



Woodford Neighbourhood Forum

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

13 Jan 2025

To: Planning Officer

Reference: DC/093469

Proposal: Listed Building Consent for the: alteration, extension and conversion of the existing former barn to residential use, including internal alterations

Location: Deanwater Hotel , Wilmslow Road, Woodford, Stockport, SK7 1RJ

Thank you for consulting Woodford Neighbourhood Forum. We have no further comments on this planning application, other than those submitted previously on 29 October 2024, which are appended.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

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

29 October 2024

To: Planning Officer

Reference: DC/093469

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Location: Deanwater Hotel Wilmslow Road Woodford Stockport SK7 1RJ

1. General comments

- The developer, PH Holdings Ltd, made contact with the neighbourhood forum with a preview of the layout for Deanwater House development and offered to meet to us to discuss these proposals. We appreciate the courtesy extended to us.
- We received a notification from Stockport Council planning officers on 2 October 2024 about the following planning application: DC/093468 – Full Planning Permission
- PH Holdings Ltd informed us on 4 October 2024 that the Council had validated two relevant applications:
 - DC/093468 – Full Planning Application
 - DC/093469 – Listed Building Consent
- To date, we have not received a notification from Stockport Council for DC/093469 – Listed Building Consent.
- While many in the community are sad to lose a hotel that was a treasured asset, there seems to be general relief that it will not be left to become derelict.
- This response focuses on the proposal for the listed buildings on the site. We will submit a separate response to DC/093468 – Full Planning Application
- Woodford Neighbourhood Plan policy COM3 is particularly relevant to this part of the application.
- The Heritage Impact Assessment submitted with the application provides a detailed history of the site and a comprehensive assessment of the impact of the proposals.
- We note that the Heritage Impact Assessment reports that the National Heritage List shows the blue triangle on the wrong building (a garage). Should this be taken up with National Heritage?

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2023
- 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:

DEV4: Design of New Development

ENV1: Respecting views and vistas

ENV3: Protecting Woodford's Natural Features

ENV4: Supporting Biodiversity

EMP2: Loss of Employment

COM3: Woodford Heritage assets

COM3: Woodford Heritage assets

“New development affecting a heritage asset, including the setting of the asset, should conserve or enhance the asset in a manner according to its significance.”

Assessment

The Heritage Impact Assessment suggests that separation of the barn so that it becomes a freestanding structure, restoration “to what was probably closer to its original appearance” and opening up of the setting. These aspects are welcomed.

The impact of the changes to other buildings on the setting the heritage assets should be carefully assessed.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee