

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 16 January 2025 11:02:22

Application Reference No. : SMD/2024/0527

Site Address: Cross Inn Ash Tree Road Hoftens Cross Cauldon Low Staffordshire ST10 3EX Stoke On Trent

Comments by: cotton parish council cotton parish council

From:

Sawrey Lodge
Cotton Lane
Cotton
STOKE-ON-TRENT

st103dn

Submission: Objection

Comments: Cotton Parish Council met on 14.01.2025 and considered the planning application: SMD/2024/0527

- To demolish The Cross Inn building and replace it with a further nine (9) static caravans.

Councillors raised a number of issues:

There has already been permission granted for 44 static caravans on the site, as per the Certificate of lawful development (SMD/2023/0462). The current development brings the validity of this into debate. The original application (SM95-0968) granted the siting of six static caravans and 25 touring caravans. We now have a situation where 6 static caravans will, potentially, be replaced by 53! No mention was made when the certificate of lawful development request was made of the future intention to demolish the pub in order to site even more caravans. Nor was there any mention of the intention to repurpose the amenity block into a bar, as per the subsequent application (SMD/2024/0216).

In circa 1999 an application for a more modest 10 log cabins on the site was refused.

The current plans will mean there will be up to 53 caravans permanently in situ. Previously the six statics were essentially invisible, due to them being screened and the touring site was completely empty for the off-season months, which at this altitude are considerable. Current proposals seem to be of an order of magnitude greater than the previous operation.

The original planning permission required a screening bund and the planting of trees/hedgerows. Somehow, the current permissions seem to have facilitated the removal of this screening bund and most of the trees have been felled and other vegetation has been grubbed out.

The Cross Inn building is an historic one. Whilst councillors appreciate that it may not be a viable venture as a pub, surely the building could be repurposed. If so, it could become a community asset.

Static caravans will all be connected to mains water and sewerage; there are already issues with low water pressure in the immediate vicinity. Will the sewage treatment facilities be able to cope with the additional pressure?

Not enough has been provided regarding the ownership/usage of the caravans. We know that they are being offered for sale as holiday homes (there are fictitious pictures of the caravans in situ and for sale on the owner's website, when in fact, as of now, none are in position. These images show the caravans surrounded by lush vegetation, when in fact, the site is currently a barren wasteland). Will owners be allowed to stay for 28 days and then have to vacate? Will they be allowed to remain on site for the entire season? Will the caravans be new ones or second-hand scrap imported from other sites?

At the end of the discussion councillors voted unanimously in favour to request that the Certificate of Lawful Development should be revoked.

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