Planning, Policy & Development Control
No. 1 Staffordshire Place (Floor 2)
Stafford
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For the attention of:
Lisa Howard,
Staffordshire Moorlands
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ST13 6HQ

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Please ask for: Andrew Christelow

Our Ref: SMD/2017/0621 MSA Your Ref: SMD/2017/0621 19 October 2017

Dear Ms Howard,

SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR CONSTRUCTION OF A 40M X 20M MANEGE AND NON-PERMANENT CONSTRUCTION FOR STORAGE AND TRACTOR PARKING ON LAND SOUTH OF MILL LANE, WETLEY ROCKS

I refer to your letter dated 4 October 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 is for the construction of an area for schooling horses, with associated non-permanent buildings for storage and tractor parking.

Observations

Our records confirm that the site falls within a minerals safeguarding area (MSA) for shallow coal and associated fireclay.

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.

Having considered the details of the proposal, it is considered that the construction of the manege and the associated buildings would not have the effect of permanently sterilising any underlying minerals.

Conclusion

Having regard to the policies referred to above, it is reasonable to conclude that the proposal would not lead to the significant sterilisation of important mineral resources.

Under the powers contained in the 'Scheme of Delegation to Officers', this letter confirms that the County Council, acting as Minerals and Waste Planning Authority, has **NO OBJECTION** to the construction of a 40m x 20m manege and non-permanent construction for storage and tractor parking on land south of Mill Lane, Wetley Rocks

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.