



Woodford Neighbourhood Forum

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

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To: Planning Officer

Reference: DC/083867

Proposal: The installation of two shipping containers for the purpose of a micro brewery. Change of use classification to include Commercial business and service E(g)(iii) , F2(c) Areas or places for outdoor sport and recreation

Location: Woodford Cricket Club, Moor Lane, Woodford, Stockport, SK7 1PW

1. General Comments

- The proposed containers are significantly larger than those already present on site. We calculate that the footprint of the new brewery container will be 34.8 m², compared with the current container, which is 14.7 m². This represents a 136% increase in footprint. The footprint of the cold storage container will be 17.6 m², compared with the current container, which is 10.75 m². This represents a % increase in footprint of 63%. The volume of the new containers will also be increased by 136% for the brewery container and by 63% for the cold storage container.
- We have concerns that the operation of a microbrewery may impair residential amenity for residents nearby, due to emission of odours, noise and additional movements along the access lane.
- Should planning permission be granted, would it be helpful to include a condition limiting hours of operation of the brewery and perhaps the sale of alcoholic drinks at the club facilities to prevent undue disturbance to residents?
- The access should be assessed for traffic safety.
- We presume that the operation would need the appropriate licences and health and safety checks.
- Economic development and employment are encouraged, provided that they are compatible with safety, amenity, environment and village character.

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- NPPF 2019
- Stockport Development Plan:
 - o Woodford Neighbourhood Plan 2019
 - o Saved UDP 2011
 - o Core Strategy 2011

3. Woodford Neighbourhood Plan

We believe the following WNP policies are relevant:

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

We welcome the proposal to retain existing trees and hedgerows. In the [Woodford Landscape and Environment Report](#) (see pages 83 to 89) native hedgerows numbers 7H10 and 7H11 are recorded and should be protected. There are also trees behind these hedges.

ENV4: Supporting biodiversity

“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.”

Assessment

We welcome the proposals to clad the outside of the containers with sedum to attract pollinators. Further planting of native and flowering species on site could be considered in order to achieve Biodiversity Net Gain. Opportunities could be sought for tree planting and a wild flower area on the Cricket club site. The pond area may provide such an opportunity.

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.”

Assessment

The proposal does not conflict with this policy, provided that the containers are concealed from public view, the increased volume does not impair the local character and extra traffic into and out of the access lane will not compromise road safety.

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.”

Assessment

The proposal does not conflict with this policy.

4. Stockport Unitary Development Plan (UDP) and Core Strategy

We leave it to the Stockport Planning Officers to assess this application against the relevant policies in the UDP and Core Strategy, but believe the following may be relevant.

UDP

LCR1.1 Landscape Character Areas

GBA1.2 Control of Development in Green Belt

PSD2.5 OTHER DEVELOPMENT IN DISTRICT CENTRES

Core Strategy

Development Management Policy AED-4

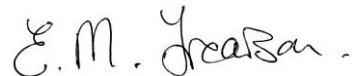
“Employment Development in Rural Areas

3.270 The Council will encourage employment development in rural areas where it is of an appropriate type and scale. This will include the encouragement of new economic development and the need for existing employment sites to be used for employment purposes rather than non-employment uses, thus maintaining the supply of employment sites in these areas.”

5. NPPF

The site is in Green Belt, therefore paragraphs relating to development in Green Belt are relevant.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

