

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Outline

Application Number: SMD/2026/0006

Officer: Tracey Lunn

Date Received: 09/01/2026

Date: 29/01/2026

Particulars of Development: Outline permission with all matters reserved to build a two-bedroom bungalow in a paddock off Cheadle Rock

Location of Development: 37 Red Lion, Cheadle Road, Cheddleton

Conditional

Site Visit – 16/01/2026

Personal Injury Collisions;

Current records show there was 1 Personal Injury Collision on Cheadle Road for a distance of 43 metres either side of the access to The Red Lion Public House car park between 31/12/2020 and 30/12/2023.

Background;

The proposed development site is located off Cheadle Road, an A classified road (Road No. A0520) with a speed limit of 30 mph. This section of Cheadle Road runs through Cheddleton village and has streetlighting and footways. Cheadle Road connects Stoke on Trent to Leek.

The site within Cheddleton village and benefits from a regular bus service to Leek. Bus stops on Cheadle Road are approx. 100 metres to the north and approx. 60metres to the south of the site.

The nearest primary school is St Edward's CE Academy on Hollow Lane and is approx. 0.2mile and the nearest high school is Leek High School at approx.3.5 miles. There are shops, a post office, fast food take-away and restaurant within the village.

Description of Proposal;

Outline permission with all matters reserved to build a two-bedroom bungalow in a paddock off Cheadle Rock.

Comments;

The submitted information has been treated as indicative and this response is issued to the principle of development only.

The application is for outline with all matters reserved to construct a 2-bedroom detached dwelling in an area of land (paddock) to the rear of The Red Lion Public House.

Access;

Although the application is all matters reserved the proposed dwelling will be accessed via the existing vehicular access to The Red Lion Public House car park.

There are no objections in principle on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. Before the development hereby approved is commenced, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Layout and disposition of dwelling;
- Provision of parking, turning, and servicing within the curtilage of the site.
- Means of surface water drainage;
- Surfacing materials;

- Off-highway parking spaces shall be in-line with Staffordshire Moorlands District Council's Parking Standards. All parking spaces shall be a minimum width of 2.4m and a minimum length of 4.8m per car and garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer

This application is an outline with all matters reserved.

The submitted Design, Access and Planning Statement states, the access would be via the car park of the Red Lion pub. The red outline plan also shows connection with the A0520 via the pub car park.

Any gate added between the proposed access track and access to the pub car park should open inward towards the site and not outward into the car park.

**Commissioner for the Built County
On behalf of the County Council
As Highway Authority**
