consult and keep the community informed and involved. It was recognised there may need to be a public meeting before the next Parish Council meeting depending on timescales, especially with regard to tree felling.

2. County & Borough Councillors Cllr D Jones, Cllr Naylon, Cllr Kearon

Cllr Naylon circulated a report prior to the meeting which was noted and reported on progress with stiles on ROWs.

Cllr Kearon raised 3 main issues:

- Due to "activity" on the golf course it is now being included in Operation Vanish (surveillance of trouble spots for anti social behaviour). There is discussion of it becoming a Public Space Protection Area which would give the police more rights to deal with problems.
- Cllr Kearon is concerned about the merging of the Police and Fire and Rescue services as we would lose significant community policing to fire stations that are remote from us, as we would either be with town or part of the rural area where PCSOs would be based at Loggerheads. He is providing a transcript of his comments for submission by the PC

TK to document concerns to GB & GB to submit comments from the PC.

- 5 Boggs Cottages an appeal has been lodged against the decision to refuse permission for the mobile home to remain as a permanent dwelling.

WN, GB

TK
GB

3. Staffordshire Parish Councils Association – Mr Bibby
Nothing to report.

4. Borough Standards Committee –Cllr Naylor
Nothing to report.

5. Betley Keele and Madeley Locality Action Partnership –Mr Downing
Nothing to report.

6. Rural Runabout update - Ms Newman
Due to reduced usage of the runabout the fixed costs are becoming more onerous and there is a need to increase utilisation, but it is not clear where the demand might come from. It is recognised that Keele is too small a community to have much requirement for the service. The current chair has indicated that he will resign at the end of the year.

7. Village Hall Management Committee - Mrs Hughes
No meeting held.

17/58 **Amenities**
Nothing to discuss.

17/59 **Other matters for consideration:**

1) Lymes Road Gating (meeting on 31st August) – Cllr W Naylor
A meeting is going ahead on 31st August and all parties have been informed.

2) To respond to the Proposed Changes to Dog Controls - Newcastle-under-Lyme -see www.newcastle-staffs.gov.uk/dogcontrols
(deadline 3rd September)

These were outlined by Ms Newman and no one had any objections to the additional controls proposed. Cllr. Naylor suggested that more dogs may be walked in Keele woods if there is a limit on numbers that can be walked by a single person in other public spaces.

Clerk to include removal of dog waste bin from the corner of Quarry Bank and Pepper Street on the next agenda. **Clerk**

3) RPZ parking scheme in the Village – update from County Councillor Jones

Deferred to next meeting as Cllr Jones not in attendance.

4) New Keele Residents Association- Mr J Borg

Deferred to next meeting and chair to be invited.

5) To respond to the Staffs County Council Subsidised Bus Consultation deadline 17th September – available here www.staffordshire.gov.uk/busreview

Everyone to email Mr Bibby with their comments and any opposition or support **All** for the proposals.

6) Solutions to hedge cutting debris – Cllr W Naylor

Cllr. Naylor proposed that we could pay Steve Hough to clear, but it was agreed that the first line of action is to remind the landowner that they are responsible for clearing debris as well as cutting hedges.

7) Information Pack- new householders in the Parish - Dr C Harrison

Dr. Harrison outlined his proposal and all were in agreement that it was a good idea. There was discussion as to whether the same letter could be used for campus and non-campus residents. There was a consensus that all new residents should receive the same letter. TK, SG, TS looking at what campus facilities might usefully be included and communicating to the PC. A final draft **TK SG TS** can then be composed.

17/60 Clerk's Reports and Correspondence

1) To review papers and correspondence received through the clerk and consider if any item requires further action on next agenda
Invoice from Urban Vision for Keele's share of the Joint Local Plan seminar.
This was agreed.

17/61 Financial matters:

1) To approve payments/orders, receipts and transfers - Appendix A
RESOLVED to pay the accounts as attached in Appendix A.
2) To start to consider priorities for the draft budget for 2018/19
It was noted that priorities for the budget need to be considered.
3) To note the increment to the Clerk's salary following the qualification in accordance with the Contract of Employment
The increment to the clerk's salary was noted and approved.

17/62 Any Other Business for future agendas

- 1. Parking on the grass verge on Cemetery Road
- 2. Proposal for a new water pipe line from Lennard Jones to the energy supply at the Students' Union
- 3. Keele Master Accommodation Strategy - constant traffic re-routing and changes to plan

The meeting closed at 20.55.

Dates of next meetings (Keele Village Hall at 7pm):

- 20 September 2017*
- 18 October 2017*
- 15 November 2017*
- 20 December 2017*

Approved Payment Schedule – August 2017

Ref	Payee	Description	£
bacs 40	Urban Vision CIC	Contribution towards JLP NP meeting	132.30
bacs 41	C Withington	August Salary	254.33
bacs 42	C Withington	Aug Expenses inc mileage	15.00
bacs 43	HMRC	Tax and NI Aug	63.60
bacs 44	Mr Czwartynski	July and August Litter collection	270.40

[Appendix A Chairs report- August 2017](#)

HS2

I attended the consultation session today at Whitmore Village Hall. The implications for Keele Parish are limited to any ongoing changes in the flow of non-construction traffic. There is no plan to move the railhead to Whitmore from Stone. Were this to happen it would have minimal implications for the Parish. Three Mile lane is not a transport route and neither is the A525 as it passes the village. The implications for Whitmore are significant, it remains possible the entire route might be tunnelled from Madeley, representations are being made and similar decisions were made in the Chilterns. Traffic will not pass through Madeley village but will terminate at the yard which will be developed at the bottom of Bar Hill.

Neighbourhood Plan

Housing Needs:

This has now been finalised and circulated to you. I will produce a synopsis in due course. The bottom lines are:

1. A figure derived from the Adopted 2009 Joint Core Spatial Strategy (JCSS) for Newcastle-under-Lyme and Stoke-on-Trent. This provides a forecast of zero dwellings given that the JCSS states that no further development is planned in the villages within the HMA, of which Keele is one;
2. A 'proportionate share' derivation from the 2017 Strategic Housing Market Assessment Update (SHMAU), Objectively Assessed Need (OAN) produces a figure of 63 dwellings to be delivered over the Plan Period, or 3 (rounded) dwellings per year;
3. DCLG Household Projection of 67 dwellings, or 3 dwellings (rounded) to be delivered over the Plan Period;
4. A projection forward of net dwelling completion rates 2001-2011, (which gives a projection of 88 dwellings, or 4 dwellings per annum; and
5. A projection forward of net dwelling completion rates 2011-2015 (which gives a projection of 44 dwellings to 2026, or 2.2 dwellings per annum).

NP Forum

Phil Butters, Bernard Besly, Val Newman and I attended a session run by Urban Vison on the JLP. Urban Vison are a planning consultancy who work with Neighbourhood Plans and are employed by several of our neighbouring plan areas. They took a critical view of the documentation and were surprised that no account seemed to have been taken of HS2. It was agreed that none of the presented options were acceptable as stands (see our JLP comments) and that the first 4 options had been set up as straw men. Options 5 and 6 are insufficiently detailed but all areas accepted that limited development in Greenbelt and Rural areas might be acceptable but that its acceptability was context sensitive. It was concluded that Neighbourhood Plan areas should work with the Borough to help flesh out acceptable options before the next phase of consultation. It was agreed to set up a NP forum and another meeting has been scheduled in Loggerheads on 5th September. An attempt to put together a joint statement of intent with regard to the JLP is pending.

Planning development session with Keele University:

John Knight and I met with Phil Butters and Phil Gratton for an informal discussion with regard to the Universities long term plans. A session will be run on Monday 11th September from 3 pm to 5 pm at the Hawthorns Management Centre. The session will be run by the university's architects and is open to all Neighbourhood Plan members

Hawthorns development

The principle that the community should be consulted at each stage of the development and with regard to any changes has been agreed by the University and the developers. The very poor quality of the presentation at our last meeting has been fed back to those involved and a comprehensive list of questions has been submitted to Keele Seddon's Amanda Oakden. Val and I will be meeting with Amanda next Monday. Seddon's are not attending tonight but we have agreed that a public meeting will be held once we have had a chance to discuss the critical aspects of the Construction Methods Statement and other working practices. Significant frustration was felt and communicated by the University with regard to the previous showing and the matter has been raised with Seddons at the highest level.

JLP consultation

The circulated draft was completed by Val Newman, Bernard Besly, John Knight and I before circulation to the wider Parish Council. We took a decision to be as supportive as possible whilst correcting errors

- 25 - 2017

Signed byDated.....

in the documentation or arguments. Errors were reported to the Borough and corrections promptly made. After an initial reluctance to extend the deadline for the consultation, the officer concerned reconsidered and the deadline was extended by a week for all consultees. All corrections following this were gracefully received and Newcastle Planning Department have suggested that we might usefully be involved in the drafting stage of documentation for the next consultation.