

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Anne Swithenbank
Your reference: SMD/2025/0421	Our reference: N/A
Received date: 05/11/2025	Response date: 05/12/2025
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: Change of use and conversion of existing garage buildings to from 2 no. of 'self build' dwellings.	
Location of Development: Garage Site at Froghall Road, Cheadle, Stoke On Trent, Staffordshire, ST10 2.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] Alteration / extensions to existing property and change of use.	
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: Local Authorities need not consult the Mineral and Waste Planning Authority when planning applications within an MSA for Coal or Fireclay if there are no other mineral or waste-related constraints. When applications sites are small, and constrained by existing development, particularly residential development, we would conclude that it is not practicable or environmentally acceptable to extract any underlying mineral.	
Recommendation Summary: No Comment	
Details and Reasoning: The proposed development falls into a MSA for Fire Clay. However, as stated by our standing advice above, Staffordshire County Council as the Mineral Planning Authority have no comments.	
NOTE TO PLANNING OFFICER	