

**For the attention of:**  
**Rachael Simpkin**  
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Please ask for: Andrew Christelow

**SENT BY EMAIL**

Our Ref: [SM.2016/0200 MCA](#)

Your Ref: SMD/2016/0200

Date: 31 October 2016

Dear Ms Simpkin,

**SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF UP TO 49 HOUSES WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS, ON LAND OFF TENFORD LANE, TEAN, STAFFORDSHIRE.**

I refer to your e-mail of 25 October 2015 in connection with the above, and write to confirm the observations of Staffordshire County Council, acting as the Mineral and Waste Planning Authority.

***Background***

The proposal requests outline planning permission for the construction of up to 49 houses on an area of grazing land to the north of Tenford Lane, on the northern edge of the community of Tean.

***Observations***

The site falls within a Mineral Consultation Area and a proposed new Minerals Safeguard Area for Fire Clay and Bedrock Sand. Its northern edge also comes close to the southern boundary of Mobberley Quarry, indeed the site location plan indicates that the land ownership of the applicant (the blue line area), is contiguous with the perimeter of the quarry.

Paragraph 144, of the [National Planning Policy Framework \(NPPF\)](#), Policy 5, saved from the [Staffordshire and Stoke-on-Trent Local Plan 1994 – 2006](#), and Policy 3 of the emerging [new Minerals Local Plan for Staffordshire \(2015 – 2030\) Final Draft](#), all aim to protect mineral resources from sterilisation by other forms of development.

In this situation, sterilisation could occur either directly, through housing development on land that might otherwise have been used as an extension to the adjoining quarry; or indirectly through the





creation of sensitive receptors that might lead to restrictions on the working of the existing quarry.

However, in this case, the area of the quarry closest to the proposed development is no longer actively worked, and is occupied by a series of silt lagoons receiving processing water from the linked Freehay Quarry to the north. Operations in the area are very limited, and anticipated to remain so. The area is below the level of the proposed housing development, well screened by trees, and well vegetated, so the potential impact on nearby housing is likely to be minimal. Final restoration will involve some infilling though it is anticipated that this will be accomplished with overburden material from other parts of Freehay/ Mobberley Quarry, so no importation of waste is anticipated. None of these activities are likely to create any nuisance for occupants of the proposed development.

It is considered to be unlikely that an extension of the quarry into the area now proposed for housing would be considered environmentally acceptable, due to the proximity of existing housing. .

### **Conclusions**

Having regard to the comments above, it is reasonable to conclude that the proposals will not lead to the sterilisation of any important mineral resources and therefore, are not contrary to national and local minerals policy. Furthermore, referring to policy 3.2b) of the new Minerals Local Plan, it is considered that the proposal would not unduly restrict mineral operations within the nearby quarry.

Therefore, in accordance with the powers contained in the 'Scheme of Delegation to Officers', this letter confirms that Staffordshire County Council, acting as the Mineral and Waste Planning Authority, has **NO OBJECTION** to the application for planning permission for residential development of up to 49 houses with all matters reserved except for access, on land off Tenford Lane, Tean, Staffordshire.

Yours sincerely,

**Andrew Christelow**  
Senior Planning Officer

Please note that a copy of this letter will be published on the internet via the County Council's on-line Applications Register.

