

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: N/A
Your reference: SMD/2024/0400	Our reference: N/A
Received date: 04/11/2024	Response date: 12/11/2024
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: Erection of 10no. bungalows: 5no. for the over 55s and 5no. standard market.	
Location of Development: Playing Fields, Holt Lane, Kingsley.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] 1. Householder Application	
Mineral Safeguarding Areas (MSA):	Fire Clay
Mineral Infrastructure Site nearby: N/A	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
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 householder applications. Since the adoption of the Minerals Local Plan for Staffordshire, there has been a significant change in the Coal Authority's approach to safeguarding coal as a mineral resource. Further to the new approach by their Executive Leadership Team in January 2021, the Coal Authority will no longer seek consideration of prior extraction when commenting on planning applications for sites where surface coal is present. In addition, the Coal Authority will no longer seek to ensure that Development Plans include policies to safeguard the surface coal resource or promote its extraction, unless this is necessary in the interests of land stability.	
Recommendation Summary: No Comment	
Details and Reasoning:	

The proposed site is in a Mineral and Safeguarding Area (MSA) for Fireclay. However, as stated by our standing advice above, Staffordshire County Council as the Mineral Planning Authority have no comments to make as the site is except due to Policy 1 of the Mineral Local Plan for a Householder Application.

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?