

For the attention of
Chris Johnston,
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SENT BY EMAIL

Our Ref: [SMD/2017/0792 MSA](#)

Your Ref: [SMD/2017/0792](#)

25 January 2018

Dear Mr Johnston,

SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR PLANNING PERMISSION FOR THE REDEVELOPMENT OF COREGREEN YARD TO PROVIDE 6 NEW DWELLINGS AT SCRAPYARD TENFORD LANE TEAN ST10 4EL.

I refer to your consultation letter dated 04 January 2018 received by email on 04 January 2018 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 involves the redevelopment of Coregreen Yard, which is a HGV breakers yard, on the northern side of Gorsty Hill Road, Upper Tean. Full planning permission is sought for the residential development of the yard and 6 new dwellings are proposed.

The application is a resubmission of a previous application for housing development on the same site which was approved by your authority (ref: [SMD2013/1198](#)) on 19 March 2014. We have no record that we were consulted on that application.

Observations

In respect of mineral considerations our records confirm that the site falls within a Minerals Safeguard Area (MSA) for Bedrock Sand.

Our records also indicate that there are historic and permitted mineral sites in the vicinity of the proposed site. The former Freehay Quarry is 500 metres to the west; and, the active Freehay and Mobberley Quarry site is approximately 700 metres to the north.

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 3.3 of the new Minerals Local Plan states that:

Within a Mineral Safeguarding Area, where important mineral resources do exist, except for those types of development set out in appendix 6, non-mineral development should not be permitted unless it has been demonstrated that:

- a) the non-mineral development is temporary and does not permanently sterilise the mineral; or,*
- b) the material planning benefits of the non-mineral development would outweigh the material planning benefits of the underlying or adjacent mineral; or,*
- c) it is not practicable or environmentally acceptable in the foreseeable future to extract the mineral.*

In this case, it is considered that the proximity of the proposed development to the existing residential properties means that it is unlikely that underlying minerals could be worked in an environmentally acceptable manner in the foreseeable future.

In respect of waste considerations, the Staffordshire and Stoke-on-Trent Joint [Waste Local Plan](#) sets guidelines for local planning authorities to take into consideration when determining proposals for non-waste related developments in the vicinity of existing waste management facilities. The main objective of Policy 2.5 “The location of development in the vicinity of waste management facilities” is to protect existing waste management capacity /capabilities. It states that:

‘The Waste Planning Authority requests that development proposals which would prejudice the implementation of the Waste Local Plan and result in the loss of a waste management site to a non-waste management use must be accompanied by supporting information setting out how much waste management capacity would be lost as a result of the proposal. This information should be supplied to the Waste Planning Authority’.

Effective implementation of the policy is dependent on monitoring net gains/ losses in overall waste management capacity so that existing infrastructure capacity and the relevant targets for additional facilities and capacity outlined in Policy 2.2 can be adjusted to compensate for this.

As the County Council Planning Regulation Team have not monitored the site, it is unclear if the HGV breakers yard has closed yet. It would be useful if the applicant could confirm if the site is to relocate elsewhere in the county.

Conclusions

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 that could be extracted in an environmentally acceptable manner.

Whilst the principle of residential development of the site has already been established having regard to the background, policies and observations referred to above, information should be supplied to the Waste Planning Authority on the potential loss of waste management capacity.

Therefore, in accordance with the powers contained in the ‘Scheme of Delegation to Officers’, this



letter confirms that Staffordshire County Council, acting as the Minerals and Waste Planning Authority, has **NO OBJECTION** to the redevelopment of Coregreen Yard to provide 6 new dwellings at the Scrapyard, Tenford Lane, Tean, ST10 4EL.

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

Yours sincerely,

Julie Castree-Denton

Team Leader Waste Planning Policy and Development Control

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

