

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Rosie Dinnen
Your reference: SMD/2024/0509	Our reference: N/A
Received date: 30/12/2024	Response date: 06/01/2025
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: Proposed change of use of use / conversion of un-unoccupied first and second floor accommodation into 12 residential units.	
Location of Development: The Old Court House, High Street, Leek	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details]	
2. Alterations / Extensions to existing buildings or for change of use of existing development.	
4. Applications that fall within the development boundary of urban areas and rural settlements identified in an adopted development plan document.	
Mineral Safeguarding Areas (MSA):	Bedrock Sand
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 mineral 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 alterations/ extensions to existing property or for change of existing development.	
Recommendation Summary: No Comment	
Details and Reasoning: The proposed site is located within a Mineral Safeguarding Area (MSA) for Bedrock Sand. 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 exempt from Policy 3 of the Mineral Local Plan.	

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?