



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

Applicant:
 Mr R. Buxton

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220352

District Reference: SMD/2022/0352

Date Received: 12-Jul-2022

Date Responded: 29-Jul-2022

Particulars of Development:

Erection of a stable block and associated change of use of land to equestrian, retention of vehicular access and 2no. lamp columns

Location of Development:

FAIR VIEW, Fair View, MACCLESFIELD, SK11 0RA

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Jul-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Macclesfield Road within 215 metres either side of the property access for the previous five years.

Background;

The site is located off Macclesfield Road (Road No. A0523). Macclesfield Road is a primary route connecting Leek to Macclesfield, it is subject to a 60-mph speed limit; there are no streetlights or footways. The access track running off Macclesfield Road provides access to Fairview and Barnswood Bungalow.

Description of Proposal;

The proposal is for the construction of a stable block and associated change of use of land to equestrian, retention of vehicular access and 2no. lamp columns.

Comments on Information Submitted;

The proposed stable block will provide 2 stables, hay room and tack room.

Access to the proposed stable block will be via a gravel access track, to be retained as part of this proposal, as detailed on the submitted plan titled Site and Location Plans. The retained gravel access track connects with the main vehicular access serving Fairview and Barnswood Bungalow approximately 115 metres from Macclesfield Road.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0352) subject to the following condition:

1. The proposed stables shall be restricted to the private use of the applicant and their family and shall not be used for commercial purposes or special events.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority