

[REDACTED]

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**Sent:** 22 January 2026 10:07

**Subject:** Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0006 Site Address: 37 Red Lion Cheadle Road Cheddleton Staffordshire  
ST13 7HN Leek Comments by: Wendy Johnson  
From:

Station Road  
Cheddleton  
Leek

[REDACTED]

Submission: Objection

Comments: In relation to the outline planning application for a dwelling to be constructed in the beer garden of the Grade II listed Red Lion, I would like to submit the following points.

1. The Red Lion Public House ceased trading in June 2025. The proposed planning application if granted would reduce the attractiveness of this business from reopening due to the loss of access from the canal towpath to the beer garden for walkers enjoying the outside including visiting tourists.

2. I cannot agree with the application with regard to the unobtrusive view from the canal once a dwelling and curtilage is built. The view from the rear of the Grade II listed Red Lion Public House would also be affected.

3. The Red Lion Public House and beer garden is within the Conservation Area of Cheddleton. I would bring notice to the planning officers a published document in 2021 by SMDC entitled Cheddleton Conservation Area Character Appraisal and Article 4 direction, where it specifically refers to this important green open space and the views as well as the Stone built dock house at the edge of the canal. I quote from that document:

Green spaces and trees

4.51 Green open spaces and mature trees (identified on Map 2) are an important feature of the village.

The most striking feature is the steep hillside of rough grassland and trees separating the mill complex from the old village perched high above.

This open area creates an abrupt edge to the village and allows unrestricted outward views. Also of note is the river valley which is mainly pasture and undeveloped, but for the former industrial complexes and canal infrastructure. This greenery runs from here up the dry valley past the old stone dock house to the rear of the Red Lion Inn, which provides a crucial open space to protect the rural setting and form of the village.

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Indeed it shows on Map 2 this specific area of important green open space.

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