



# Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS  
Email: [woodfordneighbourhood@gmail.com](mailto:woodfordneighbourhood@gmail.com) Web: <http://woodfordnf.co.uk>

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

6 Feb 2025

To: Planning Officer

**Reference:** DC/093427

**Proposal:** Demolition of existing stable buildings and erection of a detached dwelling

**Location:** Blossoms K & C Ltd Kennels , Blossoms Lane, Woodford, Stockport, SK7 1RE

## 1. General Comments

- a) We note that Woodford Neighbourhood Plan was not referenced in the Planning Statement.
- b) The Planning Statements states:  
*“2.1 A search of the planning register did not reveal any planning history for the site apart from the recent consent obtained for the 8 dwellings. This is due to the age of the development on site. The site was developed in the post war period and broadly laid out in its current form since the 1960s. Consent was granted for items relating to the nearby telecommunication apparatus.”*
- c) Searching the map on the SMBC planning website reveals this planning application:  
J/6008: Erection of stable block, Land Rear Of 60 Blossoms Lane. Permission was granted in 1994 for sole use by the applicant or subsequent owner. No documents other than the decision notice are available on the website, which is presumably because of the length of time since the application was permitted. See Figure 1.
- d) Local residents report that the stable block was extended after that time, but we have not found a planning application on the SMBC website. On Google Earth satellite images, a stable block is visible in 2000 and additional buildings are visible in 2016 (Figures 2-4). Therefore, the status of planning permission for the additional stables should be checked.
- e) There are several planning applications for proposals at the Blossoms Kennels site as whole on the SMBC map. Five of these relate to the antenna tower and electronic communications equipment. Others include, but are not limited to:  
J/2300 Proposed Cattery, which was granted.  
J/34494 Hay Store/Stock Shed, which was granted  
J/52422 Erection of detached dwelling for kennels manager (outline), which was refused.  
J/54707 Demolition of existing kennels and erection of bungalow for occupation by kennels manager and replacement kennels, which was refused.  
J/55416 Siting of mobile home for use as manager's accommodation, which was granted.  
DC/044245 Single-storey building to house an animal welfare facility, which was allowed at appeal in 2010.

DC/042598 Creation of a horse menage, lighting and fencing, which was granted in 2016.  
 DC/088660 Demolition of existing buildings and erection of 8 dwellings, which was granted in 2024.  
 DC/093438 Demolition of dwelling and erection of replacement dwelling, not yet decided.

- f) A Dog Hydrotherapy Pool on the Blossoms Kennels site was allowed at Appeal on 16 November 2010. Appeal Ref: APP/C4235/A/10/2131390. Application Ref DC044245. The Inspector's Report refers to a hydrotherapy pool for dogs:  
*"The appellant refers to the fact that the animal welfare centre would contain a hydrotherapy pool for dogs."*

- g) The Planning Statement with this current proposal to replace the stables with a dwelling includes the following paragraph:  
*"4.19 Highways  
 4.19.1 The Transport Assessment undertaken by Axis for the adjoining scheme addressed all the concerns from the LPA and these were accepted with the approved scheme. It explains the fallback position with the kennels (although the number of movements is likely to be more than reported due to the horse pool being out of action when the inspection took place). Similarly, the stables on site generate traffic by cars and horse trailers/boxes. The proposed development will not negatively affect the local highways network and access on and off site."*

This raises questions about the accuracy of information supplied in the Planning Statement and traffic generation assumptions because there was no horse pool on site, it was a dog hydrotherapy pool, which has been used by Woodford residents. The stables were solely for the owner's private use.

- h) Planning Application DC/088660: Demolition of existing buildings and erection of 8 dwellings at Blossoms Kennels was granted permission in October 2024. A key consideration in this decision was whether the proposal would generate additional traffic on Blossoms Lane, which has Quiet Lane status. The Design and Access Statement for this application also referred inaccurately to a horse pool:  
*" 4.19 Highways  
 4.19.1 The Transport Assessment undertaken by Axis addressed all the previous concerns from the LPA. It explains the fallback position with the kennels (although the number of movements is likely to be more than reported due to the horse pool being out of action when the inspection took place. Even without this, there is a highway gain and vehicular movements and parking within the site are adequate."*

The Transport Statement also referred to the "horse pool".

- i) A Construction Method Statement associated with DC/088660 is presented in the documents on the SMBC website under DC/094031: Application to discharge Conditions. These conditions are welcomed.
- j) Planning application DC/093438 has been submitted, proposing demolition of the house at Blossoms Kennels and erection of a replacement dwelling. This application has not yet been determined.  
 The proposal would not affect the status quo with regard to the number of dwellings on site. However, in our response to this application we noted that phasing could be an important consideration with regard to disruption to residents and traffic safety during construction.

- k) The current proposal to replace the stable block with a dwelling increases the number of additional dwellings on this site with access via Blossoms Lane to nine. Therefore, the resulting increase in traffic on Blossoms Lane, which is a Quiet Lane, should be a consideration when determining this application.
- l) If this application is permitted, the phasing of demolition and construction of this proposal and the two other proposals outlined in DC/088660 and DC/093438 on the same site will need to be co-ordinated.
- m) A Construction Method Statement will be needed for all three proposals and rigorously enforced for the safety and amenity of residents and Blossoms Lane users.

## **2. Policies relevant to the application**

We believe that planning policies relevant to this application include:

- i. NPPF December 2024
- 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 policies are relevant and trust that the planning officer will assess the application against them.

**DEV2: Replacement of existing dwellings** [Assuming this applies to replacement of stables with a dwelling]

*“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.”*

### **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.”*

### **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 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.”*

This site and the fields around it will be dark at night. This is good for wildlife, particularly bats, which can be disrupted by light at night. Any proposals on this site should keep lighting to a minimum.

**4. Stockport Development Plan and NPPF**

We leave it to the council planning officer’s expertise to assess the proposal against Stockport planning policies and the NPPF, but we note that the following may be relevant:

**TD2.2 Quiet Lanes**

*“Developments and highway improvements that have an impact upon rural roads, which would detract from their character and their value as Quiet Lanes, will only be permitted where they can be justified on safety grounds. Any development that would result in a significant increase in traffic or conflict between different users of these lanes will not be permitted.”*

Figure 1: Decision Notice for Erection of Stable Block, 1994

Town and Country Planning Act 1990

Stockport Metropolitan Borough Council

## Decision Notice

FULL PLANNING PERMISSION number 60085

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Name and address of applicant:

Name and address of agent:

MR & MRS R G CHAPMAN  
60 BLOSSOMS LANE  
WOODFORD  
STOCKPORT SK7 2RE

MR & MRS R G CHAPMAN  
60 BLOSSOMS LANE  
WOODFORD  
STOCKPORT SK7 2RE

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The Stockport Metropolitan Borough Council hereby give notice in pursuance of The Town and Country Planning Act 1990 that FULL PLANNING PERMISSION HAS BEEN GRANTED for the carrying out of the development described below. The development must be begun not later than the expiration of FIVE YEARS beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

LAND REAR OF 60 BLOSSOMS LANE WOODFORD

Erection of stable block

The applicants attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.

CONDITION 1

The building shall only be used by the applicant or any subsequent owner of the site for the purposes of private recreational riding stables and for no other purposes.

REASON

For the avoidance of doubt, and in accordance with the details of the application as submitted.

Decision date:14/06/94.

M.G.Kenworthy - Director  
of Technical Services

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This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, byelaw, order or regulation.

Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice.  
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Figure 2: Blossoms Kennels satellite image from 2009



Figure 3: Blossoms Kennels satellite image 2010





Figure 4: Blossoms Kennels satellite image 2016



Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee