



**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:** COU

**Applicant:**

Billy Ray Billy Ray Sales Ltd C/O Agent. Mr Paul Gaughan,  
Paul Caughan Building Consultants Limited, Unit E14,  
Langham Park Industrial Estate, Stanton by Dale Ilkeston,  
DE7 4RJ

**Officer:** David Plant

**Our Reference:** SMD20240216

**District Reference:** SMD/2024/0216

**Date Received:** 20-May-2024

**Date Responded:** 04-Jun-2024

**Particulars of Development:**

Conversion of existing amenity block to form a new holiday entertainment facility.

**Location of Development:**

Cross Inn Ash Tree Road Hoftens Cross, Caudon Low

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 29-May-2024

**NOTES TO PLANNING OFFICER**

Application is to convert existing building to holiday entertainment facility at an existing caravan park.

Caravan park has lawful use certificate under SMD/2023/0462.

Visibility at the access is restricted by vegetation approx 45m to the west and to lesser extent by vegetation at the junction with Hemingslow Lane to the east. However, the caravan park is existing and the lawful and the access is existing. The building will contain bar/shop and small laundry and will be ancillary to the caravan site.

Supporting statement states that the site is overgrown and in need of renovation. It is recommended that visibility at the access be improved as part of the renovations by cutting back and maintaining vegetation at the boundaries.

Current records show that there were no Personal Injury Collisions on A52 Ash Tree Road within 215m either side of the property access in the previous five years.

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