

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Ben Hurst
Your reference: SMD/2026/0323	Our reference: SCC/26/0083/CON
Received date: 31/07/2026	Response date: 19/08/2026
Application Type: Mineral Safeguarding Area	Case Officer: Isabelle Spencer
Description of Proposed Development: Erection of a self-build replacement dwelling and associated works and proposed wildlife pond.	
Location of Development: Bracks Farm, School Lane, Cheadle, Staffordshire, ST10 1TS.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	Bedrock Sand.
Mineral Infrastructure Site nearby: Freehay and Mobberley Quarry.	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
Relevant extract from our Standing Advice: N/A	
Recommendation Summary: No Objection Subject to the District Planning Authority being satisfied following consultation with the Environmental Health Officer, that the proposed replacement dwelling does not unduly restrict remaining mineral operations at Freehay and Mobberley Quarry.	
Details and Reasoning: The application site is located near to Freehay and Mobberley Quarry which produces sand and gravel as a construction aggregate and is subject of applications to allow for the continuation of quarrying operations to the end of 2046 (ref: SCC/25/0147/VOC-ES; SCC/25/0148/VOC-ES and SCC/25/0149/VOC-ES). The proposal involves construction of a replacement dwelling. In assessing the design and layout of the proposed dwelling, considering the requirements of Policy 3 of the Mineral Local Plan for Staffordshire, it will be necessary to ensure that the proposal does not unduly restrict remaining mineral operations by creating a more sensitive receptor for potential noise and dust generated by quarry operations.	
NOTE TO PLANNING OFFICER 1. The district planning authority in consultation with their environmental health	

team should consider the recent noise and dust assessments produced in support of the planning applications to allow for the continuation of quarrying operations to the end of 2046 (see application references above).

2. The district planning authority should notify the operator of the neighbouring quarry about the application if they have not already done so. [refer to Heidelberg Materials].