

# Woodford Neighbourhood Plan Monitoring Report

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## Executive Summary

In September 2019, the [Woodford Neighbourhood Plan](#) (WNP) became part of the Development Plan for Stockport, following a majority vote in a referendum among residents living in the [Woodford Neighbourhood Area](#). The policies in the WNP are now used by Stockport Council planning officers, along with local authority and national policies, in making decisions about planning applications in the Woodford Neighbourhood Area.

It is recommended that the implementation of neighbourhood plans is monitored over time, in order to assess their effectiveness in achieving their objectives. This report aims to monitor the

implementation of the policies in the WNP and also the aspirations that arose during consultation with residents, which are presented in a separate document, [Woodford Village Aspirations](#).

[Woodford Neighbourhood Forum](#) (WNF) became a consultee on planning applications in the Woodford Neighbourhood Area in July 2019, when the WNP had been through independent Examination and was approved by Stockport Council to go forward to a referendum. At that stage the policies in the WNP carried weight in planning decisions.

Following receipt of notification of an application by Stockport Council, the forum management committee has assessed the applications against the criteria in the policies in WNP and submitted comments to the council planning officers, when they felt that an application should be supported, or when they had objections. A total of 41 applications have been received to date and the committee has submitted comments on 21 of these. At the time of writing, of the total of 41 applications received, Stockport Council has granted planning permission to 19 and refused 3. In two cases where the WNF committee had submitted objections, revised applications addressed many of the issues raised. Of the 19 applications granted permission, the WNF committee supported 2, made suggestions for 1, objected to 2 and had no comments on the remainder. For the 3 applications refused by the council (one of which was upheld at Appeal), the WNF committee had submitted objections, indicating that our views concurred.

The WNF Management Committee believes that the WNP policies are too often overlooked by applicants, but overall they are addressed and correctly interpreted by Stockport Council planning officers. In general the outcomes are consistent with the vision and objectives of WNP.

The WNF Management Committee is working in harmony with the Woodford Community Council (WCC) Management Committee in order to encourage implementation of the aspirations set out in the supplementary document Woodford Village Aspirations. As an example, the WCC newsletter now includes regular articles on local history, wildlife and footpaths aiming to enhance local knowledge and participation.

## **Introduction**

Locality, a quango which provides supports for local community organisations in a variety of initiatives, including neighbourhood planning, notes that there is no formal requirement to monitor or review neighbourhood plans, but in order to assess how effective a neighbourhood plan is in practice, monitoring is recommended. The organisation has produced a [toolkit](#) to guide the process.

The guide explains that the local planning authority (LPA) has a key responsibility in implementing the neighbourhood plan by applying the policies through the development management process.

The guide also explains that parish or town councils, or neighbourhood forums can make comments on planning applications, highlighting how neighbourhood plan policies can apply to each scheme.

Other people or local bodies, such as residents, civic societies and local businesses, can also make comments on planning applications.

Neighbourhood plan bodies or other local stakeholders can implement plans and help to achieve their aims through direct delivery of development or projects.

Parish and town councils may receive a proportion of any monies received through the Community Infrastructure Levy (CIL). Neighbourhood Forums do not receive any CIL monies, but are consulted on its use by the LPA.

The Locality guide explains the monitoring can be done by the neighbourhood planning group and/or other local stakeholders, such as civic societies. Some LPAs also monitor how effective neighbourhood plan policies are in practice and can provide feedback to neighbourhood plan bodies.

## **Progress with implementation of WNP**

Following a successful referendum in September 2019, [Woodford Neighbourhood Plan](#) (WNP) became part of the Development Plan for Stockport and is now the most relevant, local and up to date part of the Development Plan for the designated Woodford Neighbourhood Area.

In July 2019 Woodford Neighbourhood Forum became a consultee on planning applications in the Neighbourhood Area. The Management Committee have assessed planning applications against relevant policies, focussing primarily on compliance with WNP policies, but also assessing against policies in the National Planning Policy Framework (NPPF) and local authority policies in the Stockport Core Strategy and Stockport Unitary Development Plan 2006 (UDP). In addition to assessment against policy criteria, our responses also include any general comments and concerns about each proposal.

The WNF management committee has been liaising with Stockport Council planning officers with regard to how to respond effectively to planning applications, and the process has become more streamlined. However, the workload for the management committee is quite high and is to be reviewed at intervals.

Aspirations, which arose during the consultation for the neighbourhood plan, but which were not appropriate to address through planning policy have been presented in a supplementary document, [Woodford Village Aspirations](#). We are working together with Woodford Community Council to advocate the implementation of these aspirations. We have presented a brief summary of progress to date in this report.

## **Implementation of Policies**

At the time of writing we have been invited by Stockport Council to comment on 41 planning applications. These have been recorded in a spreadsheet which can be [found on this link](#). Of these

applications, 21 were not considered contentious and we had no objections. However, we considered that 20 of the 41 planning applications were non-compliant with one of more neighbourhood plan policies, NPPF and Stockport UDP.

In this report, we present a brief review of the implementation of WNP policies.

### **Awareness of WNP**

We were disappointed to find that a number of planning applications did not make reference to WNP, even though Stockport Council publicised the adoption of the WNP after the referendum. It is also clearly communicated on the Council and WNF websites. We believe that further thoughts are needed on effective communication to potential applicants that WNP is part of Development Plan for Stockport, in order that applicants are aware that their proposals should reference the WNP and explain how they comply with its policies, where relevant.

In applications which did reference the WNP, policies cited included DEV1, DEV4 and COM3.

Since the adoption of WNP, Stockport Council planning officers have assessed planning proposals against relevant WNP policies, as well as national and local authority policies. We were pleased to note that in many of the officer reports that we have analysed, assessments of WNP criteria by the WNF Management Committee and the Council Officers concurred. There was close liaison between the officers and the management committee during the preparation of WNP, with the result that all understand the intended interpretation of the policies. Nevertheless, there were 2 planning applications where the WNF Management Committee recommended refusal based on lack of compliance with policy, but the council came to a different decision (see Determination of Planning Applications section below).

### **Frequency of reference to WNP policies by WNF**

We have noted the frequency with which we have cited each policy in the WNP in assessing planning applications and the results are shown in the table below. WNP DEV4, concerning design, was the most frequently referenced policy followed by DEV1, which defines limited infilling in Woodford. These were followed by ENV3, protecting natural features, and ENV4 which seeks to protect and enhance biodiversity. You will find a summary of WNP policies for reference in Appendix 2.

<b>WNP Policy</b>	<b>Referenced by WNF</b>
DEV4	12
DEV1	9
ENV3	8
ENV4	8
ENV1	2
ENV2	2
COM2	1
COM3	1
DEV2	1

DEV3	1
ENV5	0
EMP1	0
EMP2	2
EMP3	0
COM1	0

More details can be found in Appendix 1 and Appendix 4.

### Frequency of reference to WNP policies by Stockport Council

We have noted the frequency with which Stockport Council Planning Officers have cited each policy in the WNP in assessing planning applications and the results are shown in the table below. WNP DEV4, concerning design, was the most frequently referenced policy followed by DEV3, which concerns extensions to existing buildings. These were followed by ENV4, which seeks to protect and enhance biodiversity and ENV3, which protects Woodford’s natural features. The next most frequently cited policies were DEV1, which defines limited infilling, DEV2, which concerns replacement of existing buildings, and EMP2, which concerns loss of employment. ENV1, ENV2, COM2, and COM3 and were each cited once, while ENV5, EMP1 and COM1 were not used at all. This pattern reflects the types of planning applications which came forward, many of which were for extensions of existing properties.

WNP Policy	Referenced by SMBC
DEV4	17
DEV3	9
ENV4	6
ENV3	5
DEV1	2
DEV2	2
EMP3	2
ENV1	1
COM2	1
ENV2	0
COM3	0
EMP2	0
ENV5	0
EMP1	0
COM1	0

SMBC = Stockport Metropolitan Borough Council

More details can be found in Appendix 1 and Appendix 4

### Determination of planning applications

Several planning applications have been determined by Stockport Council during this period. At the time of writing, 19 have been granted planning permission by the council and 3 were refused. Just one refusal was taken to appeal by the developer and the appeal was upheld by the Inspector. This decision was a huge disappointment to the council, the forum management committee and

particularly the neighbouring residents. All these parties feel strongly that the Inspector misinterpreted WNP DEV1 regarding the definition of infill in a village. However, an Inspector's decision is final and can only be challenged in the High Court. The legal advice received by Stockport Council was that no material considerations were overlooked by the Inspector and his decision is an "opinion", therefore a challenge in court would be unlikely to succeed. It is regarded by the council as an example of an aberrant decision, which very occasionally happen in planning. The council and the forum management committee believe that policy DEV1, as written, is very clear.

At the time of writing, of the total of 41 applications received, Stockport Council has granted planning permission to 19 and refused 3. In two cases where we had submitted objections, revised applications addressed many of the issues raised by the committee. These are DC/073670 (222 Woodford Road, replacement of bungalow by two-storey dwelling) and DC/076685 (Flora Cottage, erection of 3 dwellings behind existing dwelling).

Of the 19 applications granted permission, the WNF committee supported 2, made suggestions for 1, objected to 2 and had no comments on the remainder. For the 3 applications refused by the council (one of which was upheld at Appeal), the WNF committee had submitted objections, indicating that our views concurred.

Therefore to date, there have been just 2 planning applications where the council planning officers and the WNF committee came to a different conclusion, namely DC/073301 (10 Jenny Lane, extension and granny flat), and DC/075538 (Moorend Golf Range, erection of 8 dwellings). With regard to DC/073301, the WNF committee had not understood that the granny flat in the garden could not be used as a separate dwelling, which is permissible development in Green Belt. See Appendix 4, page 21. DC/075538 was a detailed application following on from permission granted for an outline application submitted before WNF was a consultee. The objections from WNF would have been more appropriate at the outline planning application stage. Stockport Council officers have provided detailed responses to the objections submitted, which can be found in Appendix 4, page 25.

### **Effectiveness of WNP policies**

See Appendix 4 for a table which lists all the planning applications that WNF has been consulted on since July 2019. This table includes the assessment carried out by Stockport Council planning officers of the planning applications against the WNP policies. The information has been taken from Delegated Reports and Area Committee Report Packs. This provides a detailed picture of the implementation of the WNP policies by the Council.

The WNF Management Committee believes that the WNP policies are too often overlooked by applicants, but they are addressed and correctly interpreted by Stockport Council planning officers. In general the outcomes are consistent with the vision and objectives of WNP (see below), with a few exceptions where permission has been granted for developments that we feel could have a detrimental impact on the village.

## WNF website

The [WNF website](#) has been updated this year and now includes a section on [Planning Applications](#). A table on this page provides links to planning applications on the Stockport council website, WNF responses and the decision status of the application. The table will be updated at regular intervals and includes a search facility. Residents and other interested parties can now view planning applications and WNF responses to them with ease.

## Implementation of Aspirations

The WNF Management Committee is working in harmony with the [Woodford Community Council](#) (WCC) Management Committee in order to encourage implementation of the aspirations set out in the supplementary document Woodford Village Aspirations. Unlike a parish council, neither WNF nor WCC have sources of funding which could be used to implement aspirations directly. We aim to influence fund holding bodies, such as Stockport Council and Greater Manchester authorities, in order to achieve progress.

With implementation of the Aspirations in mind, members of WNF and WCC management committees have investigated the criteria for application to the Stockport Local Fund and held discussions with activity event organisations. The WCC newsletter now includes regular articles on local history, wildlife and footpaths aiming to enhance local knowledge and participation.

## Relevance of WNP and Village Aspirations

The WNF Management Committee believes that the vision, objective and policies in the WNP and the aspirations in the supplementary document Woodford Village Aspirations remain relevant in 2020. A summary of the Aspirations is provided in Appendix 3 for reference. We will continue to monitor this as the village evolves, noting in particular the impact of the large development on the former aerodrome site. The WNP is compliant with the most up to date version of the NPPF and the Stockport Local Plan. Therefore, no revisions are required at this stage.

## Future Tasks

We aim to continue to monitor efficacy and relevance of the WNP policies and progress with the implementation of the aspirations. Specific tasks for the future include:

1. Improve awareness of WNP among applicants.
2. Assess interpretation of WNP by applicants.
3. Monitor interpretation of WNP by Stockport Council planning officers
4. Maintain close liaison with Stockport Council planning officers.
5. Continue to review efficacy of WNP policies in achieving WNP vision and objectives.
6. Assess the impact of the arrival of any higher tier Local Plans, such as GMSF and the Stockport Local Plan, and changes in Government Planning Regulations on the WNP.

7. Continue to work in harmony with WCC and Stockport Council in order to encourage and advocate implementation of aspirations, including:
  - a. Community integration and participation
  - b. Measures to encourage walking
  - c. Measures to encourage cycling
  - d. Measures to improve community facilities
  - e. Measures to improve the Environment
  - f. Measures to mitigate climate change



## Appendix 1: Spreadsheets of Planning Applications

All the Planning Applications that WNF was consulted on and their current status is shown in this [Link to full Spreadsheet](#).

### WNP Policies referenced by WNF Management Committee in responses to planning applications

Colour code:

- Withdrawn
- Permitted by Council
- Refused by Council
- Permitted at Appeal

WNP policies referenced by WNF			ENV1	ENV2	ENV3	ENV4	ENV5	EMP1	EMP2	EMP3	COM1	COM2	COM3	DEV1	DEV2	DEV3	DEV4
Total			2	2	8	9	0	0	2	0	0	1	1	10	1	1	13
DC/073788	Land Adjacent to Windyridge 65 Bridle Road	Erection of two detached dwellings	1		1	1								1			
DC/073343	Land At The Rear Of 409 Chester Road	Erection of one detached dwelling												1			
DC/073670	222 Woodford Road, Woodford, SK7 1QF.	Two storey dwelling following demolition of the existing bungalow												1			1
DC/073301	10 Jenny Lane	Erection of a two storey side extension to the existing dwelling, erection of a granny flat												1			
DC/074225	Flora Cottage , 438 Chester Road	Outline application for the erection of 4no two storey 3 bedroom dwellings on the plot behind Flora Cottage												1			
DC/074328	Moorwood Stables (Cinder Lane)	Change of use of former stable block/storage facility to single dwelling							1								
DC/074722	124 Woodford Road	Construction of 4 no. detached dwellings			1												1
DC/074866	Oliver's Restaurant, 547 Chester Road	Change of use from A3 cafe/restaurant to C3(a) to create 2 residential dwellings.		1	1	1			1							1	1
DC/075538	Moorend Golf Range	Demolition of existing club house/driving range buildings and erection of eight dwellings		1	1	1						1		1			1
DC/075212	Flora Cottage, 438 Chester Road	Outline application is for 4no 2 bedroom bungalow dwellings				1											1
DC/075511	Chrome motors, 548 Chester Road	Car showroom to a Church meeting hall			1	1											1
DC/075517	443 Chester Road	New dwelling adjacent to the existing property												1			1
DC/076685	Flora Cottage, 438 Chester Road	Erection of 3no 2 bedroom bungalow dwellings				1								1			1
DC/075742	Threeways Farm , Blossoms Lane	Change of use of barn from agricultural to residential and erection of a single storey side extension			1	1											
DC/075746	222 Woodford Road	Demolition of existing bungalow and erection of a two storey dwelling (revisions to DC/073670)															
DC/076114	130 Moor Lane	Summer house															
DC/076003	547 Chester Road	Conversion of restaurant to a single family home															1
DC/076298	Moorend Golf Course	Minor Material Amendment to planning permission DC/075538											1	1			1
DC/076101	Rear Of 141 Woodford Road	Proposed detached dwelling			1	1											1
DC/076419	Land Adjacent To 200 Woodford Road	Outline application for the siting of two affordable housing buildings	1		1	1								1			1
DC/076482	Old Hall Farm, Old Hall Lane	The demolition of 1 new dwelling, and the erection of 3 new-build dwellings															
DC/077092	505 Chester Road	Extensions to existing dwelling															1

## WNP Policies referenced by Stockport Council planning officers in assessing planning applications

WNP policies referenced by SMBC			ENV1	ENV2	ENV3	ENV4	ENV5	EMP1	EMP2	EMP3	COM1	COM2	COM3	DEV1	DEV2	DEV3	DEV4	
DC/072894	9 Bridle Road	Proposal: Front porch, single storey side extension, single storey rear extensions	1	0	5	6	0	0	0	2	0	1	0	3	2	9	17	
DC/073093	Bridleway Farm, 16 Bridle Way	Extension of existing farmhouse to encompass adjacent redundant agricultural buildings																
DC/073647	388 Chester Road	Single storey rear extension																
DC/073379	163 Moor Lane	Two storey rear extension and garage conversion														1	1	
DC/073334	153 Woodford Road	Proposed two-storey side extension and conversion of rear garage																
DC/072037	202 Woodford Road	Two storey side extension and single storey rear extension														1	1	
DC/074068	15 Bridle Road	Single storey rear extension, dormer window extension to side, infill extension to front															1	1
DC/073512	8 Jenny Lane, Woodford, Stockport, SK7 1PE	Extending an existing conservatory															1	1
DC/073788	Land Adjacent to Windyridge 65 Bridle Road	Erection of two detached dwellings			1	1										1		1
DC/073343	Land At The Rear Of 409 Chester Road	Erection of one detached dwelling																
DC/073670	222 Woodford Road	Two storey dwelling following demolition of the existing bungalow																
DC/073301	10 Jenny Lane	Erection of a two storey side extension to the existing dwelling, erection of a granny flat															1	1
DC/074068	15 Bridle Road	Single storey rear extension, dormer window extension to side, infill extension to front															1	1
DC/074177	185 Moor Lane	Two storey side and rear extensions															1	1
DC/074225	Flora Cottage , 438 Chester Road	Outline application for the erection of 4no two storey 3 bedroom dwellings																
DC/074328	Moorwood Stables (Cinder Lane), The Shippon, 117 Woodford Road, Woodford, Stockport, SK7 1QE	Change of use of former stable block/storage facility to single dwelling together with external alterations and formation of parking and garden area								1								
DC/074741	Moorend Golf Driving Range	Non-material amendment to planning permission of DC/070971																
DC/074737	140 Moor Lane	New First Floor extension to front elevation.															1	1
DC/074722	124 Woodford Road	Construction of 4 no. detached dwellings																
DC/074866	Oliver's Restaurant, 547 Chester Road	Change of use from A3 cafe/restaurant to C3(a) to create 2 residential dwellings.																
DC/075061	Moorend Golf Course	Reserved Matters application in relation to landscaping																
DC/075538	Moorend Golf Range 1QE	Demolition of existing club house/driving range buildings and erection of eight dwellings			1	1						1		1	1	1	1	1
DC/075212	Flora Cottage, 438 Chester Road	Outline application is for 4no 2 bedroom bungalow dwellings																
DC/075511	Chrome motors, 548 Chester Road	Car showroom to a Church meeting hall																
DC/075517	443 Chester Road	New dwelling adjacent to the existing property	1			1									1			1

Continued below...



## Appendix 2: WNP Vision, Objections and Policies

The **Vision** is: To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character quality of life and sense of community.

The **Objectives** are:

**Environment:** To preserve and protect the openness of the Green Belt, the rural character, the landscape, important views, natural features and biodiversity.

**Employment:** To seek to protect and support local employment.

**Community:** To preserve and enhance recreational and heritage assets to promote a healthy community.

**Development:** To provide variety and mix that meets local needs and manage limited infilling, including residential, employment and community uses.

The **WNP Policies** are:

### **ENV1: Respecting views and vistas**

Development should respect local character. In doing so, it should recognise and take into account the importance of the views and vistas listed in the Table and indicated on the Map below.

### **ENV2: Enhancing public rights of way**

The enhancement of public rights of way throughout the Neighbourhood Area will be supported.

### **ENV3: Protecting Woodford's natural features**

The protection and/or enhancement of Woodford's natural features, including those identified in the Table below, will be supported.

### **ENV4: Supporting biodiversity\***

\*The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

The conservation, restoration and enhancement of biodiversity, including that found in open spaces, trees and hedgerows, in order to promote and support wildlife and other forms of biodiversity will be supported. Development should, where viable and deliverable, achieve net gains in biodiversity.

### **ENV5: Reducing light pollution**

Proposals for floodlights requiring planning permission should demonstrate how the potential for overspill will be controlled to a high level whereby it will not cause significant harm to the amenity of neighbouring occupiers.

### **EMP1: New Businesses within the Area**

The sustainable growth of local businesses and facilities, including the development and diversification of agricultural and other land-based rural businesses, will be supported, subject to development respecting local character, highway safety and residential amenity. The development of high quality communications infrastructure will be supported, subject to any such development respecting local character through sympathetic design and camouflage, where appropriate.

### **EMP2: Loss of Employment**

Proposals for the change of use of employment land should be supported by evidence that the existing land use is no longer viable.

### **EMP3: Use of Rural Buildings**

Proposals for the re-use of redundant buildings and the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, will be supported. Such development should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

### **COM1: Provision of new community facilities**

The provision of new community facilities that respect local character and the amenity of neighbouring occupiers will be supported.

### **COM2: Development of Community Facilities**

Development should not result in the loss of an existing community facility, including any of the Features of Value to the Community listed below, unless it can be demonstrated that the harm arising from any such loss would be mitigated by the provision of an equal or greater benefit to the community.

### **COM3: Woodford Heritage assets**

New development affecting a heritage asset, including the setting of the asset, should conserve or enhance the asset in a manner according to its significance.

### **DEV1: Limited infilling**

Limited infilling in the Neighbourhood Area, comprising the development of a relatively small gap between existing dwellings for one or two dwellings, will not be inappropriate development in the Green Belt, subject to such development respecting local character. Limited infilling should comprise the completion of an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene where the scale of development is compatible in character to that of adjoining properties. Limited infilling should be built along similar building lines as adjoining properties.

### **DEV2: Replacement of existing dwellings**

Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.

**DEV3: Extensions to existing dwellings**

Residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous “terracing” effect.

**DEV4: Design of new development**

All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.

Full details can be found here: [Woodford Neighbourhood Plan](#)

## Appendix 3: Woodford Village Aspirations

The **Objectives** relate to: Movement, Environment and Integration (of the existing community with the new community on the Aerodrome development).

**Movement:** To create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway and to encourage sustainable transport.

**Integration:** Ensure integration and linkage between the Neighbourhood Area and the Aerodrome development to achieve an enhanced, enlarged community.

**Environment:** Supporting clean air

The **Aspirations** are as follows:

**Aspiration 1:** To create a safe and secure network of walking routes around and within Woodford and improve links with surrounding areas.

**Aspiration 2:** To create a safe and secure cycling network.

**Aspiration 3:** To achieve better quality and more frequent bus services for Woodford with a greater range of destinations.

**Aspiration 4:** To achieve improved safety for all road users, and to encourage increased levels of walking and cycling, including speed reduction schemes where appropriate.

**Aspiration 5:** To support the provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents.

**Aspiration 6:** To encourage and support the development of physical infrastructure, which facilitates linkages throughout the extended village.

**Aspiration 7:** To establish and maintain a dialogue with the land owner, developer and local authority and with the community to promote effective integration of the old village and new development.

**Aspiration 8:** To achieve clean air in Woodford by avoiding the burning of waste and supporting initiatives that would reduce levels of air pollution on roads and in homes.

Full details can be found in the supplementary document here: [Woodford Village Aspirations](#).

## Appendix 4. Stockport Council assessment of planning applications against WNP policies

Note that this table does not include the entire analysis notes prepared by Stockport, but the content is restricted to extracts of sections referring to WNP policies.

**Reference: DC/072894**

**Location:** 9 Bridle Road, Woodford, Stockport, SK7 1QH

**Proposal:** Front porch, single storey side extension, single storey rear extensions, increase in ridge height, side dormers and amended driveway

WNF no objections.

Application withdrawn.

**Reference: DC/073093**

**Location:** Bridleway Farm, 16 Bridle Way, Woodford, Stockport, SK7 1QL

**Proposal:** Extension of existing farmhouse to encompass adjacent redundant agricultural buildings (revision to planning permission DC066017 to include the rebuilding of the two storey barn).

WNF no objections.

**Woodford Neighbourhood Plan policies not referenced by SMBC**

Permission granted

**Reference: DC/073647**

**Location:** 388 Chester Road, Woodford, Stockport, SK7 1QG

**Proposal:** Single storey rear extension

WNF no objections.

Application withdrawn.

**Reference: DC/073379**

**Location:** 163 Moor Lane, Woodford, Stockport, SK7 1PF

**Proposal:** Two storey rear extension and garage conversion

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to Existing Dwellings

DEV4 Design of New Development

ENV3 Protecting Woodford's Natural Environment

**Analysis against WNP**

**Delegated Report**

The proposed development, including the garage conversion is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy



DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

**WNP policy ENV3** requires that development protect or enhance natural features (trees, hedges, verges and ponds. The proposed development is not within or affected by a Conservation Area, however, there are legally protected trees within this site located to the front boundary of the plot.

The Council's Arboriculture Officer has been formally consulted as part of this application and has stated that the scheme as a whole will not have a negative impact on the trees in the area and has raised no objection to the proposal, subject to conditions.

The Woodford Neighbourhood Forum have been formally consulted and have raised no objection to the proposed scheme.

**Permission granted**

**Reference: DC/073334**

**Location:** 153 Woodford Road, Woodford, Stockport, SK7 1QD

**Proposal:** Proposed two-storey side extension and conversion of rear garage to habitable accommodation ancillary to the main house (i.e. storage shed).

WNF no objections.

**Woodford Neighbourhood Plan policies not referenced by SMBC**

**Permission granted**

**Reference: DC/072037**

**Location:** 202 Woodford Road, Woodford, Stockport, SK7 1QF

**Proposal:** Existing detached dwelling house proposing two storey side extension and single storey rear extension

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to Existing Dwellings

DEV4 Design of New Development

**Analysis against WNP**

**Delegated Report**

The proposal therefore accords with saved policy CDH1.8 of the Stockport Unitary Development Plan Review, policy SIE-1 the adopted Stockport Core Strategy DPD together with **DEV3 and DEV4 of the WNP**.

On this basis, the proposed development is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

Policies in the Stockport Core Strategy and Woodford Neighbourhood Plan seek to protect trees, hedges and verges. The proposed development is not within or affected by a Conservation Area, and furthermore there are no legally protected trees within the curtilage of this site or neighbouring plots.

As stated within the application form no trees or hedges will be removed or pruned in order to carry out the proposed development and following an officer site visit it is considered that that the scheme as a whole will not have a negative impact on the trees in the area.

The proposal therefore accords with policy SIE-1 and SIE-3 of the adopted Stockport Core Strategy DPD and policy **ENV3 of the Woodford Neighbourhood Plan**.

**Permission granted**

**Reference: DC/074068**

**Location:** 15 Bridle Road, Woodford, Stockport, SK7 1QH

**Proposal:** Single storey rear extension, dormer window extension to side, infill extension to front and conversion of existing garage to form habitable room.

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to Existing Dwellings

DEV4 Design of New Development

**Analysis against WNP**

**Delegated report**

The proposed development is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework

**Permission granted**

**Reference: DC/073512**

**Location:** 8 Jenny Lane, Woodford, Stockport, SK7 1PE

**Proposal:** Extending an existing conservatory

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to Existing Dwellings

DEV4 Design of New Development

**Analysis**

**Delegated report**

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and**

**DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

**Permission granted**

**Reference: DC/073788**

**Location:** Land Adjacent to Windyridge 65 Bridle Road Woodford Stockport SK7 1QN

**Proposal:** Erection of two detached dwellings and associated access works

WNF raised objections.

#### **Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Protecting Woodford's Natural Environment

ENV4 Supporting Biodiversity

DEV1 Limited Infilling

DEV4 Design of New Development

#### **Analysis**

##### **Delegated Report**

The **WNP now comprises a post-examination draft** and as such regard must be paid to the policies in that Plan in the determination of this application. Policy **DEV1** confirms that limited infilling will not be inappropriate development subject to development respecting local character.

If viewed from the north west in isolation, it could be argued that the proposed development would infill the gap that exists between Windy Ridge and the development on the aerodrome site. The site is not however viewed in isolation from the north west but is also viewed from the south west due to the dual frontage afforded by the bend in Bridle Road. In terms of this frontage around the bend on Bridle Road, the proposed development would not infill anything as a substantial gap to the south east of the site between it and Holmlea afforded by the open farmland exists and would still exist even if the development proceeded. As the proposed development when viewed from the south west would not fill in a gap in an otherwise developed frontage or develop a site that is between existing buildings, it is not considered that it amounts to infilling and as such is not compliant with para 145 e of the NPPF nor policy DEV1 of the WNP.

Comments from WNF that the proposed development is contrary to policy **ENV1 of the WNP** are noted. ENV1 relates to the protection of views and vistas requiring development to respect local character taking into account views and vistas listed in the Plan. For the reasons stated above, the design of the development is considered to respect local character. Furthermore, the development will not interrupt any of the views annotated in table 1 and map appended to that policy.

WNF object to the application on the grounds that it contravenes policies **ENV3 and ENV4 of the WNP**. ENV3 seeks to protect natural features including trees and hedgerows. The application does not propose the removal of any trees (in any event none on or adjacent to the site are legally protected). It is not clear how much of the hedge would be removed to facilitate the access points however in the event that permission were approved at a later date, this could be controlled by condition to ensure that only the minimum necessary to facilitate safe access is removed. On this basis it is not considered that a refusal on these grounds could be sustained. **ENV4** seeks to support wildlife and biodiversity. Noting that the

Council's Nature Development Officer has no objections to the proposed development subject to the imposition of conditions on any approval, it is not considered that an unacceptable impact on biodiversity will arise that cannot be mitigated by conditions.

**Permission refused.**

### **LPA Statement for the Appeal**

Policy DEV1 confirms that limited infilling comprising the development of a relatively small gap between existing dwellings for one or two dwellings will not be inappropriate development in the Green Belt subject to development respecting local character. Limited infilling should comprise the completion of an otherwise continuous and largely uninterrupted built frontage of several buildings visible in the streetscene where the scale of development is compatible in character to that of adjoining properties. Limited infilling should be built along similar building lines as adjoining properties.

If viewed from the north west in isolation, it could be argued that the proposed development would infill the gap that exists between Windy Ridge and the development on the aerodrome site. The site is not however viewed in isolation from the north west but is also viewed from the south west due to the dual frontage afforded by the bend in Bridle Road. In terms of this frontage around the bend on Bridle Road, the proposed development would not infill anything as a substantial gap to the south east of the site between it and Holmlea afforded by the open farmland exists and would still exist even if the development proceeded. As the proposed development when viewed from the south west would not fill in a gap in an otherwise developed frontage or develop a site that is between existing buildings, it is not considered that it amounts to infilling and as such is not compliant with para 145e of the NPPF nor policy **DEV1 of the WNP**.

**Appeal upheld, permission granted**

**Reference: DC/073343**

**Location:** Land At The Rear Of 409 Chester Road, Woodford, Stockport SK7 1QP.

**Proposal:** Erection of one detached dwelling.

WNF raised objections.

**Application withdrawn**

**Reference: DC/073670**

**Location:** 222 Woodford Road, Woodford, SK7 1QF.

**Proposal:** Two storey dwelling following demolition of the existing bungalow

WNF raised objections.

Application revised, see below.

**Reference: DC/075746**

**Location:** 222 Woodford Road, Woodford, SK7 1QF.

**Proposal:** Two storey dwelling following demolition of the existing bungalow.  
(revisions to DC/073670)

WNF no objections.

### **Woodford Neighbourhood Plan policies not referenced by SMBC**

**Permission granted**

#### **Reference: DC/073301**

**Location:** 10 Jenny Lane, Woodford, Stockport SK7 1PE.

**Proposal:** Erection of a two storey side extension to the existing dwelling, erection of a granny flat following removal of existing stables, new vehicle access.

WNF raised objections.

### **Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to existing dwellings

DEV4 Design of New Development

#### **Analysis against WNP policies**

##### **Area Committee Report Pack**

In response to the comments made by the Woodford Neighbourhood Forum

Members are advised accordingly:-

- the proposal is not for the erection of a new dwelling in the Green Belt but rather comprises the extension of the existing dwelling and erection of a granny flat which would be used in conjunction with the occupation of the main dwelling. A condition can be imposed to ensure that the granny flat is never occupied separately to the main dwelling thus ensuring the connectivity between the two buildings.

- the application does not purport to be infill development nor is it considered to be such by Officers. It is backland development in terms of the granny flat being positioned to the rear of the site but this does not raise any issues in relation to the application of Green Belt policies.

- the extension and granny flat are both considered acceptable in relation to the consideration of UDP Review policies and the NPPF for the reasons set out above. As such the objection by WNF that the proposal is contrary to this policy position cannot be sustained.

- it is acknowledged that the **WNP at policy DEV1** confirms that limited infilling comprising the development of a relatively small gap between existing dwellings for one or two dwellings will not be inappropriate development in the Green Belt. This application does not however comprise infill development and as such is not subject to the provisions of policy DEV1.

The proposed development, including the replacement outbuilding within the rear garden is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

**WNP policy ENV3** requires that development protect or enhance natural features (trees, hedges, verges and ponds). As part of the proposal a new access way is proposed which would involve the removal of the existing front boundary hedge.

Permission granted

**Reference: DC/074068**

**Location:** 15 Bridle Road, Woodford, Stockport, SK7 1QH

**Proposal:** Single storey rear extension, dormer window extension to side, infill extension to front and conversion of existing garage to form habitable room

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to existing dwellings

DEV4 Design of New Development

**Analysis against WNP policies**

The proposed development is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

Permission granted

**Reference: DC/074177**

**Location:** 185 Moor Lane, Woodford, Stockport, SK7 1PF

**Proposal:** Two storey side and rear extensions

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3 Extensions to existing dwellings

DEV4 Design of New Development

Permission granted

**Reference: DC/074225**

**Location:** Flora Cottage , 438 Chester Road, Woodford, Stockport, SK7 1QS

**Proposal:** Outline application for the erection of 4no two storey 3 bedroom dwellings on the plot behind Flora Cottage (Flora Cottage will be retained), utilising existing site access from the highway). All matters reserved save for access, layout and scale.  
(July 2019)

WNF raised objections.

Application withdrawn

**Reference: DC/074328**

**Location:** Moorwood Stables (Cinder Lane), The Shippon, 117 Woodford Road, Woodford, Stockport, SK7 1QE

**Proposal:** Change of use of former stable block/storage facility to single dwelling together with external alterations and formation of parking and garden area

WNF submitted comments.

**Woodford Neighbourhood Plan policies referenced by SMBC**

EMP3 Use of Rural Buildings

**Analysis against WNP policies**

The building which this application seeks to change the use of has a lawful use for stabling and storage. Whether the horses being stabled belonged to the applicant or not, this use would not fall within the B1, B2 or B8 Use Class. As such and for the purposes of this application the lawful use of the building would not be for employment purposes. It is noted that Woodford Neighbourhood Forum have made reference to policies **EMP2 of the WNP**, AED4 and AED6 of the Core Strategy and para 22 of the NPPF, however, all these policies relate to employment land and uses falling within the B1 (office/light industry) and B2 (general industry) Use Classes and therefore would not be relevant to the consideration of this application.

**Permission granted**

**Reference: DC/074741**

**Location:** Moored Golf Driving Range, Woodford Road, Woodford, Stockport, SK7 1QE.

**Proposal:** Non-material amendment to planning permission of DC/070971 to clarify the length of the access road to the development.

WNF no objections.

**Woodford Neighbourhood Plan policies not referenced by SMBC**

**Permission granted**

**Reference: DC/074737**

**Location:** 140 Moor Lane Woodford Stockport SK7 1PJ

**Proposal:** Demolition of the existing first floor side extension and single storey rear extension. Proposed first floor side extension above existing lounge/kitchen and part single storey, part two-storey rear extension and alterations to the existing roof form including new clay roof tiles. Alteration to internal layout, a new bay window is proposed to the existing lounge and proposed new render finish to the resultant house.

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

DEV3: Extensions to existing dwellings

DEV4: Design of New Development

**Analysis against WNP**

**Delegated report**

Further to the amendment of this application, the proposed extensions by reason of their size, scale and design would respect the appearance of both the existing property and the character of the wider street scene along Moor Lane.

On this basis, it is considered that the proposed development is considered acceptable in

design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

#### **Area Committee Reports Pack**

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD, Policy **DEV3 and DEV4 of the Woodford Neighbourhood Plan** and the National Planning Policy Framework.

**Permission granted**

#### **Reference: DC/074722**

**Location:** 124 Woodford Road Woodford Stockport SK7 1PD

**Proposal:** Construction of 4 no. detached dwellings including new access, car parking and landscaping following demolition of the existing dwelling on site.

WNF supported the proposal.

#### **Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Protecting Woodford's Natural Features

ENV4 Supporting Biodiversity

DEV4 Design of New Development

#### **Analysis against WNP policies**

##### **Delegated report**

Policy **DEV4 of the WNP** confirms that all new development in Woodford Neighbourhood Area should achieve a high standard of design.

In response to this policy position it is important to note that the demolition of the existing dwelling is permitted development. Subject to the approval of the method of demolition and site restoration, demolition could therefore occur without the need for planning permission.

The dwelling would only be protected if it were located in a Conservation Area or was designated as a listed building. Neither of these designations apply to the application site nor is the dwelling considered worthy of being listed. As such a refusal relating to the demolition of the dwelling could not be sustained.

None of the trees on the site are legally protected and could be removed without the consent of this Authority. Noting however that the application seeks to retain the most important trees on the site (which can be secured by condition) the proposed development is acceptable. Details of work within root protection areas can also be secured by condition. On this basis the proposed development is considered to be compliant with policy SIE3 of the CS DPD and policy **ENV3 of the WNP**.

**Permission granted**



**Reference: DC/074866**

**Location:** Oliver's Restaurant, 547 Chester Road, Woodford, Stockport, SK7 1PR

**Proposal:** Change of use from A3 cafe/restaurant to C3(a) to create 2 residential dwellings. Demolition of the flat roof, single storey section toward Chester Road. construction of extensions including a two storey block at the Chester Road end of the existing 2 storey section, extending toward Old Hall Lane and a first floor extension on top of the single storey block at the south end of the existing building.

WNF raised objections.

Application withdrawn.

**Reference: DC/075061**

**Location:** Moored Golf Course, Woodford Road, Woodford, Stockport, SK7 1QE

**Proposal:** Reserved Matters application in relation to landscaping following outline planning permission DC/070971

WNF no comments.

Application withdrawn.

**Reference: DC/075538**

**Location:** Moored Golf Range, 181 Woodford Road, Woodford Road, Bramhall, Stockport, SK71QE

**Proposal:** Demolition of existing club house/driving range buildings and erection of eight dwellings with associated landscaping, parking and access

WNF raised objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Extensions to Existing Buildings

ENV4 Supporting Biodiversity

COM 2 Loss of Community Facilities

DEV1 Infilling

DEV2 Replacement of Buildings

DEV3 Extensions to Existing Buildings

DEV4 Design of New Development

**Analysis against WNP policies**

**Area Committee Report**

WNF object to the application on the basis that the proposal is contrary to policy **COM2 of the WNP**. This policy confirms that existing community facilities should not be lost unless the harm arising from the loss can be mitigated the provision of an equal or greater benefit to the community. In response to this Members are advised that the arguments relating to this issue (in terms of the partial loss of recreational land) are set out above in relation to assessment against policy L1.1. In terms of mitigation, whilst the provision of 8 dwellings does not represent a like for like benefit and will offer a benefit to a significantly lesser proportion of the population, it nonetheless is of a benefit at a time when the Council is in a position of continued undersupply.

Policies in the **Woodford Neighbourhood Plan** regarding development in the Green Belt relate only to limited infilling (**DEV1**), replacement of existing dwellings (**DEV2**), extensions to existing dwellings (**DEV3**) and design of new development (**DEV4**). There are no policies that refer to redevelopment of previously developed sites in the Green Belt (which is what this application proposes).

It is noted that WNF object to the application on the grounds that the proposed development does not meet the criteria of policy **DEV1 of the WNP**. Members are advised however that this policy relates to limited infilling. The proposed development however is not submitted on the basis of comprising limited infilling but rather the redevelopment of previously developed land in accordance with para 145g of the NPPF. As such, it is incorrect to conclude that the proposed development is contrary to policy DEV1; rather it is the case that **DEV1 is not relevant** to the determination of the application.

On the basis of the above, it is considered that the development will not harm the character of the area and will retain and provide for an acceptable level of amenity for existing and future occupiers. The proposal therefore accords with policies H1, CS8 and SIE1 of the CS DPD as well as policy **DEV4 of the WNP**.

It is noted that WNF have suggested that landscaping should retain native trees and hedges where possible and that such native planting be incorporated into the new landscaping of the site. Members are advised that the only tree loss proposed is a small group adjacent to the clubhouse building and the replacement trees proposed are native.

WNF have also suggested that improvements in natural features on the wider land of the former driving range could be secured such as small areas of woodland and ponds for drainage and biodiversity. Members are advised that the applicant does not own or control any land outside of the application site; as such it is not possible to seek the amendments suggested by WNF.

On this basis the proposed development complies with policy NE1.2 of the UDP Review, SIE-3 of the CS, **ENV4 and DEV4 of the WNP** and para 175 of the NPPF.

The objections raised by the WNF that the creation of sunken garden areas could create a flood risk will be addressed through the submission, approval and implementation of an appropriate drainage strategy for the site in accordance with policy SD-6.

The proposal therefore complies with policy EP1.7 of the UDP Review, policy SD-6 of the CS DPD, policy **DEV4 of the WNP** and para's 163, 164 and 165 of the NPPF.

**Permission granted**

**Reference: DC/075212**

**Location:** Flora Cottage, 438 Chester Road, Woodford, Stockport, SK7 1QS

**Proposal:** Outline application is for 4no 2 bedroom bungalow dwellings on the plot behind Flora Cottage

(Nov 2019)

**Application withdrawn**

**Reference: DC/075511**

**Location:** Chrome motors, 548 Chester Road, Woodford, Stockport, SK7 1PS

**Proposal:** Change of use of land and buildings from a car showroom to a Church meeting hall together with elevational alterations to the building, external alterations to the layout of the site, erection of a 1m high timber fence and gates to the frontage and landscaping throughout the site.

WNF raised objections.

Application not progressed at time of writing.

**Reference: DC/075517**

**Location:** 443 Chester Road, Woodford, Stockport, SK7 1QP

**Proposal:** New dwelling adjacent to the existing property

WNF raised objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

ENV1: Respecting Views and Vistas

ENV4: Supporting Biodiversity

DEV1: Limited Infilling

DEV4: Design of New Development.

**Analysis against WNP policies**

**Delegated Report**

Further, the **Woodford Neighbourhood Plan, under Policy DEV1**, defines limited infilling as the completion of an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene where the scale of development is compatible in character to that of adjoining properties.

In the case of the application site, Officers do not consider the proposed development to represent infill development as the site is not set within an otherwise continuous built up frontage. The site is bound to the east by a mature planting, with a substantial gap beyond afforded by the wide entrance to the Garden Village on the site of the former Woodford Aerodrome, and the open, undeveloped former Bodycote site. The buildings on the former Bodycote site have long been demolished and irrespective of any intentions that land owners may have, no planning application has been submitted for that site. As such, should this application be approved, a substantial gap to the east afforded by the wide entrance to the Garden Village and the open, undeveloped Bodycote site would remain. The proposal therefore does not comprise the infilling of a gap but rather the extension of the developed frontage to the west of the site.

The proposal has been considered against Policy **ENV1 of the Woodford Neighbourhood Plan** which requires development to respect local character and recognise and take into account the importance of views and vistas identified, which includes (under View 1) views of hills from the back of properties on Chester Road. The proposed development is not considered to result in significant adverse impacts upon these views due to the proposed dwelling being set in line with the existing built form.

**Permission refused.**

**Reference: DC/075742**

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

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

WNF supported.

**Woodford Neighbourhood Plan policies referenced by SMBC**

EMP3 Use of Rural Buildings

ENV4 Supporting Biodiversity

DEV4 Design of New Development

**Analysis against WNP policies**

The removal of the unsightly stables and sheds together with the renovation of the barn will enhance the character of the locality. The closest neighbour outside of curtilage of the farm is Blossoms Kennels and Cattery to the north east. This premises is sufficiently distant from the application site (circa 50m) not to be adversely affected in any way from the proposed development.

It is noted that the main farmhouse (in the ownership of the applicant) is positioned to the south west of the barn. Only the garage/workshop to this dwelling is positioned directly opposite the barn with the main farmhouse being off set. As such, it is not considered that a loss of amenity would occur to the main farmhouse through the conversion and extension of the barn.

On this basis the proposal is considered compliant with policies H1, CS8 and SIE1 of the Core Strategy DPD and **DEV4 of the WNP**.

Policy **EMP3 of the WNP** confirms that proposals for the reuse of redundant buildings will be supported. The proposed development complies with this policy position.

In terms of ecology, no evidence of bats or barn owls in the buildings has been recorded however the presence of swallows nests is noted together with the potential for Great Crested Newt habitat to be present in brick/rubble piles within the site. Conditions and informatives can be imposed as requested by the Nature Development. On this basis it is considered that the proposed development will not have an adverse impact on the ecology of the site and is in accordance with policy NE1.2 of the UDP Review, policy SIE3 of the Core Strategy DPD and policy **ENV4 of the WNP**.

**Permission granted**

**Reference: DC/076114**

**Location:** 130 Moor Lane, Woodford, Stockport, SK7 1PJ

**Proposal:** Summer house at the far end of garden

WNF were unable to find documents on website. Sent query to SMBC. SMBC have confirmed that permission was granted for change of use from agriculture to garden and that the summer house proposal is being progressed under Permitted Development Rights.

Proposal being progressed as under Permitted Development Rights.

**Reference: DC/075516**

**Location:** Old Hall Farm, Old Hall Lane, Woodford, Stockport, SK7 1RN

**Proposal:** Discharge of condition 4 of planning permission DC/070121

WNF no objections.

Conservation officer confirmed that the materials to be used were satisfactory.

**Reference: DC/076003**

**Proposal:** Conversion of restaurant to single family home

**Location:** 547 Chester Road Woodford SK7 1PR

WNF raised objections.

Not progressed at time of writing.

**Reference: DC/076298**

**Location:** Woodford Road, Woodford Sk7 1QE

**Proposal:** Demolition of existing club house/ driving range buildings and erection of eight dwellings with associated landscaping, parking and access. Minor Material Amendment to planning permission DC/075538 in terms of elevational alterations.

WNF raised objections.

Not progressed at time of writing.

**Reference: DC/076101**

**Proposal:** Proposed detached dwelling (all matters reserved except means of access).

**Location:** Rear of 141 Woodford Road, Woodford SK7 1QD

WNF raised objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Protecting Woodford's Natural Features

ENV4 Supporting Biodiversity

DEV4 Design of New Development

**Analysis against WNP policies**

**Area Committee Report**

**DEV4 of the Woodford Neighbourhood Plan** confirms that all development in the Plan area should achieve a high standard of design. Applications for new residential development must demonstrate how they respect and respond to the Area's rural character.

Objections from WNF that the redevelopment of this backland site would be contrary to policy **DEV4** are noted. The policy however does not preclude backland development (irrespective of how many residents are opposed to such development) but rather requires development to reflect and respond to the rural character of the Area. Despite falling within

the plan area, the application site is of different character to much of the Woodford area. As described above the area within with the site is located has much more a suburban character to it and is markedly different to the vast majority of the Woodford Plan area which is very rural in its character.

It is noted that the redevelopment of this site would result in the loss of ornamental planting and garden trees, however, none of these are legally protected and could be removed without the consent of this authority at any time. A full tree survey would be required at reserved matters stage to establish the full impact of the proposed development in this respect, however, I am satisfied at this stage that there would not be an adverse impact arising to cause harm to the character or amenities of the area. The requirements of policy SIE3 of the Core Strategy and policies **ENV3 and ENV4 of the WNP** are therefore addressed at this stage and can be addressed through future reserved matters applications through the submission and consideration of further details.

**Reference: DC/076419**

**Location:** Land adjacent to 200 Woodford Road, Woodford, Stockport, SK7 1QS

**Proposal:** Outline application for the siting of two affordable housing buildings with access points off Woodford Road.

WNF raised objections.

**Woodford Neighbourhood Plan policies not referenced in refusal notice**

**Permission refused.**

**Reference: DC/076482**

**Location:** Old Hall Farm, Old Hall Lane, Woodford

**Proposal:** The demolition of 1 new dwelling, and the erection of 3 new-build dwellings with landscaping, access and associated works.

WNF raised objections.

Not progressed at time of writing.

**Reference: DC/074896**

**Proposal:** Retrospective application for rear dormer

**Location:** 433 Chester Road, Woodford, Stockport, SK7 1QS

WNF no objections.

**Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Protecting Woodford's Natural Environment

DEV4 Design of New Development

**Analysis against WNP**

Policies in the Woodford Neighbourhood Plan regarding development in the Green Belt relate only to for extensions to existing dwellings (DEV3) and design of new development (DEV4). This was decided under delegated powers and was found to represent appropriate development within the Green Belt by virtue of a limited extension where the scale,

character and appearance of the property would not be significantly changed.

**Permission granted**

**Reference: DC/076685**

**Proposal:** Erection of 3no 2 bedroom bungalow dwellings on the plot behind Flora Cottage. Outline application

**Location:** Flora Cottage, 438 Chester Road, Woodford, Stockport, SK7 1QS  
(May 2020)

**Woodford Neighbourhood Plan policies referenced by SMBC**

ENV3 Protecting Woodford's Natural Environment

ENV4 Supporting Biodiversity

DEV4 Design of New Development

**Analysis against WNP**

**Area Committee Reports Pack**

In response to comments made by the WNF, compliance with the NPPF in terms of the impact on the Green Belt is not dependent upon the application demonstrating whether it fulfils any unmet need not met by the redevelopment of the adjacent former aerodrome. Rather, the application simply needs to demonstrate that it comprises one or more of the excepted forms of development set out in para 145 of the NPPF. For the reasons set out above, the proposal is considered to be in accordance with para 145g of the NPPF; no other assessment is therefore required in this respect.

Policies in the Woodford Neighbourhood Plan regarding development in the Green Belt relate only to limited infilling (DEV1) and replacement of existing dwellings (DEV2). This is slightly at odds with the NPPF which confirms that other forms of development apart from limited infilling in villages and replacement of dwellings are appropriate in the Green Belt. WNF object to the application as being contrary to policy DEV1. The proposed development does not however purport to comprise limited infilling but rather the redevelopment of PDL in accordance with para 145g of the NPPF. As such DEV1 is not relevant to the proposed development nor is DEV2 given that the application does not propose the replacement of an existing dwelling.

**Recommendation:** defer and delegate the grant of planning permission to the head of planning subject to the signing of a s016 agreement

**Reference: DC/077092**

**Location:** 505 Chester Road, Woodford, Stockport, SK7 1PR

**Proposal:** Erection of extensions to existing dwelling

Not progressed at time of writing

**Reference: DC/077432**

**Location:** 33 Church Lane, Woodford, Stockport, SK7 1RQ

**Proposal:** Demolition of previous extensions and construction of side and rear single storey extensions.

Not progressed at time of writing

**Reference: DC/076958**

**Location:** 10 Jenny Lane, Woodford, Stockport, SK7 1PE

**Proposal:** Replacement of existing dilapidated porch

Not progressed at time of writing

**Reference: DC/077518**

**Location:** 487 Chester Road, Woodford, Stockport, SK7 1PR

**Proposal:** Non-material amendment to DC/066839 to change to roof footprint within the overall size of the consent, increase glazing to the South East Side elevation.

**Woodford Neighbourhood Plan policies not referenced by SMBC**

**Permission granted**