

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: N/A
Your reference: SMD/2022/0031	Our reference:
Received date: 09/04/2024	Response date: 09/04/2024
Application Type: No Comment Response	Case Officer: Laura Croshaw
Description of Proposed Development: Substitution of two care homes with extra care lodges, Variation of Conditions 2, 18, 18 and 19 and Removal of Conditions of 20, 21, 22 and 24 of SMD/2014/0683	
Location of Development: Anzio Camp, Buxton Road, Blackshaw Moor	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] 12. Non-compliance with conditions	
Mineral Safeguarding Areas (MSA):	
Mineral Infrastructure Site nearby:	
Waste Safeguarding considerations:	
Waste Management Facilities nearby:	
Relevant extract from our Standing Advice: Certain categories of application are exempt from minerals safeguarding policies because they are very unlikely to have an impact on any underlying minerals, or because the principle of the development has already been approved. This includes application for non-compliance with conditions and those conditions are unrelated to mineral development.	
Recommendation Summary: No Comment	
Details and Reasoning: The application site falls in line with our Standing advice and therefore the Mineral and Waste Planning Authority has no comments to make.	
NOTE TO PLANNING OFFICER Finally, I wish to take this opportunity to remind you of the policy requirement (as detailed in Policy 1.2 of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan , and as supported by paragraph 8 of the National Planning Policy for Waste) to make better use of waste associated with non-waste related development. In accordance with Policy 1.2, all 'major development' proposals (as defined in the Town and Country	

[Planning \(Development Management Procedure\) \(England\) Order 2015](#), or any subsequent changes/revisions) should:

- i. Use / Address waste as a resource;
- ii. Minimise waste as far as possible;
- iii. Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition;
- iv. Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material;
- v. Maximise on-site management of construction, demolition and excavation waste arising during construction;
- vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,
- vii. Be supported by a site waste management plan / waste audit if the development is likely to generate significant volumes of waste *

* updated to take account of Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 - Should significant developments include a waste audit?

Note that the Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 also states that 'before granting planning permission, the LPA needs to be satisfied that the impacts of non-waste development on existing waste management facilities are acceptable and do not prejudice the implementation of the Waste Hierarchy. In addition, the potential impacts from noise, vibration, artificial light, dust and odour must be properly considered for any proposed site'. I therefore wish to also remind you of the policy requirement (as detailed in Policy 2.5 of the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan](#) that 'c) 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, the impact of the loss of waste management capacity, and justification for any loss of capacity. This information should be supplied to the Waste Planning Authority'.