

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/2026/0374

Officer: Tracey Lunn

Date Received: 28/08/2026

Date: 16/09/2026

Particulars of Development: Proposed equine menage / exercise arena 40 x 20m

Location of Development: Rownall View ROWNALL ROAD WETLEY ROCKS

Conditional

Site Visit; 06/09/2026

Background;

The site is located off Rownall Road (Road No. C0083) a C classification road and is subject to a 60-mph speed limit.

Description of Proposal;

Proposed equine menage / exercise arena 40 x 20m.

Planning History;

SMD/2021/0139 - Retrospective application for the erection of a timber frame, stable block containing 3 single stables, and a small equipment store (tack room), with a hay and fodder store – No objections were raised by the Highway Authority and planning permission was subsequently granted by Staffordshire Moorlands District Council.

Comments on submitted information;

The proposal seeks planning permission for the construction of a menage measuring 25m by 40m. The menage would be located within an existing area of grazing land to the west of the existing stable block. The proposed location is identified on the plan titled *BLOCK PLAN*.

Whilst the application does not specify the intended use of the proposed menage, it is considered to be ancillary to the existing private equestrian use of the site.

I have no objection (Application number SMD/2026/0374) subject to the following condition:

The menage shall be restricted to the private use of the applicant and shall not be used for commercial purposes or special events.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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