



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:

Mr A Nixon c/o Rob Duncan Planning Consultancy Ltd

Officer: Malcolm Jones

Our Reference: SMD20260122V2

District Reference: SMD/2026/0122

Date Received: 20-Mar-2026

Date Responded: 21-Apr-2026

Particulars of Development:

Removal of equestrian building and erection of holiday accommodation (2no. units)

Location of Development:

Cresswell Ford Farm Dilhorne Lane, Dilhorne

Recommendation Summary: Conditional

The site is accessed from Dilhorne lane which is a narrow road with no segregated footways or street lighting. The point of access is near a ninety degree bend and therefore vehicle speeds at this point will be extremely low. Therefore the available visibility is considered adequate for the speeds and levels of traffic.

There is a PROW that passes immediately in front of the proposed development which may be obstructed by the proposed car parking and appeared to be already obstructed. It is therefore considered reasonable to require a scheme to be submitted that shows how the PROW will be accommodated on the site following the development.

The proposed car parking appears adequate for the development proposed.

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

1. Before any part of the development is brought into beneficial use a scheme showing how the PROW will be accommodated across the site shall be submitted to and approved by the LPA and once approved shall be implemented in accordance with the approved plans and once any part of the development is occupied shall be maintained as such thereafter.
2. Before any part of the development hereby authorised is brought into beneficial use the access shall be hard surfaced with a bound material for a minimum of 5.0m from the carriageway edge and any gate shall be positioned a minimum of 5.0m from the carriageway and hung so as to open inwards, and once brought into use shall be maintained as such thereafter.

I would also be grateful if you could add the following note to the decision notice:

Please note that prior to the access being constructed, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk 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>

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