



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:
 Ms Coleen Nolan C/O Agent

Officer: Tracey Lunn

Our Reference: SMD20250002

District Reference: SMD/2025/0002

Date Received: 21-Jan-2025

Date Responded: 10-Feb-2025

Particulars of Development:

Proposed change of use of agricultural building to stables

Location of Development:

NEW HILL FARM, New Hill Farm, Tickhill Lane, STOKE-ON-TRENT, ST10 2PL

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2025

Personal Injury Collisions;

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

Background;

The application site is located on Tickhill Lane. Tickhill Lane is a D classified road (road number D1176), that is subject to a 60mph speed limit.

Previous Applications;

SMD/20217/0571 - Demolition and reinstatement of an agricultural building – Approved by Staffordshire Moorlands District Council.

Details of Proposal;

Proposed change of use of agricultural building to stables.

Comments on Information Supplied;

The proposal is for the change of use of an agricultural building at New Hill Farm into stables. The stables will consist of 3 stables, tack room, feed store, hay store and an area for horse preparation.

The submitted plan AL (0) 04 shows the location of the stables, hardstanding area and vehicular access point off Tickhill Lane. The access is existing, no amendments are proposed or required.

It is noted that the stables are for private equestrian use.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0002) 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.

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

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