



Woodford Neighbourhood Forum

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

1 May 2024

To Planning Officer

Reference: DC/090425

Proposal: Advert consent for flag 1.6m in length by 55cm in height, on a 8m high flag pole located within the rear garden

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

1. General comments

- We note that on the planning application form, the applicant has answered “No” to the question “Have you consulted your neighbours or local community?” Given that the flagpole has caused concern in the past, it would seem an important courtesy to consult the neighbours about this proposal. The applicant has not consulted the Woodford Neighbourhood Forum, or the Woodford Community Council committees, which represent residents. The flag pole would be visible from the grounds of the Woodford War Memorial Community Centre, which provides an amenity for residents and there has been no consultation with that management committee.
- The application form also includes a note about pre-application advice received as follows:

“Concluding sentence.

Therefore, I can advise you that if advertisement consent is submitted for the proposal currently in place, the Council would have no option but to refuse the application. If the applicant wishes to look at an alternative height and location that would address the above reason, then please let me know and we can discuss this further. We are willing to work with the applicant to try and address this situation in finding a more suitable solution.”

We are not aware that the position and height of the flagpole have been changed compared with the original version that was erected without planning permission and which caused concern among residents. At the proposed height it will be very visible from several locations in Woodford.

The reasons for the need for such a tall flagpole are not clear.

Has the applicant complied with the pre-application advice?

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2021
- ii. Stockport Development Plan:
 - o Woodford Neighbourhood Plan 2019
 - o Saved UDP 2011
 - o Core Strategy 2011

3. Woodford Neighbourhood Plan

We believe that the following policy is relevant:

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.

Assessment

We feel that the proposal is not in keeping with the Woodford village character or the local street scene.

4. Stockport Core Strategy

Policy SIE1 advises of the need to provide, maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

We leave it to the planning officer's expertise, but believe this is relevant because the proposal would have a negative impact on neighbouring residents and other community members who would see it from public roads, pavements and the community centre grounds.

5. NPPF December 2023

Section 12, Paragraph 135

135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;


e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Assessment

Again we leave interpretation to the planning officer's expertise, but we believe that the proposal contravenes paragraphs b), c), d) and f).

Yours sincerely,

A handwritten signature in black ink that reads "E.M. Frearson". The signature is written in a cursive style with a small flourish at the end.

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee