

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th September 2025

Agenda Item 11

Application Ref. 25/00574/PIP

Land West Of Hazeley Paddocks, Keele Road, Keele

Since the publication of the main agenda report, United Utilities have provided comments on the application, confirming that the applicant should contact them at technical approval stage if this application is permitted.

In addition to the above, 2 letters of representation have also been received from local residents, raising the following objections to the proposal:

- Inappropriate development in the Green Belt;
- Highway safety concerns;
- Increased congestion;
- Overdevelopment of the site;
- Development would be out of keeping with the character of the area;
- Lead to merger of settlements with Meadley Heath expanding towards Keele;
- Loss of equine/equestrian use;
- Overlooking;
- Permission already refused for a dwelling on the site;
- Set precedent for development.

Officer's comments

The above concerns have been addressed in the main agenda report, and therefore the recommendation remains unchanged.