



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: COU

Applicant:
 Miss Lorna Hurst
 Lower Grange Farm,
 Oakamoor Road,
 Cheadle,
 Staffordshire, ST10 4QR

Officer: David Plant

Our Reference: SMD20210703

District Reference: SMD/2021/0703

Date Received: 18-Feb-2022

Date Responded: 11-Mar-2022

Particulars of Development:

Change of use of existing equestrian facilities from private use to riding school. A total of 7 permanent stables (at least 4 will remain as private use only), a 20x40m riding arena and a room (an Equi-gym) housing an equisimulator.

Location of Development:

LOWER GRANGE FARM, Lower Grange Farm, Oakamoor Road, CHEADLE, ST10 4QR

Recommendation Summary: Refusal

Site Visit Conducted on: 02-Mar-2022

1. The traffic generated by the development would be likely to result in an increase in highway danger due to increase in use of an access with restricted visibility.
2. Insufficient information.

REASONS

ALL In conflict with NPPF Paragraph 109; in conflict with SMDC Local Plan Policy DC1 and T1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- visibility improvement at access; OR
 - alternative access;
 - clarification of parking requirement and location;
- are included in the application.

NOTES TO PLANNING OFFICER

Application is to open a riding school using existing stables and arena.

There are two accesses to the site. On one of the aerial photographs, entrance is shown as being the western access. Visibility at this access is restricted. To the west it is obstructed by a hedge. To the east visibility is impeded by a hedge but it is assisted by the alignment of the carriageway. With some cutting

back and maintaining, visibility to the east could be improved. Visibility to the west could only be improved by extensive removal and setting back of the hedge.

Visibility at the access central to the frontage is similarly impeded by hedge. This could be improved by cutting back and maintaining.

It is acknowledged that the accesses are existing and will continue to be used regardless of the outcome of this application. However, implementation of a riding school will intensify use of the access. At the accesses, B5417 Oakamoor Road is subject to 60mph speed limit. Technically, visibility splays of 2.4m x 215m are required. As an improvement would also benefit existing users of the accesses, an improvement over the existing level of visibility would be appropriate and reasonable.

The applicants will need to consider how much, if any, of the hedge to the west of the western access can be set back or reduced in height or if they would prefer to improve visibility at the central access point which is assisted by the road alignment.

Application form states that there are two parking spaces existing and proposed. There appears to be significantly more space within the curtilage to park more than two cars. Parking area should be shown on plan to clarify.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority