

DELEGATED DECISION REPORT

SMD/2025/0452
Valid 10/12/2025

**FLINT MILL CHEADLE
ROAD
CHEDDLETON**

**LISTED BUILDING CONSENT
FOR PROPOSED BUILDING
OF THREE STONE
BUTTRESSES TO STABILISE
AND STRENGTHEN EAST
SIDE WALL WHICH IS NOW
BULGING AND IN DANGER OF
COLLAPSE.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact to special interest of a Grade II Listed Building
- Materials and design

DESCRIPTION OF SITE

The proposal would involve works to a listed flint mill range in Cheddleton, which consists of a range of mill buildings and cottages which are Grade II* listed and also situated in Cheddleton Conservation Area and immediately adjacent Caldon Canal Conservation Area.

The site consists of two water mills for grinding flint, a miller's cottage, furnaces and kilns. The southern mill (Grade II*) was originally a corn grinding mill, later converted for grinding of flint for the pottery industry in the late-18th century. The north mill (Grade II*) dates c.1756-65 is a purpose-built water mill for grinding flint. The flint furnaces date late-18th century, constructed in coursed squared stone with some brick dressings. The furnaces are set into the bank with elliptical arched furnace openings. The significance of the collection of buildings and structures derives from the retention of historic fabric, integrity of the layout and collection of buildings, rural industrial character and association with the growth of pottery industry in the local area.

The buildings on the site also make a positive contribution to the setting and significance of the Conservation Areas.

PROPOSAL

The proposal would involve the construction of three buttresses to the eastern elevation of the kilns. The kilns are set within the bank and there has been a buttress already added to the northern elevation.

It is proposed to install a subterranean concrete slab in front of the kiln and erect three stone buttresses to the east elevation. Two buttresses would be approx. 660mm wide and the central buttress would be wider. This would alter the appearance of the kilns and slightly interrupt views and appreciation of their historic construction.

The proposal sets out that the buttresses would be constructed in dressed stone with M4 mortar, the latter of which is a cementitious mix.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: Expired

Public Comments

No comments received.

Town / Parish Comments

Support

SMDC Conservation Officer

There are no objections to the proposal from a conservation perspective. Conditions recommended.

Historic England

Historic England provides advice when their engagement can add most value. In this case they are not offering advice, though they concur with the Conservation Officer that whilst there shall be some harm, such measures are proportionate and necessary to preserve the heritage asset and ensure its long-term conservation, where the insertion of buttresses tends to be a traditional approach to securing the structural integrity of walling. They also concur that further detail is necessary with regards to appropriate use of lime mortar, matching masonry and tiles, where these can be conditioned accordingly.

Staffordshire County Council Flood Risk Management Team

No comments.

Canal and River Trust

Advise that the applicant liaise with the C&RT to minimise any potential risks to the canal embankment.

OFFICER COMMENTS

Main Considerations

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 sets out the provisions for determining applications for listed building consent and consideration will be given to the impact on the special architectural and historic interest of the listed building.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding works to listed buildings. S.16 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal would result in minor level of harm to the special interest of the listed kiln. This would fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There is, however, clear and convincing justification for the works in terms of improving the structural integrity of the heritage asset (par.213 of NPPF) and there would be public benefits in terms of ensuring the structures were maintained for the long-term conservation of the industrial heritage site.

Design and materials

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Principles SPD outlines the Council's expectations in respect of alterations to historic buildings and states that existing materials should be re-used or new matching or reclaimed materials and traditional techniques employed wherever possible. The materials used are reclaimed, albeit not from the Flint Mill site. the Conservation Officer has been to the site to see the materials and has no objections to the stone or slate proposed.

CONCLUSION / PLANNING BALANCE

The proposal would result in minor level of harm to the special interest of the listed kiln. This would fail to satisfy the provisions of s.16 of the Act. With reference to the

planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There is, however, clear and convincing justification for the works in terms of improving the structural integrity of the heritage asset (par.213 of NPPF) and there would be public benefits in terms of ensuring the structures were maintained for the long-term conservation of the industrial heritage site.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 03/02/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council