Planning, Policy & Development Control
1 Staffordshire Place
Stafford
ST16 2LP

Postal Address: Planning, Policy & Development Control
Staffordshire County Council
2 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

Telephone: (01785) 277275
Email: planning@staffordshire.gov.uk
Web site: www.staffordshire.gov.uk/planning
Please ask for: Matthew Griffin

For the attention of:
Chris Johnston,
Staffordshire Moorlands Distri
Moorlands House,
Stockwell Street,
Leek,
Staffordshire,
ST13 6HQ

SENT BY EMAIL

Our Ref: SMD/2018/0291 MSA Your Ref: SMD/2018/0291 8 June 2018

Dear Sirs,

SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR RESIDENTIAL DEVELOPMENT AT LITTLE ASH FARM, ASH BANK ROAD, WERRINGTON.

I refer to your consultation letter dated 14 May 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 application site involves 0.35ha of land which forms part of the garden to Little Ash Farm. Established housing borders the site to the north, east and west with open countryside to the south.

Observations

The application 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.

In this case, the site involves only 0.35 ha and is immediately adjacent to existing housing, so it is considered that it would not be practical or environmentally acceptable to work any underlying mineral resources.

Conclusions

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

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 residential development at Little Ash Farm, Ash Bank Road, Werrington, 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 faithfully,

Matthew Griffin
Team Leader – Minerals 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.