

Ms Jane Chase
Planning Officer
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

13th February 2020

Dear Ms Chase

Reference: DC/075742

Proposal: Change of use of barn from agricultural to residential and erection of a single storey side extension

Plans submitted include the following:

1. Existing barn layout and elevations
2. Approved house layout and elevations
3. Proposed amended house layout and elevations (amendment to existing approval)
4. Proposed amended house layout with increased footprint (new prior approval application)
5. Proposed extension plans

Location: Threeways Farm, Blossoms Lane, Woodford, Stockport, SK7 1RE

The barn conversion proposals appear to respect the character of the original building and the location, which is in one of the most rural parts of the village. We note that the written statement recognises that it is an “attractive historic building”, a sentiment which we support. The design appears to be compliant with WNP DEV4.

The small extension will not be visible from the road, or have a significant impact on the openness of the Green Belt, or the character of the Neighbourhood Area.

As with all new development, we emphasise the need to be mindful of climate change and the need to mitigate human impacts on the environment. We encourage adherence to:

- WNP policies ENV3 by retention of natural features where possible.
- WNP ENV4 by landscaping to include vegetation to absorb carbon dioxide, encourage biodiversity and support wildlife, where possible.
- Environment Agency advice in WNP:
“Further to consultation with the Environment Agency, the Neighbourhood Forum would like to see new development being designed to maximise the retention of surface water on the development site and measures to minimise runoff; for surface water drainage to be considered in liaison with the Local Lead Flood Agency, the public sewerage undertaker and the Environment Agency; and for surface water to be discharged in the following order of priority:
 - An adequate soakaway or some other form of infiltration system.

- An attenuated discharge to watercourse or other water body.
- An attenuated discharge to public surface water sewer.
- An attenuated discharge to public combined sewer”

- Swallows are a treasured part of the wildlife around Blossoms Lane and we welcome the condition associated with the previous application DC/072172:

“Given the presence of nesting Swallows within the barn, the applicant is requested to incorporate replacement nesting boxes within the barn to be converted.”

In summary, the Woodford Neighbourhood Forum Management Committee has no objections to these proposals.

With regards,

A handwritten signature in black ink that reads "E. M. Frearson". The signature is written in a cursive, slightly slanted style.

Evelyn Frearson

On behalf of the WNF Management Committee