



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:

Amos Group Ltd. St John's House, St. John's Street,
 Ashbourne, Derbyshire, DE6 1GH

Officer:

Our Reference: SMD20250278

District Reference: SMD/2025/0278

Date Received: 12-Jun-2025

Date Responded: 02-Jul-2025

Particulars of Development:

Erection of facilities building

Location of Development:

The Ramshorn Estate , Ramshorn Road , Oakamoor , Staffordshire, ST10 3BZ

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Ramshorn Road within 215 metres either side of the access drive between 30/12/2019 and 29/12/2022.

Background;

The property is located on Ramshorn Road (Road No. D1381) an unclassified road with a speed limit of 60 mph. Ramshorn Road is a rural road with no footways or system of streetlighting.

Previous Application;

SMD/2018/0349 - The erection of four holiday chalets, the conversion of the redundant building into a holiday let and the relocation of the utility building - Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Appeal;

APP/B3438/W/19/3220103 - SMD/2018/0349 - Appeal Dismissed - 19/06/2019

Proposal;

Erection of facilities building.

Comments on Information submitted:

The proposal is for the erection of a building within Ramshorn estate. The building will provide facilities to the holiday lodges and will consist of a reception to meet and greet guests, sales area, office and storage and laundry sorting areas. Within the roof space it is proposed to create for staff members a kitchen/lounge and shower room along with another office and storage area. A car park for staff members is also proposed.

The building is to be located on an existing area of hardstanding located to the west of the western of the 2 existing accesses serving the holiday lodges.

Access:

There are currently 2 accesses serving the Ramshorn Estate off Ramshorn Road. The access to the western side of the site is the proposed access for the facilities building (shown within the red outline plan (Location Plan Drawing No. 2017-10-261)).

Parking:

Parking and turning for 7 vehicles are shown on the submitted Proposed Site Plan Drawing No.2017-10-Revision E.

Use Class: E(a) - Display/Sale of goods other than hot food - Total tradable floor area proposed (including change of use) (square metres) (g): 9.57 – SMDC Parking Standards requirements are (Food Retail Units - 1 space per 14m² of gross floor area). 1 space is required.

Use Class: Other (Ancillary Facilities to Holiday Accommodation inc. ancillary retail sales - Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 238.37. The number of staff have not been provided.

The application form states, under the Employment section, there are no existing employees on the site and the proposed development will not increase or decrease the number of employees. However, facilities for staff (kitchen/lounge and shower room) are included in the proposal and functions will be conducted i.e. office staff and cleaning staff etc, it is therefore considered that there are existing staff and/or proposed staff required to run the facility.

Given the size of the parking area shown on the Proposed Site Plan Drawing No.2017-10- Revision E and having scaled from the plan there is space to accommodate additional parking above the 7 proposed. It is therefore considered there is sufficient parking for staff and guests.

I have no objection to the proposal (application number SMD/2025/0278) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan Proposed Site Plan Drawing No.2017-10- Revision E. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the carriageway edge.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that the surfacing of the access drive works rear of the highway may require a Permit to Dig due to the proximity of the works to the adopted highway. Please email for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

There are 2 existing accesses, the red outline plan includes the most western of the 2 accesses. It was noted at the site visit that the access surface is loose and material/stone/grit is being brought onto the highway, the condition is intended to reduce the likelihood this happening.

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