Woodford Neighbourhood Forum

2013 -2023

Life after the referendum

Woodford Neighbourhood Plan (WNP)

Background

- Suggested by Rt Hon Don Foster MP (Housing Minister) in 2013
- Harrow Estates requested exclusion of aerodrome site
- Forum designated by Council in 2013

- Six years of intensive work on WNP, interrupted by GMSF in 2017
- Woodford Neighbourhood Plan approved at referendum Sep 2019
- WNP part of Stockport Development Plan

www.woodfordnf.co.uk www.woodfordnf.co.uk/neighbourhood-plan

Life after the Referendum

- Consultee on planning applications
- Annual Monitoring Report
- Promoting implementation of Aspirations
- Responses to consultations – local and national
- Helping other neighbourhood forums
- Funding issue

Consultee on Planning Applications

- Council officers send notifications via email
- EF circulates to whole committee
- Small sub-group assesses initially
- EF collates comments, drafts response, circulates to whole committee for approval
- Sends response to officers by deadline

Notifications from SMBC

- Notification emails look similar
- Attachment names don’t give application ref no.
- When opened, gives reference number, date when documents will be on website, deadline for response

- Occasional problems
  - SMBC website down
  - Not notified about some applications
  - Received some applications not in neighbourhood area
  - Recommend checking the SMBC website weekly for new applications

Filtering applications

- Type of application?
  - Extension
  - Demolition and rebuild
  - Limited infilling
  - Change of use
  - Permitted development
  - Non-material amendment
  - Discharge of conditions
  - 5G masts pre-approval
- Does it need planning permission?
- Will it have an impact on the neighbourhood area?
- Will it affect the neighbours?
- Is it compliant with planning policies?
- WNF responses
  - No comments
  - General comments
  - Full assessment against planning policies

WNF detailed responses

- General comments as locals
- Photographs of the site
- Assessment against policies in:
  - NPPF 2021
  - Stockport Development Plan:
    - Woodford Neighbourhood Plan 2019
    - Saved UDP 2011
    - Core Strategy 2011

http://woodfordnf.co.uk/planning-application-responses/

Managing the task

- 50 applications per year
- Share the load
- Some readily assessed as “no comments”
- Template for detailed responses
- Keep track via a table
- Calendar of deadlines
- Monitor Area Committee
- Monitor Stockport Planning website

Annual Monitoring Reports

- Locality recommends monitoring
- Assess compliance, relevance and effectiveness
- WNF has prepared three annual Monitoring Reports:
  - Implementation of WNP policies by Council
  - Frequency of use of WNP policies
  - Implementation of Aspirations
  - Relevance of WNP and Aspirations
  - Compliance with Stockport Local Plan and NPPF
  - Future Tasks
  - Appendices with details

www.woodfordnf.co.uk/neighbourhood-plan/monitoring-reports-minutes-of-committee-meetings

Table of planning applications

Key

- WNF objected
- WNF made comments
- Called in to Area Committee
- WNP not referenced in SMBC report
- Refused by SMBC

Example extract

Reference Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/083453	Windyridge 52 Hall Moss Lane, woodland to garden	Objections. Requested TPO.	23 Dec 2021		Refused. Not compliant with NPPF, UDP or WNP	ENV3
DC/083335	14 Jenny Lane, extensions	No objections. Comments	28 Dec 2021	Recommended approval	Permitted	DEV3, DEV4
DC/083684	2 Jenny Lane, change of use	No comments.	6 Jan 2022		Permitted	DEV3, DEV4
DC/083677	Moorend Farm infill, minor modifications	No comments.	29 Jan 2022	Recommended approval	Permitted	DEV1, DEV4
DC/083827	374 Chester Road, roof mods and balcony	No comments.	1 Feb 2022		Permitted	None
DC/084054	31 Bridle Road, single storey extension	Lawful Development Application. No comments.	17 Feb 2022		No results on website	
DC/083974	195 Moor Lane, extension rebuild	No objections. Supportive comments.	17 Feb 2022		Permitted	DEV3, DEV4
DC/084051	1 Moor Lane, flagpole	No comments.	17 Feb 2022			
DC/084056	10 Bridle Road, extension	WNF not notified.	-		Permitted	None

Results of Monitoring

- 50 planning applications per year
- Many extensions
- Officer's reports comprehensive and useful
- Neighbourhood plan used by officers
- WNF and SMBC generally concur
- Good design is subjective
- Limited infilling is contentious
- 5 appeals: 1 upheld; 2 dismissed; 1 pending
- WNP is relevant, up to date, and achieving vision and objectives
- Progress made with aspirations

Implementation of Aspirations

- **Joint effort by community organisations**
- **Quiet Lanes - first in Stockport borough**
- **Woodford Showcase 2022**
- **Woodford Summer Fair 2023**

Future tasks

- Continue to respond to planning applications
- Continue to monitor implementation
- Monitor changes in local and national policies
- Continue to advocate for the aspirations
- Review of WNP will be needed:
  - when new Stockport Plan is adopted
  - or after five years in 2024
- Funding post plan. Discussion point for Stockport Forums group?