



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: FULL

Applicant:
 Miss Elizabeth Green C/O Agent

Officer: David Plant

Our Reference: SMD20220211

District Reference: SMD/2022/0211

Date Received: 18-May-2022

Date Responded: 30-May-2022

Particulars of Development:

Removal of Condition 5 of SMD/2021/0727 relating to the prevention of use of the manege for commercial purposes, insofar as to allow individual riding lessons to be provided.

Location of Development:

Land At Simfield Farm Greens Lane

Recommendation Summary: Conditional

Site Visit Conducted on: 25-May-2022

1. The manege shall not be used for events or gymkhanas.

REASON

To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; in the interests of the safety and convenience of users of Green Lane.

NOTES TO PLANNING OFFICER

Green Lane is a private road.

No parking is detailed on the submitted plans, though there does appear to be parking available at the existing buildings of Simfield Farm. Further to this, Simfield Farm buildings are some 270m from the highway and the manege some 380m from the highway. As riding lessons are proposed for single riders, it is highly unlikely the highway would be affected by parking.

Green Lane is generally single track and a private access road. Riding lessons for one rider at a time and with lessons separated out, should reduce the likelihood of vehicles meeting on Green Lane. This assumes that lessons finish on time, the student leaves promptly and the next student does not arrive overly early. This will need to be monitored during operation. It may be appropriate for lesson times to be such that the next student arrives before the previous student leaves..? assuming available parking. Lengthy reversing manoeuvres would not be in the interests of students.

Current records show that there were no Personal Injury Collisions on Ash Bank Road within 120m either side of the Green Lane junction in the previous five years.

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