

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 03 February 2025 15:56:54

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: Janet Carter

From:

7 Woodside Cottages
Churnet View Road
Oakamoor
Stoke-On-Trent

ST103AE

Submission: Objection

Comments: I wish to register my objection to the above planning application.

The objection to the proposed demolition of the Cross Inn is based on the following:-

The demolition of this historic building is not justifiable. The existing building should be re-purposed.

I recommend that a specialist independent historical building survey is commissioned by the LPA, or by the County Archaeologist in order to establish the merit of the building as a heritage asset.

Such a survey report would enable a potential restorative programme for preserving the building as whole, or those parts that could be integrated into a sympathetic renovation that would allow as much of the existing fabric to be kept and maintained so that it could be encompassed in a favourable design that would be in keeping with its setting, and permit a future change of use for the building which is currently in a redundant

state having in the past been a traditional focus in the local community as both a public house or inn, and former restaurant.

Should this application be granted the positioning of the additional 9 caravans will completely dominate the area of the A52 road junction thus changing the character of the area to that of a non-Staffordshire Moorlands location.

Needless to say the historical environment of area will be changed forever should this planning proposal be granted.

The Council should continue its proactive approach to heritage assets at risk, such as the Cross Inn, and welcome development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.

The Council has previously stated in its policies that it promotes development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area. This statement should be applied when this application is being considered.

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With careful survey work and the right investment, this building should be saved from demolition, have a new lease of life and its presence be guaranteed in the landscape from which it originally evolved.

Yours sincerely,

Janet Carter

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