



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:

Jessica Jones 105 clayfield grove west, Longton, Stoke-on-Trent, ST3 5SL

Officer: Tracey Lunn

Our Reference: SMD20240165

District Reference: SMD/2024/0165

Date Received: 18-Apr-2024

Date Responded: 08-May-2024

Particulars of Development:

Change of use to part of the land for use as enclosed secure dog walking field (resubmission of SMD/2023/0179)

Location of Development:

Land At Caverswall Road,Caverswall

Recommendation Summary: Conditional

Site Visit Conducted on: 07-May-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Caverswall Road within 50 metres either side of the site access from 01/01/2019 to 31/12/2021.

Background:

Caverswall Road is a C classified road (Road No. C0068) with a 30mph speed limit,there are streetlights and footways.

The site is accessed via an existing access off Caverswall Road (shown as School Lane on submitted plans).

Previous Application:

SMD/2023/0179 - Change of use to part of the land for use as enclosed secure dog walking field including placement of 2no structures – Conditioned by the Highways Authority

Description of Proposal:

Change of use to part of the land for use as enclosed secure dog walking field (resubmission of SMD/2023/0179).

Comment on Information Submitted:

The proposal is for a change of use of land to provide a secure dog walking field. Previously the site has been used for horses and housed a storage unit.

Access to the site will be via an existing vehicular access which currently serves the site. The access off Caverswall Road benefits from good visibility in both directions.

Drawing titled Site Layout Plan 001 Revision D shows 2 parking spaces. Parking for the proposed use would allow vehicles to park and turn,enabling them to leave the site in a forward gear. However,I noted

on my site visit that the proposed parking area is grass/compacted soil it would be beneficial to surface the site in a bound or hard material that is suitably drained and marked out.

It is noted within the Planning Statement that an online booking system is to be implemented. The opening hours will be 8am – 8pm (spring, autumn and summer) and 8am – 6pm (winter).

It is also noted that the application makes no reference to the number of customers to the site at any one time. Given the number of parking spaces (2) the number of customers should be limited so as to ensure sufficient parking is available, hence condition below.

Based on the information submitted there will be an increase in the level of traffic to the site however, the increase is not considered to have a severe impact on the adopted highway.

I have no objection subject to the following being secured via conditions;

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in a bound material or suitably hard material with sustainable drainage and marked out in accordance with drawing titled Site Layout Plan 001 Revision D which shall thereafter be retained for the life of the development.

Only 1 customer shall be permitted to utilise the facility at any given time. No groups or training classes should be allowed to ensure that there is enough parking space available.

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

Site visits on 07/05/2024 and 24/04/2024

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