

MINUTES OF THE KEELE PARISH COUNCIL MEETING

Held on Tuesday 17th July 2018 at 7.00 pm at Keele Village Hall, Keele

Attendees: Parish Cllrs Mr G Bibby (Chair), Dr R Studd, Mrs S Hughes, Mr J Borg, Cllr T Kearon, Ms V Newman (minutes)

No members of public were present

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| 18/083 | Public Open Forum – No issues. | |
| 18/084 | Apologies – Mr J Downing, Mrs T Wright | |
| 18/085 | Declarations of Disclosable Pecuniary Interests None | |
| 18/086 | <p>Minutes of the Statutory Annual Parish Meeting held on 21st June 2018 To approve RESOLVED to approve the minutes and sign as a true and accurate record. There was some discussion about 18/076 paragraph 2, as Cllr Kearon thought this an action for Cllr Jones. The minutes were amended to show this.</p> <p>Matters arising not on the agenda 18.068 - Wayne Foster to respond regarding whether the green will be a Public Open space created by Seddon Homes or if the Parish Council will carry this out. The residents thanked Seddon Homes for cutting the hedges. 18.069 – A Neighbourhood Development Plan meeting has been arranged for 24th July at 19.00 in Keele Village Hall. 18.070 - Cllr Jones was not present with regards to the schedule of maintenance so it was agreed to defer to the September agenda. 18.072 - Neale Clifton has responded regarding the Joint Local Plan. There is no change to the Nov/Dec timescale for the next consultation. 18.073 – Response is awaited. It was noted that we need to investigate whether the Borough Council can provide a forwarding phone service so councillors do not have to reveal their home phone number. RESOLVED Cllr Kearon to ask NULBC if this can be provided for parishes. 18.076 - Training from NULBC on planning portal is unlikely to be available soon. Cllr Kearon is to pursue this as it is also required by Borough Councillors. There is considerable concern about public confidence in the process. Mr Bibby volunteered to provide one to one help for anyone who needs it. 18.077.2 - The Scout group might make an application to the Community fund 18.078.4 - Comments have been submitted by Cllr Kearon and Cllr Jones. 18.079.2 - As yet no representatives from the Student Union or Keele Residents Association have attended the Parish Council meetings. 18.079.6 – Mr Bibby to circulate the Woodland Trust information on Whitmore Woods.</p> | <p>Sept Agenda</p> <p>TK</p> <p>TK GB</p> <p>GB</p> |
| 18/087 | <p>Council priorities – draft – Mr Bibby The information had been circulated to all Councillors prior to the meeting. RESOLVED to include it on the agenda for September. A meeting will need to be</p> | |

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| | held to review which items KPC needs to take on board, such as Community Speedwatch that does not fall within Neighbourhood Development Plan. | |
| 18/088 | GDPR (25th May) – further update re SLA and gap analysis 31 st July 10am This date was noted. | |
| 18/089 | <p>Planning applications – to provide comments on the following:</p> <p><u>Application for approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings</u> Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 18/00262/REM FOR INFORMATION ONLY - <u>Application for approval of the Methodology prepared by a competent person of the remediation of the burning spoil heap has been submitted as required by condition 9 of planning permission reference 13/00970/OUT for Residential development (maximum of 100 dwellings)</u> Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire Ref. No: 13/00970/CN09 - NOTE THERE ARE VARIOUS CONDITIONS ON THE PLANNING PORTAL SEEKING APPROVAL</p> <p>It was noted that as yet there was no inclusion on the next Planning Committee agenda. Individuals who commented will be informed 2 weeks before the meeting. It was stated that the date for Hollywood road closure should not be prior to approval by Planning Committee. Cllr Kearon and Mr Bibby will continue to pursue this. Mrs Hughes pointed out that the fire is burning fiercely at the moment and the Fire Brigade were out at the weekend.</p> <p>To note the Road Closure of Hollywood Lane from 20th August 2018 until completed by 20 March 2019 – extinguishment of fire – This was noted as above.</p> <p><u>Change of use of land to create 100 additional HGV parking spaces, including access, landscaping, drainage, and associated works.</u> North Bound Keele Motorway Services Area Three Mile Lane Newcastle Under Lyme Staffordshire ST5 5DA Ref. No: 18/00537/FUL – As the deadline expired before the next meeting, it was RESOLVED to submit the following using delegated authority. The Parish Council resolved to submit the following comments:</p> <ol style="list-style-type: none"> 1. The Parish Council feel that they need printed documents as the website is inadequate for large and complex issues 2. Given past incidents of people trafficking we have concerns re the security of the expanded lorry park and the adjacent homes 3. Whitmore Parish Council need to be consulted as some of the land is in their parish 4. Configuration does not seem to be fit for purpose, for manoeuvring etc. <p><u>Proposed Electrolyser, Electrical input container, Grid Entry Unit, a cylindrical hydrogen storage vessel and substation at the sports field. The compound will be fenced off by a 2m high wire fence and will be padlocked to restrict entry. (Temporary development and will be fully removed and all land will be reinstated by June 2020).</u> Keele University Keele Newcastle Under Lyme Staffordshire ST5 5BW Ref. No: 18/00456/FUL - The Clerk was asked to clarify the position, purpose, duration and express the Parish Council's concern about storage of hydrogen. In particular what form will it be stored and how close to the houses is it with the applicant.</p> | |
| 18/090 | Discussion on Keele Growth Corridor meeting Wednesday 18th July | |

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| | All councillors were requested to attend the meeting tomorrow at 17.30 if possible to listen at this stage only, with further discussions following at a later date. | |
| 18/091 | <p>Reports</p> <ol style="list-style-type: none"> Chairman’s report including Neighbourhood Plan update – Mr G Bibby Ms Newman to chair the August meeting if it goes ahead as both the Chair and Vice Chair will be absent. County & Borough Councillors Cllr D Jones and Cllr Kearon Cllr Kearon noted the issues with planning and lack of planning enforcement which is taking considerable effort. With regards to the ROW through campus, a CC sub committee meeting has been deferred due to representations from Cllr Kearon and Cllr Jones. Staffordshire Parish Councils Association – Mr Bibby – Nothing to report. Borough Standards Committee –Mrs Naylor – Nothing to report. Betley Keele and Madeley Locality Action Partnership –Mrs Naylor/Mr Downing – Nothing to report. Village Hall Management Committee – Mrs Hughes There are serious issues with structure and options ranging from doing nothing to spending a lot on the structural work. It was suggested that it would be better to spend the funds on developing St John's Church as a community space. RESOLVED that the VHMC provide a presentation at the September meeting, so that we can discuss and move forward. KPC wish to thank VHMC for continued efforts. Litter Collector report – Mrs Naylor – No report as Mrs Naylor was not present. | |
| 18/092 | <p>Amenities</p> <ol style="list-style-type: none"> Yew Tree – Mr J Borg Mr Borg has received items regarding Rights of Way, the Residents’ Association and Community Speedwatch. RESOLVED that there will be no endorsements of local businesses which could be construed as recommendations. Lengthsman scheme – siding of Three Mile Lane/ Station Road and collapsed pavement RESOLVED to approve the quote from Mr Hough to sweep the leaves on Station Road and side Three Mile Lane. The Clerk is to ask Mr Hough about strimming grass under the Yew Tree and possibly in future by the bus stop. Ms Newman to write an article for the Yew Tree about work being done with additional precept | Clerk Clerk VN |
| 18/093 | <p>Other matters for consideration:</p> <ol style="list-style-type: none"> HS2 Correspondence relating to additional parcels of land within the area for the tunnel boring machine and permanent power supply at Madeley Mr Bibby has forwarded the information to a local landowner. Hawthorns Development – This was discussed earlier. Green space in front of the Hawthorns – Dr R Studd – This was discussed earlier. Overhanging hedges – The Clerk has written to landowners along the A525. RESOLVED that the Clerk contacts the landowner at the bottom of Station Road, and the corner of Quarry Bank and Pepper Street. Mr Butters to be contacted regarding the hedges on campus, following complaints regarding Horwood and on the ring road, plus other hedges along by Drive Lodge and Church Plantation. Clerk to contact Sneyd Arms regarding the outliers on the Lyme tree which is forcing cars on Quarry Bank Road into the centre of the road. Follow up of offer from County Council (Lighting Team) to reduce the level of street lighting in The Village – Mrs Naylor – This was deferred. | Clerk Clerk Clerk Next agenda |

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| | <p>6. S53 - Application for alleged public footpath between A525 Keele Road and Lymes Road – This was discussed earlier on the agenda.</p> <p>7. Community consultation and media activity for low carbon energy project at Keele University – Tuesday 31st July at 12 noon - 7pm. This was noted as being held in The Refectory (formerly Comus Restaurant), Chancellor’s Building, Keele University campus, ST5 5GB</p> <p>8. To note the unsuccessful outcome of the Safer Roads funding bid for vehicle activated signs It was agreed to include this item on the next agenda to discuss priorities for additional funding for future safer roads projects.</p> | |
| 18/094 | <p>Clerk's Reports Correspondence - There was no correspondence.</p> | |
| 18/095 | <p>Financial matters: 1. To approve payments/orders, receipts and transfers - Appendix D RESOLVED to approve the payments as per the attached schedule.</p> | |
| 18/096 | <p>Any Other Business for future agendas Invite Joe Brooks (Residents Assoc. Rep) to Sept meeting Dr Studd expressed disappointment with the content of the Landscape Character Assessment Workshop held recently.</p> <p>Meeting closed at 21.00</p> | |

Appendix A- Payments Schedule – July 2018

| BACS & Cheque No. | Expenditure | Details | TOTAL |
|------------------------------|-----------------------|----------------------------------|---------------|
| bacs 28 | C Withington | Land reg x 5 Station Road | 15.00 |
| bacs 30 | C Withington | July Salary inc 2. otime GDPR | 277.08 |
| bacs 31 | C Withington | July Expenses inc mileage | 15.00 |
| bacs 32 | HMRC | Tax and NI | 71.00 |
| bacs 33 | Staffs County Council | GDPR SLA and Gap | 390.00 |
| bacs 34 | Steve Hough | Removal of files Vhall | 50.00 |
| | | Monthly Total | 818.08 |

Appendix B – Chair’s Report July 2018

Neighbourhood Plan

There is a meeting of the KNPG on Tuesday 24th July 7:00 pm Keele Village Hall. All Parish Councillors are members of the Keele Neighbourhood Plan Group and the Neighbourhood Plan is a function of the Parish Council. The agenda will include:

- Do we still need a Neighbourhood Plan?
- Discussion of Boroughs plans for Golf Course
- Funding needs
- Taking forward the draft policy sections
- Newsletter

Congratulations to Loggerheads whose plan has successfully completed the examination stage and is now moving to referendum. Chapel, Hill Chorlton... have now submitted their plan for the preliminary consultation prior to examination.

Transport

I have written to Angela Nutter requesting feedback with regard to the review of parking problems which Highways conducted in April.

I circulated an email requesting volunteers for a Community Speedwatch scheme to the Neighbourhood Plan mailing list (100 addresses). I received 4 definite expressions of interest in volunteering, all those who volunteered have been passed the forms to apply for training. I will also volunteer to be retrained. I have concerns that this will not be sufficient to run a viable scheme. We will also advertise for volunteers in the Yew Tree.

Hawthorns

Subsequent to the report of our June meeting with Seddon, the hedges have been cut around the Hawthorns and the main phase of demolition is now complete. Following the confiscation of the contractors stand pipe by Severn Trent, a new stand pipe has been agreed and connected. It is anticipated that dust issues should be reduced significantly from now on.

Joint Local Plan/ Keele University Growth Corridor

The Clerk has received confirmation that the next formal stage of the JLP will occur in November/ December 2018 with the publication of the Full Draft JLP. However we have been invited to a meeting tomorrow, Wednesday 18th July 5:30 pm Council Chamber which will be led by Paul Northcott (Cabinet) to be briefed on the ‘Keele University Growth Corridor’. All Parish Councillors are invited. It is worth outlining the current agreed position of KPC on development on the Golf Course:

The proposal for 1800 homes in the JLP was not competent:

- Ignored site issues; e.g. drainage
- Was not justified by the zero growth shown by the University in the last decade (HESA)
- Ignored infrastructure issues e.g. transport
- Was not justified by exceptional circumstances needed to have this area removed from Greenbelt
- Constituted urban sprawl and was contrary to the function of the Greenbelt
- Negatively impacted successful local businesses

The Parish Council believed that a smaller number of houses might be built on the site and urged the Borough Council to work with us and Silverdale on any future plans. I have attached a copy of our JLP Preferred Options

comments with this document by way of more detailed briefing. We did not oppose in principle the University's request for addition development land adjacent to the current development site.

I propose we go along on Wednesday to listen and not comment. We can discuss our thoughts on any proposals made at our next Neighbourhood plan meeting.

August Meeting

The Chair, Vice Chair nor Clerk offer their apologies but are not available for this meeting. The Clerk has arrange cover for the August meeting. We will need a volunteer to chair this meeting.

Village Hall

The Parish Council need to work with the Village Hall Committee to seek a way forward with regard to the Village Hall's structural issues and its future development. This issue was deferred from earlier in the year until the election of the new PC. In brief: as in many building of its age, the Village Hall has inadequate foundations. Drainage issues resulted in water entering the sandy substrate on which it is built and lowed movement of some of the walls. This was particularly notable in those sections where extensions had not been tied into the original structure. The Village Hall also lacks proper storage space for the table trolley and chairs and the accessibility of the facilities does not reach current requirements. The options include:

- Completing work to improve drainage
- Completing work to improve drainage and underpin the foundations
- Complete underpinning, drainage and redevelop facilities

Neither the Parish nor Village Hall currently have the funds to complete the least ambitious of these alternatives and the capacity to project manage such projects is unclear.