



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:
 Stoneydale Farm Stoneydale, Oakamoor

Officer: Malcolm Jones

Our Reference: SMD20260101

District Reference: SMD/2026/0101

Date Received: 17-Mar-2026

Date Responded: 16-Apr-2026

Particulars of Development:

Conversion of stable block into a single dwelling with associated landscaping and access

Location of Development:

Stoneydale Farm Stoneydale, Oakamoor

Recommendation Summary: Conditional

Site Visit Conducted on:

The stables are accessed from Stoney Dale which is an extremely narrow road with limited passing places, no footways or street lighting. The site itself is some distance from any local services and due to the alignment of the roads it is unlikely that anyone would walk from the site to access those services. There is no access to public transport. It may therefore be considered that the site is not in a sustainable location in transport terms.

The site access has restricted visibility but it is considered that the necessary splays can be provided within the land shown to be under the applicants control and a condition to that effect is recommended. In terms of traffic generation the stables themselves have the potential to generate a relatively low level of traffic were they to be sold into different ownership and whilst a dwelling will inevitably generate more the additional traffic in these circumstances is not considered to represent either an unacceptable reduction in highway safety or a severe impact on the network.

The low level of traffic currently using this part of the network and the traffic generated by the development mean that any conflict between vehicles is likely to be at a slow speed and very infrequent and so whilst it may increase a level of inconvenience is not considered to represent a danger. Similarly the likelihood of people walking from the site meeting vehicles is so low that the resultant reduction in highway safety is not considered to be unacceptable.

It is therefore recommended that if the application is to be approved it be subject to the following conditions:

Before any part of the development hereby authorised is brought into beneficial use the access shall be provided with visibility splays of 2.4m x 24m measured to the nearside carriageway edge. The splays shall be cleared of all obstructions to visibility greater than 0.9m above the carriageway level and once the development is occupied shall be maintained as such thereafter.

Before any part of the development hereby authorised is brought into beneficial use the first 5.0m of the access as well as the parking spaces and turning area shown on the submitted plans shall be laid out, hard surfaced and positively drained to a suitable outfall and once the development is occupied shall be maintained as such thereafter.

Any gate across the access and driveway shall be a minimum of 5.0m from the carriageway edge and hung so as to open inwards and maintained as such thereafter.

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