

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 26 January 2026 20:43
To: Planning Comments (SMDC)
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: Rebecca S
From:

Cheadle Road
Cheddleton
Staffs

ST13 7HL

[REDACTED]

Submission: Objection
Comments: Dear Sir/Madam,

I wish to formally object to the planning application for the erection of a bungalow on the land forming the beer garden to the rear of the Red Lion Public House, Cheddleton, on the following grounds.

1. Loss of a Vital Community Asset

The proposed development would result in the loss of the Red Lion's beer garden, which has historically served as an integral part of the pub. The application describes the land as a 'paddock', however, this is factually incorrect; the land has always functioned as a beer garden and has never been used for the keeping of animals.

The beer garden is a key element of the pub's viability, providing outdoor space for families, children, and visitors, and has regularly been well-used, particularly during warmer months (I can vouch for this, having spent many afternoons here with my family). Removing this space would significantly diminish the future prospects of the historic listed Red Lion reopening and operating successfully, which in turn impacts the social and economic vitality of the village. The National Planning Policy Framework (NPPF) recognises the importance of protecting public houses and associated land as community facilities.

2. Impact on the Viability and Future of the Public House

The Red Lion is currently for sale as a viable business prospect. The loss of its beer garden would make it far less attractive to potential purchasers, undermining its re-opening as a valued local amenity. The pub did not close due to a lack of trade, but rather due to the departure of the previous manager. Restricting the pub's outdoor space would substantially reduce its operational potential, contrary to the community's interests and local planning policies which seek to sustain and enhance rural services and facilities.

3. Adverse Impact on the Cheddleton Conservation Area

The site lies within the Cheddleton Conservation Area. The 2021 Cheddleton Conservation Area Character Appraisal and Article 4 Direction specifically identifies the land surrounding and behind the Red Lion as an important green space contributing to the historic character and setting of the village. Developing this land would irreversibly erode the area's heritage value, contrary to both local and national heritage policies (NPPF, Section 16). The proposed

new dwelling would disrupt the open, green setting which forms an essential part of the character of this section of old Cheddleton.

4. Harm to the Setting of Listed Buildings

The Red Lion itself, along with several nearby properties, are listed buildings. The introduction of a modern bungalow on this plot would cause visual and contextual harm to their setting. The open rear aspect currently helps maintain the historic relationship between the buildings, the canal, and the surrounding landscape. Inserting a new dwelling would undermine this historic context, contrary to Policy DC2 (The Historic Environment) of the Staffordshire Moorlands Local Plan.

5. Insufficient Access and Parking Provisions

The applicant asserts that there would be 'no loss of car parking spaces' for the pub; however, this claim is not supported by detailed plans or drawings. The Red Lion's car park is already heavily used during trading hours. Any reduction in available parking, or shared access routes with a residential property, would create parking conflicts and further jeopardise the future operation of the pub.

6. Visual Impact and Loss of Green Space

The proposed bungalow would be clearly visible from the canal towpath and various walking routes popular with both residents and visitors. The open nature of this green space forms an important part of the visual approach to old Cheddleton and the Conservation Area. Development here would disrupt the rural character and charm that make the area so attractive.

7. Environmental and Amenity Concerns

Development on this small parcel of land could have adverse effects on surface water drainage and increase flood risk, given its proximity to the canal and natural ground levels. Additionally, the loss of a well-established green area that supports local biodiversity would be contrary to sustainability principles.

In summary, the proposal would result in unacceptable harm to the character and appearance of the Cheddleton Conservation Area, the setting of listed buildings, and the viability of an important community facility. It is therefore contrary to local and national planning policies, including the NPPF and the Staffordshire Moorlands Local Plan (notably Policies SS1, SS10, DC1, and DC2), all of which seek to protect heritage, community, and the rural environment.

For these reasons, I respectfully request that the Council refuse planning consent for application SMD/2026/0006.

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