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Please ask for: Alfia Cox

SENT BY EMAIL

Our Ref: SMD/2018/0677 MSA Your Ref: SMD/2018/0677 21 November 2018

Dear Ms Curley,

SCHEME OF DELEGATION TO OFFICERS: CONSULTATION FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL IN CONNECTION WITH AN APPLICATION TO THEM FOR PLANNING PERMISSION FOR A PROPOSED CAMPSITE ANCILLARY TO BLAKEHALL FISHERIES AT NEW CLOSE FIELDS ADDERLEY CHEADLE

I refer to your consultation letter dated 31 October 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 is for a campsite ancillary to the existing Blakehall Fishery. The site is immediately adjacent to the south west of the fishing lakes and to an existing clubhouse. The proposed camp site comprises of 0.88ha of open land.

Observations
Our records confirm that the site falls within a Minerals Safeguarding Area (MSA) for bedrock sand as well as for coal and fireclay.

There are no permitted or allocated mineral sites within the vicinity of the application site, although our records indicate that there are historic and permitted mineral sites within the local area. New Haden open cast coal mine is located 600m to the south and was restored in the 1990's,.

Paragraph 205 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 nature of the proposed development is such that it would be unlikely to lead to the permanent sterilisation of any underlying mineral resources (refer to our standing advice on mineral safeguarding dated October 2018). In addition, the site is constrained by its proximity to the lake and therefore, it is unlikely that the extraction of any underlying minerals would be practicable or environmentally acceptable in the foreseeable future.

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 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 a for a campsite ancillary to Blakehall Fisheries at New Close Fields, Adderley, Cheadle 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,

Alfia Cox
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.