

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0451

Officer: T.Lunn

Date Received: 03/11/2025

Date: 02/12/2025

Particulars of Development: Proposed change of use from Equestrian Training facility to sports and leisure facility (padel) - Additional information 20/11/2025

Location of Development: Round Meadows Farm, Rownall Road, Wetley Rocks

Conditional

Site Visit: 10/11/2025

Personal Injury Records;

Current records show that there were not any Personal Injury Collisions on Rownall Road within 215 metres of the site between 31/12/2020 and 30/12/2023.

Background;

The site is located on Rownall Road (Road No. C0083) a C classified road with a speed limit of 60 mph. There is a streetlight but no system of streetlights or footways along this section of Rownall Road.

There is a car park however this does not have marked out bays.

Previous Application:

SMD/2019/0144 - Material change of use at 'Barn2' to an indoor play area for children up to the age of 10 years old (with the provision of ancillary café facilities); and associated operational development including the erection of an extension to provide an entrance and reception area on the west elevation of 'Barn2' and a riven slab path – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council.

Proposal:

Proposed change of use from Equestrian Training facility to sports and leisure facility (padel).

Comments on Information submitted:

This application is for a change of use from an equestrian training facility to a sports and leisure facility. The equestrian training facilities will be removed and 2 Padel courts installed.

There is currently a parking area to the front of the building which is shared between the equestrian training facilities and the play barn. A post and rail fence is erected within the parking area (proposed under SMD/2019/0144). It was suggested at the time by the Highways Officer that

the area should be left open to release more parking. The agent has confirmed (email 18 November 2025) that the applicant is willing to remove the fence. The increased parking area and the proposed parking for a further 8 vehicles for the leisure facility as shown on submitted plan 25 XXX -INC-DR 2010 Rev C is considered sufficient to accommodate parking for both facilities.

I have no objection (application number SMD/2025/0451) subject to the following condition;

The development hereby permitted shall not be brought into use until the parking areas have been provided and marked out in accordance with the approved plan 25 XXX -INC-DR 2010 Rev C and retained for the lifetime of the development.

REASONS

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

Commissioner for the Built County
On behalf of the County Council
As Highway Authority