



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:

S Brindley C/O Agent Mr Robert Watkins, Graham Watkins
& Co, 57 Derby Street, Leek, ST13 6HU

Officer: Tracey Lunn

Our Reference: SMD20240233

District Reference: SMD/2024/0233

Date Received: 13-Jun-2024

Date Responded: 03-Jul-2024

Particulars of Development:

Change of use of land for equestrian purposes and erection of stables

Location of Development:

PARCEL OF GRASSLAND OFF Caverswall Road Dilhorne

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Jun-2024

Personal Injury Collisions;

Current records show that there are no Personal Injury Collisions (PIC) on Caverswall Road within 215m of the access from 30/12/2019 to 29/12/2022.

Background;

The application site is located on Caverswall Road. Caverswall Road is a C classified road (road number C0068), that is subject to a 60mph speed limit.

Public footpath Dilhorne 1 runs through the blue outline plan to the northwest of the site. It is noted that SCC Public Rights of Way Team have not been consulted.

Details of Proposal;

Change of use of land for equestrian purposes and erection of stables.

Comments on Information Supplied;

The proposal is for the change of use of land to equestrian and the construction of stables within a field off Caverswall Road. The stables will measure 68ft by 12ft and consist of 3 loose boxes, a smaller loose box (tack room/storage area), a washroom and a fodder store.

Access to the stables is proposed via an existing field access off Caverswall Road.

The submitted plan titled Proposed Site Plan shows the location of the stables, hardstanding area and access point off Caverswall 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/2024/0233) subject to the following conditions:

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



The development hereby permitted shall not be brought into use until the hardstanding area has been provided in accordance with the approved plan titled Proposed Site Plan and shall thereafter be retained for the lifetime of the development.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER:

The above decision is based on the understanding that the proposals are for personal equestrian activities.

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