



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:

Mr Frank Klucznik Bradshaw Lane, Staffordshire, ST10 2LR

Officer: David Plant

Our Reference: SMD20220669

District Reference: SMD/2022/0669

Date Received: 29-Dec-2022

Date Responded: 12-Jan-2023

Particulars of Development:

Construction of a manege

Location of Development:

WHITE CHIMNEYS, White Chimneys, Ipstones Edge, STOKE-ON-TRENT, ST10 2LR

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Jan-2023

CONDITIONS:

1. The manege shall be for the private use of the applicant and their family. It shall not be used for public competition.

REASON

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety. D1122 Bradshaw Lane is a narrow country lane which would be unsuited to traffic associated with open, public competition.

NOTES TO PLANNING OFFICER

Proposal is for a manege. Access is proposed through an existing access. This access is surfaced in a bound material.

Design and Access Statement states that the manege will be for the use of the applicant and their family with horses owned by them. This is appropriate as Bradshaw Lane is a generally single track rural lane which would not be suited for access for public competition.

Current records show that there were no Personal Injury Collisions on Bradshaw Lane within 215m either side of the property access in the previous five years.

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