Planning, Policy & Development Control
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For the attention of:
Chris Johnston,
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Please ask for Andrew Christelow

SENT BY EMAIL

Our Ref: SMD/2017/0578 MSA Your Ref: SMD/2017/0578 3 October 2017

Dear Mr Johnston,

SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR OUTLINE PERMISSION FOR A SINGLE DWELLING AT PROCTORS NURSERY, LEEK ROAD, ENDON, STAFFORDSHIRE.

I refer to your consultation letter dated 27 September 2017 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 seeks to secure outline planning permission for a single permanent dwelling at a commercial plant nursery. The dwelling is required to accommodate a full-time member of staff to carry out essential tasks outside normal working hours.

Observations

Proctor's Nursery is located in the open countryside, off the Leek Road, north of Endon.

Our records confirm that the site falls within a minerals safeguarding area (MSA) for Superficial Sand and Gravel.

There are no permitted or allocated mineral sites in the vicinity of the application site.

Paragraph 144, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), aim to protect mineral resources from sterilisation by other forms of development.

Policy 3.2 of the new Minerals Local Plan states that:

Within a Mineral Safeguarding Area, non-mineral development except for those types of development set out in appendix 6, should not be permitted until the prospective developer has produced evidence prior to determination of the planning application to demonstrate:
a) the existence, the quantity, the quality and the value of the underlying or adjacent mineral resource; and
b) that proposals for non-mineral development in the vicinity of permitted mineral sites or mineral site allocations would not unduly restrict the mineral operations.

There are exemptions that would apply in cases of small-scale development within the boundary of an existing settlement, but this development would be in the open countryside.

However, in this case, the development is to provide on-site accommodation for an essential horticultural worker, so the usage of the proposed new dwelling would be tied to the continued operation of the nursery. If the nursery were to cease operation, the planning permission for the house would lapse. In this way, the development would not lead the permanent sterilisation of any underlying minerals. .

Conclusions

Having regard to the policies, guidance and observations referred to above, it is reasonable to conclude that the development would not lead to the sterilisation of an important mineral resource.

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 planning application for outline permission for a single dwelling at Proctors Nursery, Leek Road, Endon, Staffordshire for the reasons described above.

I trust that Staffordshire County Council's observations will be taken into account in reaching a decision on the application.

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.