

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Pet Twigg
Your reference: SMD/2022/0610	Our reference: N/A
Received date: 14/02/2025	Response date: 21/02/2025
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: 6 one bed holiday lodges and fishing clubhouse/housekeeping storage buildings and associated works.	
Location of Development: Woodhead Hall, Cherry Lane, Cheadle.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	-Fire Clay. -Coal
Mineral Infrastructure Site nearby: N/A	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
Relevant extract from our Standing Advice: Local Planning Authorities need not consult the Mineral and Waste Planning Authority when planning applications fall within an MSA for Shallow Coal and Fireclay if there are no other mineral or waste related constraints.	
Recommendation Summary: No Comment	
Details and Reasoning: The proposed retrospective development falls into a MSA for Fire Clay and Clay. However, as stated by our standing advice above, Staffordshire County Council as the Mineral Planning Authority have no comments to make as the site falls in a MSA for Fireclay and coal which we no longer monitor.	
NOTE TO PLANNING OFFICER The application is for the change of use from an existing fishpond and field to 15 proposed holiday lodges. The Coal Mining Risk Assessment found that the site is underlain by solid strata of the Pennine Lower Coal Measures of Carboniferous Age. No direct evidence of mining activity is shown in the site vicinity, however, mining in the area is believed to date back to at least the 15 th Century. There are no known shallow underground mineral	

workings below the site. However, potential unrecorded workings in the Woodhead seam may be present in the southern site area, and if so, may possibly be at such a depth that some open voids could remain in the workings.

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'.