



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 and Mrs WOODROW 5, Mill Hayes Road, STOKE-ON-TRENT, ST8 7BH

Officer: Tracey Lunn

Our Reference: SMD20230629V3

District Reference: SMD/2023/0629

Date Received: 25-Jun-2024

Date Responded: 12-Jul-2024

Particulars of Development:

PROPOSED STABLE BLOCK AND HARDSTANDING

(Revised Plans received on 25 June 2024).

Location of Development:

5, Mill Hayes Road, STOKE-ON-TRENT, ST8 7BH

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Jul-2024

Personal Injury Collisions;

Current records show that there are no Personal Injury Collisions (PIC) on Mill Hayes Road within 50m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The application site is located off Mill Hayes Road, to the rear of property No. 5. Mill Hayes Road is an unclassified road (Road number D1077), it is subject to a 30mph speed limit, the road is traffic calmed (speed humps) and there are footways and streetlights.

Details of Proposal;

Proposed stable block and hardstanding. Revised plans received 25/06/2024

Comments on Information Supplied;

The proposal is for the construction of a stable block and hardstanding. The proposal was initially for a stable block of 7 stables and a tack room. The proposal was revised (Revised Plan P347-211PP022 Revision B) to provide 5 stables, a tack room and hay and tool store. However, the proposal has since been revised and now proposes 3 stables and a tack room (Revised Plan P347-211PP02 Revision C). It was proposed to construct the stable block to the northwest corner of the site, directly behind properties 1 and 3 Mill Hayes Road. However, it is now proposed to position the stable block to the south-eastern boundary of the site as detailed in revised plan P347-212PP03 Revision C.

Access will be via the existing domestic driveway to 5 Mill Hayes Road (applicant's property). It is considered that the applicant who occupies the property 5 Mill Hayes Road can walk to and have direct access to their horses, therefore vehicular access will be limited, and trips will be low.

The stable block is for the private use by the applicant.

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/2023/0629) subject to the following being conditions.

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

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

Note to Planning Officer:

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

Revised Plans P347-211PP02 Revision C and P347-212PP03 Revision C received on 25/06/2024.

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