



Woodford Neighbourhood Forum

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Planning Services
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

23 December 2021

To: Planning Officer

Reference: DC/083453

Proposal: Change of use of land to residential and erection of a new boundary fence to enclose the land within the existing garden

Location: Windyridge, 52 Hall Moss Lane, Woodford, Stockport, SK7 1RD

1. General Comments

1.1 We have some noted inconsistencies in answers to questions in the application form:

- i) In Q5, the applicant states that he has purchased the area of woodland in question.
- ii) In Q25, the applicant has completed Certificate B, which should be completed if the applicant is not the sole owner, but knows the names and addresses of all the other owners. He has ticked the statement "I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates"

We appreciate that this may be because the application was submitted less than 21 days after the land was purchased from the owner of number 48 Hall Moss Lane.

- ii) In Q25, the applicant has given the address as 48 Hall Moss Lane, but not supplied a name.

1.2 It is now well accepted that trees and woodland are important for the environment, climate change mitigation, and human health, so should be retained and enhanced.

1.3 We welcome the fact that the applicant has stated that he intends to retain the trees in the site, which is an area of the woodland that he has recently purchased. However, we query whether planning permission is needed if the intention is merely to move the boundary fence to encompass the narrow section of woodland without changing the use. We leave that question to your expert knowledge.

1.4 If change of use is granted, then the owner would be at liberty to cut down the trees and convert the area to garden uses. Therefore, we request that, in the event that permission is granted, a condition is imposed that the trees are to be retained.

1.5 As an additional measure to provide protection for the trees should the site change ownership in the future, we have applied for a Woodland Tree Preservation Order via the SMBC website on the woodland behind numbers 48 to 54 Hall Moss Lane. This includes the narrow section behind no. 52 which is under new ownership. The TPO application site lies between two areas already protected

by TPOs: Reference: 133W A1 and 133W A2 Dairyouse Farm, Woodford 1981.
[We note that there is a typo in the reference which should read Dairyhouse Farm]

2. Woodford Neighbourhood Plan

We have assessed the application against WNP and believe ENV3 is relevant to this application.

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.

Assessment

The site is part of an area of woodland within the Woodford Neighbourhood Area. It is recorded as woodland 6W6, including willow, oak, ash, hawthorn and birch trees, in the [Landscape and Environment Report](#), see pages 67 and 70. As well as having beneficial effects for the environment and climate change mitigation, it makes a contribution to the character of the area. We believe that it should be protected in order to comply with this policy.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee