



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 Billy Ray Billy Ray Sales Ltd Grange Farm, Gypsy Lane,
Dracott, Derbyshire, UK, DE72 3PB

Officer: David Plant

Our Reference: SMD20240527

District Reference: SMD/2024/0527

Date Received: 30-Dec-2024

Date Responded: 17-Jan-2025

Particulars of Development:

Demolish public house and install 9 caravans

Location of Development:

Cross Inn Ash Tree Road, Hoftens Cross, Cauldon Low

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Jan-2025

1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan DB/DR/24/08/07. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. The development hereby permitted shall not be brought into use until details of the 2.4m x 215m visibility splay have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL To comply with NPPF Paragraph 115; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to demolish existing historic public house building and replace with 9 caravans.

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

Visibility at the access is restricted by vegetation approx 45m to the west. Visibility to the east has been improved by cutting back of vegetation adjacent to the junction with Hemingslow Lane. It is noted that the pub building itself was a commercial use and would have generated trips. However, cutting back vegetation to the west of the access will improve visibility and therefore safety for all users of what will be a sizable caravan site. Trees atc could be replanted to the rear of the visibility splay.

Application will effectively be an extension to the caravan site.

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