

Mr James Collins
28 Park Road
Richmond upon Thames
TW1 2PX

Application no: SMD/2026/0006

Determined on: 2nd March 2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

37 Red Lion Cheadle Road Cheddleton Staffordshire ST13 7HN

Description of Development:

Outline application with all matters reserved for a self-build two-bedroom bungalow on land rear of the Red Lion Inn, Cheddleton

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref:

Location Plan 1:1250

Site Plan 1:500

for the reason(s) specified below:-

1. A detached dwelling in this location would stand at odds with the grain of the settlement and a bungalow would be out of place with the character and form of the adjacent dwellings. As a location the site has more affinity with its undeveloped green surroundings to the south, east and north than with the adjacent built form confined to its higher western side. Physical development here would seem dissociated from the built form of the village and would relate poorly to the relatively spacious and loosely defined nature of the site which contributes positively to the public surroundings including as seen and enjoyed from public footpath 64 and from the adjacent public canal-side land. The proposal is thus found harmful to the character and appearance of the area and harmful to visual amenity which the location currently provides. It is therefore found contrary to Staffordshire Moorlands District Council Local Plan Policies SS8 and DC1; the Council's Adopted Design Guide Supplementary Planning Document 2018 and to the NPPF.
2. The proposed development for a single bungalow dwelling and its attendant curtilage would in turn harm the character and appearance of the Cheddleton Conservation Area and bring harm to the setting of the Caldon Canal Conservation Area. Inevitable physical land changes to form a vehicular access to negotiate a steep drop in levels rear of the Grade II Listed Red Lion Inn would add further

overall harm within the Cheddleton Conservation Area and risk likely harm to the setting of the Listed Red Lion Inn. Whilst the heritage harm identified would be less than substantial this harm would not be outweighed by any public benefits of the proposal. The development is therefore found contrary to Staffordshire Moorlands District Council Local Plan Policy DC2 and to the NPPF.

3. No ecological survey information has been submitted with the application, but it is nevertheless apparent to the LPA that the varied tree cover and ground layer vegetation will provide and represent a range of beneficial ecological habitats including potentially protected species such as bats, water voles and Great Crested Newts. In the absence of ecological survey information or tree assessment of the existing site, the application is found contrary to Staffordshire Moorlands Local Plan policies NE1 and NE2 and to the NPPF as there is insufficient information to assess the potential for biodiversity loss and harm to protected species and trees as a result of the development.
4. The proposal would depend on a route through the car park serving the Red Lion Inn and taking into account the predictable physical works to create an access to negotiate a steep drop beyond the car park it is far from certain that the access could be achieved through the car park without loss of parking space despite the assertions made in the application submission. The obvious importance of the car park to the pub's operational viability makes this uncertainty a further reason for refusal having regard in particular to the expectations of Policy C1. The proposal is thus found contrary to Staffordshire Moorlands Local Plan policy C1 and to the NPPF.
5. Although the Council is at present unable to demonstrate a five year supply of deliverable housing sites, having regard to Paragraph 11 of the NPPF, the adverse impacts in this case (as set out in the reasons above) would significantly and demonstrably outweigh the benefits arising from a single, self-build dwelling when assessed against the policies in the Framework taken as a whole.

Informatives

1. The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has nonetheless met the requirement in Paragraphs 39 of the National Planning Policy Framework.
2. Your attention is drawn to the response from the Local Lead Flood Authority dated 27th January 2026

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.