



Woodford Neighbourhood Forum

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

21 January 2026

To: Planning Officer

Reference: DC/097358

Proposal: Certificate of Lawful Existing Use of land and buildings for the operation of a vehicle repair, salvage, storage and sale business.

Location: Land To The Rear Of 465 Chester Road Woodford Stockport SK7 1PR

Comments and Concerns

We are aware that this is an application for a Certificate of Lawful Existing Use, and that these types of application are not open for comments, which is presumably why we were not notified.

Nevertheless, we do have comments about the evidence presented and other information, which we have noted below in case it is of any value in establishing the legality of the case.

- Satellite images support the presence of buildings on the site, but there are gaps in the timeline and the images do not confirm how the buildings were used.
- Satellite images show variability in vehicle presence, which appears minimal in 2013/2021 images.
- Photographs included in the Planning Statement show buildings in a dilapidated condition and a variety of scrap materials, including household items and vehicles in a very poor state. There is no sign in these photographs of a repair workshop, tools or signage.
- The letters indicate that there have been tenants in the property and issues about electricity payments, but do not provide evidence of continuous use of the premises for the operation of a vehicle repair, salvage, storage and sale business for a period of ten years.
- The previous owner, Gerald Bailey, died on 23/03/2020 and the time period for claims on the estate ended on 11/04/2023, as shown in the note posted by [DLS Legal Services Limited](#).
- The Land Registry includes 465 Chester Road, but does not yet include a change in ownership. We found no record of 465A Chester Road.
- The applicant notes that the premises have been vacant since 2025. These points may have an impact on the evidence for continuity of use.
- We trust that the Council will examine the evidence thoroughly before granting a Certificate of Lawful Existing Use.
- We suggest that sound evidence that would substantiate a sales/repairs business could include financial transactions with suppliers and customers, audited accounts, VAT returns, insurance policies and statutory declarations from local residents.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee