

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Wednesday 21st October 2015 at 7.00pm at Keele Village Hall, Keele

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

In Attendance: Mrs Withington (Clerk)

7 members of public and 4 members from Keele University

15/121 Discussion with Vice Chancellor Professor Trevor McMillan, Keele University regarding his plans and vision for Keele University and in relation to the Hawthorns development and KPC's vision in relation to the Hawthorns development

Professor McMillan provided a presentation on the vision for Keele in the Strategic Plan 2015 – 2020. It was noted that the University was intending to expand to 13000 students with a further 3000 studying in Kuala Lumpur. A number of points were put to the Vice Chancellor from the members of public and Parish Council. These points included the reduction in accommodation even though there are plans in increase the number attending. Mr McMillan stated that there is additional private rented accommodation outside of the University. It was also stated that the Hawthorns scheme should be an exemplar scheme which demonstrates the University's sustainability principles. Other points included the opportunity to provide buildings with greater thermal efficiency and different types of energy solutions. It was also noted that there was an absence of community gain on the current plans, which was a disappointment for the village. It was also noted that the housing development would not be of the same high quality as the university buildings, which was considered to be an opportunity lost. Mr McMillan was thanked for his presentation and left the meeting, along with the colleagues from the University.

15/122 Public Open Forum

Craig Heath from Keele Students Union stated that KUSU had been informed that the post office was due to close on 4th December and reopen at McColls on 5th December. Mr Bibby queried if the access was to be improved, as it was understood that permission had not been sought from the University.

A lady attended from Pump Bank to speak about issues relating to the traffic situation for people exiting from Highways Lane. In particular she raised concerns about the impact of the new build on the ability to safely exit onto Station Road/The Village, especially as the entrance was virtually opposite. It was noted that a speed reduction had been requested along Station Road, and that Cllr Huckfield had provided an update to say it was with the officers at Highways who were awaiting further information. It was suggested that an updated Traffic Impact Analysis is requested based on the new road layout.

15/123 Apologies

Apologies were received from Mr J Borg.

15/124 Declarations of Disclosable Pecuniary Interests

None declared.

15/125 Minutes of the Parish Council meeting held on 16th September 2015

1. To approve

The minutes were amended to correct Dr Studd from Mr Studd and excepted to expected on page 1 (ref 15/111). The minutes of the last meeting were signed as a true and accurate record of the meeting, subject to the amendment.

Clerk

2. Matters arising not on the agenda

It was agreed to include Haying Wood on the next agenda.

Next agenda

15/126 **Planning applications/permissions – to provide comments/request action:**

1. Hawthorns Development Consultation –to provide formal feedback if required

RESOLVED that Mr Hindmarch and Mr Brenner be allowed to speak on the Hawthorns development during open committee. Points included that the development was an incursion into the Conservation Area and open space, and they suggested that the 2 properties are excluded. They also suggested that the flats above the shops would require lifts if these were to be community space as suggested by the University, therefore this is not a feasible option. It was noted that has the Management Centre was considered a high quality building which was scheduled for demolition and that this goes against sustainability principles to reuse buildings where possible. It was therefore suggested that consideration is given by the University to the use of the Management Centre as a building for the community. It was also noted that the building houses a nationally significant bat roost of up to 137 bats. It was also noted that the residential units are equivalent of Code 3 and should be aiming for a minimum of Code 4 or even 5. The session was closed at this point to allow the Parish Council to make its deliberations.

A short discussion took place and it was **RESOLVED** to submit the following comments and to invite them to attend a public meeting over the next week or so:

1) *The 2 detached family homes located at no.s 77 and 78 are within the Conservation Area on what is currently undeveloped green open space, and we would like to understand why it is planned to pull the building line into the open green space, especially considering the findings of the Planning Inspectorate in relation to the previous scheme infringement on the open space within the Conservation Area. Please also note that residents have raised objections with the Parish Council about the inclusion of development in this area. The Parish Council would like to suggest the removal of this development at this location.*

2) *We welcome the University's commitment to the sustainability agenda and in particular its aim to become a beacon for environmental sustainability. Therefore in keeping with the principles of sustainability and the National Planning Policy Framework the Parish Council believes it is best practice to retain and re-use existing buildings as opposed to demolition, which should only be a last resort option. With this in mind, and in light of point 1, the Parish Council would like to suggest that the University considers retaining the Management Centre (potentially as a community hub and shop) as it is considered to be a high quality building.*

3) *Comments have been received from several residents who are concerned about the entrance of the site on to The Village, and the Parish Council would like to see a renewed Traffic Impact Analysis carried out as part of the application, as the previous analysis was carried out prior to the road layout changes in the Village near the Yew Tree. In particular the Parish Council is interested to understand how road safety can be improved and managed, if there is such a large increase of cars leaving from one exit onto the Village at peak times, virtually opposite Highway Lane. Highway Lane already suffers from poor visibility at the junction due to the heavily parked vehicles on the Village – so there is concern that this may increase the danger for those pulling out of that junction.*

4) *The Parish Council appreciates that it is the Planning Officers who will determine Permitted Development rights, but we would like to be assured that a request will be made for no Permitted Development rights in relation to a change of use from Class C3 to Class C4 from the deeds on all properties on the site. This is to ensure the accommodation remains as family accommodation and not*

Houses of Multiple Occupation.

5) *The Parish Council understands that one resident has suggested a covenant on properties that requires that hedges are used instead of fencing to demark property boundaries. This will help to ensure the estate remains green and promotes biodiversity. We would like to see this as an explicit requirement.*

6) *The Parish Council would like to hear the University’s response to the Tree Report provided by Mr David Bailey and understand how his suggestions will be incorporated in the current scheme.*

The proposed story board and an information pack for Hawthorns House is warmly welcomed by the Parish Council.

We hope a meeting can be arranged at the earliest opportunity as we are aware that you are keen to submit the plans.

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

Discussion took place with regards to part of the site being on the market. It was noted that there was a renewed planning permission for 4 industrial units although there may not be the same requirements for the treatment of the heavily contaminated land like there would be if it was residential use. **RESOLVED** that the Clerk was ask Mr Benson and Mrs Moulton what stage the development was at with regards to progressing the application.

RESOLVED to write to Paul Farrelly MP to ask that applicants only use the correct postcode, site address and ordnance survey reference when submitting planning applications – to ensure there is consistency.

Clerk

3. Pepper Street Planning Enforcement action

It was noted that subject to some last minute checks, the order was due to be served. Mrs Hughes stated that more roof tiles were being removed. **RESOLVED** that the Clerk is to inform Mrs Moulton about the partial demolition taking place.

Clerk

4. Installation of 3 no. Electric Vehicle Quick Charging Point in main car park area. North Bound Keele Motorway Services Area Three Mile Lane Newcastle Under Lyme Staffordshire ST5 5DA Ref. No: 15/00762/FUL

Consideration was given and there were no comments.

5. Erection of 8no. CCTV cameras mounted on poles, along with a 38 seat and 3 wheelchair space spectator stand. Keele Leisure Centre Keele University Three Mile Lane Keele ST5 5BG Ref No: 15/00860/FUL

Consideration was given and there were no comments.

15/127

To consider priorities for a draft budget for 2016/17

The Clerk suggested that consideration should be given over the next few weeks for other items to be included in the budget, other than the usual. It was suggested that in view of a neighbourhood plan and other projects a contingency may need to be built over the next few years.

ALL

15/128 **Reports**

1. *Chairman's report*

Ms Newman had already circulated the notes from a meeting with Keele University Estates on 30th September. Ms Newman had also attended the Borough Council's Green Strategy meeting and consultants had been employed to look at this with a completion date of March 2016. A survey was to be issued over the next few months. It was agreed that Ms Newman attend the Walter Mobberley Building opening.

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

The Clerk reported that Cllr Huckfield had provided an update to say that the information was awaited from the Highways Officers in relation to a number of schemes. Agreed that a further update be requested for the next meeting from Angela Nutter.

Next agenda

Cllr Kearon stated that he had reviewed the parking in the village which consisted of some people parking to access other parts of the Borough. Cllr Kearon would be pushing for the University to revive the residents parking scheme. Other issues included police action regarding teenagers seen shooting air pistols and the broadband upgrade still awaited.

Cllr Naylor provided a brief written update which was circulated before the meeting. Important points included the parking situation on The Village, which an officer was following up. Agreed to include this on the next agenda.

Next agenda

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*

Mr Bibby is to attend on 9th November.

15/129 **Amenities**

1. *Rural Runabout update*

A report had been tabled at the meeting. There were a number of resignations which had occurred since the last meeting. The next meeting is due to be held on 16th December.

2. *Village Hall Management Committee*

A meeting is due in November, however a brief meeting had been held last night. Noted that cleaning the building had become a problem. **RESOLVED** to donate £500 as budgeted towards the maintenance of the building.

Clerk

3. *Hawthorns application for listed building*

Dr Studd to circulate the final version for comments from all and for this to be sent off as soon as possible. Group to meet to agree these comments by the end of the week.

RS

4. *To consider projects through the Lengthsman Scheme (£699)*

No further projects as yet. Clerk to ask that Mr Bourne cuts the hedge along Quarry Bank as it is now overhanging the pavement and pushing people into the road.

Clerk

15/130 **Grants**

1. To consider applications for Community Chest (*current balance is £480*)
None received as yet, noted the deadline for applications will be the February meeting.

15/131 **Other matters for consideration:**

1. *To note the latest regarding the funding applications for the Parish Clock restoration*

The Clerk reported that she had received a further quote for the work to the Clock. It was however noted that the Church had not yet agreed for the work to take place. Dr Studd suggested that there may be other priorities and it was agreed to leave this project, pending confirmation from the Church. Dr Studd to speak to Mrs Studd to confirm this. If this is the case, then the funding will go back into the pot for the Community Chest.

RS

2. *Post office update*

This had been discussed earlier on the agenda.

3. *Further action regarding school bus concerns – Cllr Kearon*

Cllr Kearon reported that a meeting had taken place with Paul Farrelly MP and First Bus to re-open the discussion regarding the circular service into Madeley. Cllr Kearon had spoken to a ¼ of the campus residents who had children who would use the service. There could be some merit in working with the Students Union to provide a community bus scheme every day except Wednesday, although this would require a licence but if feasible could service the college and Silverdale. The Clerk commented that another high school has engaged with a private bus company who charge £1 each way for school children from Silverdale to Sir Thomas Boughey.

4. *Student volunteering – Mr Gibbons/Mr Snape*

An update was provided, and it was noted that the Parish Council should be included on the approved list soon for the volunteering scheme. Projects discussed included a litter pick through Keele Woods and planting bulbs, litter picking around Three Mile Lane, churchyard project and working in the Community Orchard. It may be possible to get litter pickers and materials through the LAP. This can be included in the next edition of the Yew Tree. Cllr Kearon also suggested that students can be asked to volunteer to provide research.

5. *Yew Tree Newsletter delivery to include University material*

Discussion took place and it was agreed to restrict the content to events only.

6. *Reviving the Residential Parking Scheme for residents on The Village – Cllr Naylor*

PCSO Sue Durber to be asked to pay attention to the vehicles now obstructing the footway further up Quarry Bank Road past the Hawthorns. It was agreed that this would be included on the next agenda. Cllr Kearon reported that there could be a move to providing PCSOs with more powers, but warranted officers may be concentrated for response calls in the future. It was also noted that there was an amount of parking on the grass by the bus stop also.

Clerk
Next agenda

7. *Issue of vehicles obstructing vehicles exiting Highway Lane – Cllr Naylor*

This has been discussed earlier on the agenda by the member of public. It was

also suggested that the Village Hall Management committee are asked to reduce the height of the hedge to assist with this issue. Mrs Hughes to take this up. **SH**

15/132 **Correspondence**

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

A survey from Streetscene has been circulated for response.

15/133 **Financial Statement**

1. *To approve payments/orders, receipts and transfers*

RESOLVED that this be approved for payment as per the attached schedule 1

2. *To note the current budget position*

RESOLVED that this be noted.

15/134 **Any Other Business for future agendas**

Meeting was closed at 9.20pm.

Schedule 1 - Approved Payments/orders 21st October 2015

BACS & Cheque No.	Expenditure	Details	TOTAL
Bacs 29	C Withington	Oct Salary	229.09
Bacs 29a	C Withington	Oct expenses inc post reim recd del Co Op, and Land reg fees Fonad	23.64
bacs 30	HMRC	Tax and NI Oct	57.40
bacs 31	Mr Czwartynski	Oct Litter	125.60
bacs 32	Keele Village Hall MC	Donation towards maintenance	500.00
bacs 33	Milestone Society	Costs for refurb milestone	75.00
		TOTAL	435.73

Bacs 31 amended to cheque no 756, and Bacs 33 amended to cheque 757

Transfer required of £450 from deposit to current account **(approved)**