



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

Our Reference: SMD20250334

Date Received: 18-Jul-2025

Particulars of Development:
Proposed menage

Location of Development:
Ellins Field Farm, Crowborough Road, Lask Edge, ST13 8QW

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Jul-2025

1. The menage shall be for the private use of the applicant and their family. It shall not be used for public competition.

REASON

To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a menage.

Crowborough Road is a single track rural lane with few informal passing places. The access to the site is existing and in current use. Vehicles already travel to and from Ellins Field Farm. A menage will not significantly increase trips once constructed.

Crowborough Road is a narrow country lane which would be unsuited to traffic associated with open, public competition - hence condition above.

Current records show that there were no Personal Injury Collisions on Crowborough road within 215m either side of the property access in the previous five years.

Applicant:
C/O Hewitt & Carr Architects, Daisybank House, 17-19
Leek Road, Cheadle, Stoke-on-Trent, ST10 1JE

Officer: David Plant

District Reference: SMD/2025/0334

Date Responded: 04-Aug-2025

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