

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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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: Diana Gardner

From:

Ash Croft
Nabb Lane
Alton
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ST10 4AY

Phone:

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Submission: Objection

Comments: This application should be refused because it is in direct contravention of a large number of SMDC policies and to approve it would be an act of cultural vandalism.

This inn has been part of the landscape since at least the 17th century and is a valued and irreplaceable local landmark . It is and part of our heritage that needs to be retained for future generations. It is quite possible for it to be reused through sympathetic development rather than being demolished.

It is the role of SMDC to protect and enhance the local environment as stated on Policy 2 -

The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

It also contravenes Policies E 4, DC 2, SS 5 to SS 10 and SS 11.

It is the councils duty to -

to conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF; The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.

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