



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,
ST10 4QR
Officer: David Plant

Our Reference: SMD20230176

District Reference: SMD/2023/0176

Date Received: 18-Apr-2023

Date Responded: 05-May-2023

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 (I refer to it as an Equi-gym) housing an equisimulator

Location of Development:

Lower Grange Farm Oakamoor Road, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Apr-2023

CONDITIONS

1. Before the proposed development is brought into use, visibility splays shown on drawing 01147 AL(0)06 shall be provided. Visibility splays shall thereafter be retained and maintained to a maximum height of 900mm above the adjacent carriageway level for the life of the development.

REASON

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a riding school. It is a resubmission of SMD/2021/0703.

Highways recommended refusal of SMD/2021/0703 on restricted visibility. Following the refusal, discussions were held between Highways and Architects regarding visibility improvements. These improvements are shown on drawing 01147 AL(0)06 and have been carried out. Condition above is recommended to ensure provided splays are maintained for the life of the development. Access is existing, but use will be intensified by this proposal. Visibility to the east, the primary direction, has been improved by cutting back approx 14m of vegetation. Alignment of the road provides visibility up to 215m. To the west, the secondary direction, approx 41m has been reduced in height to provide an improvement towards the bend in the road.

Current records show that there were no Personal Injury Collisions on Oakamoor Road 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