

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Chris Johnston
Your reference: SMD/2025/0481	Our reference: N/A
Received date: 08/01/2026	Response date: 19/01/2026
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: The Old School Canteen, Shepherd Street, Biddulph	
Location of Development: Remove the remains of the existing building and hard landscaping construction of five new urban town houses.	
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
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 authorities within an MSA for Coal or Fireclay if there are no other mineral or waste-related constraints. When application sites are small, and constrained by existing development, particularly residential development, we would conclude that it is no practicable or environmentally acceptable to extract any underlying material.	
Recommendation Summary: No Comment	
Details and Reasoning: The proposed development falls into an MSA for Fire Clay. However, as indicated by our standing advice above, Staffordshire County Council as the Mineral Planning Authority have no comments to make.	
NOTE TO PLANNING OFFICER	