



1

Woodford Neighbourhood Forum



Welcome



Agenda

2

Part 1: AGM

1. Welcome and Apologies
2. Chairman's report
3. Approval of minutes of 2018 AGM
4. Treasurer's report
5. Election of Management Committee
6. Close of AGM



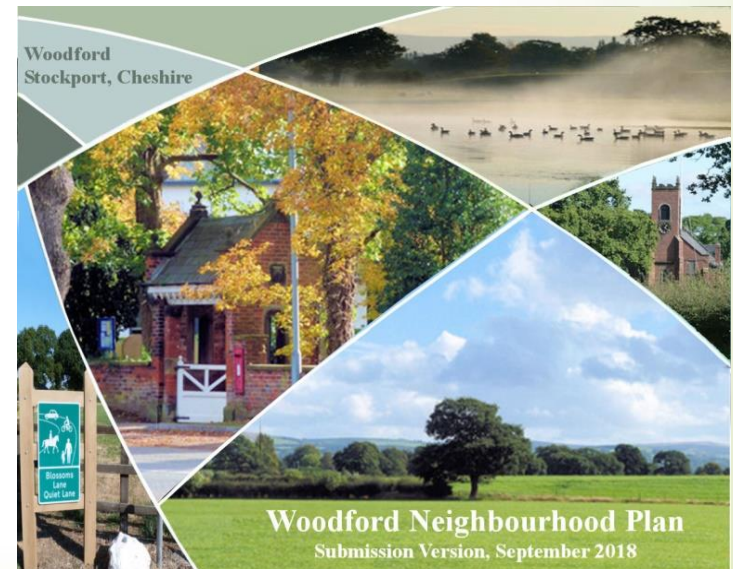


Agenda

3

Part 2: Neighbourhood Plan Update

1. Update since last AGM
2. Referendum Results
3. Future activities of WNF
4. How Planning Applications are determined



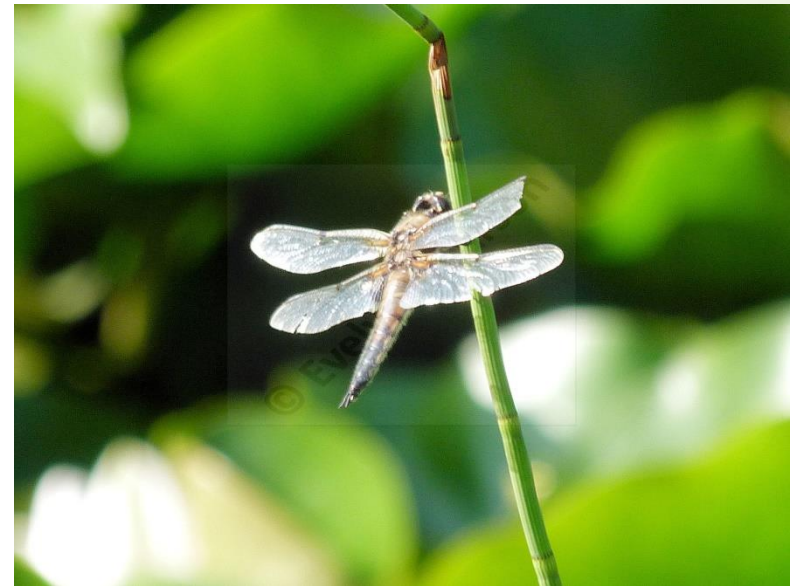


Agenda

4

Part 2: Local Plans Update

1. CEC Local Plan update
2. GMSF update
3. SMBC Local Plan
4. Neighbourhood Plans
5. Discussion and questions





5

Chairman's report



Oak trees on Barr Green Farm



6

Approval of minutes of 2018 AGM





7

Treasurer's report





Financial report for the year to 30 June 2019

WOODFORD NEIGHBOURHOOD FORUM FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2019

| | 2019 | | 2018 | |
|---------------------------|------|-------------|------|-------------|
| | £ | £ | £ | £ |
| Bank | | | | |
| Balance 1 July 2018 | | 1534 | | 1610 |
| Website renewal | 40 | | 18 | |
| Printing | 34 | | 0 | |
| Hall hire for 2017 AGM | 0 | | 25 | |
| Flowers and sympathy card | 0 | | 33 | |
| | | <u>74</u> | | <u>76</u> |
| Balance 30 June 2019 | | <u>1460</u> | | <u>1534</u> |

R B Berriman FCA
24th July 2019



Management Committee

9





Committee Members in 2018/19

10

| | |
|-----------------------|-----------------------|
| 1. Terry Barnes | Chairman |
| 2. Evelyn Frearson | Hon Sec |
| 3. Robin Berriman | Treasurer |
| 4. David Buszard | |
| 5. Jude Craig | WWMCC Rep |
| 6. Roger Burton | |
| 7. Dorothy Chesterman | |
| 8. Jane Sandover | WCC Rep |
| 9. Janet De Vecchis | |
| 10. Doreen Neil | |
| 11. Zoe Jones | |
| 12. Chris Coppock | |
| 13. Maxine Wood | Co-opted non-resident |
| 14. Paul Goodman | Co-opted Expert |
| 15. John Knight | Co-opted Expert |
| Paul Rodman | Corresponding |
| Morag White | Corresponding |



Nominations for Committee 2019/20

11

1. Terry Barnes
 2. Evelyn Frearson
 3. Robin Berriman
 4. David Buszard
 5. Roger Burton
 6. Jane Sandover
 7. Jude Craig
 8. Janet De Vecchis
 9. Zoe Jones
 10. Maxine Wood Co-opted former resident
 11. John Knight Co-opted Expert
 12. Paul Goodman Co-opted Expert
-
- | | |
|---------------|---------------|
| Paul Rodman | Corresponding |
| Chris Coppock | Corresponding |
| Doreen Neil | Corresponding |

We have vacancies if anyone wishes to join.

Residents who live outside of the neighbourhood area can be co-opted.



Close of AGM

12



Autumn in Bridle Road



13

Part 2: Neighbourhood Plan Update



Sunrise in Woodford



WNP Progress

14

Further consultation

- WNP submitted to SMBC on 28 Sep 2018.
- SMBC consultation ran from 24 Oct to 7 Dec 2018.
- 53 responses, mostly in support.

Examination

- The Neighbourhood Planning Independent Examiner Referral Service (NPIERS) provides independent examiners
- Shortlist of 3 Examiners selected on suitability and availability.
- Nigel McGurk chosen by SMBC and WNF on basis of experience and location in Nov 2018.
- SMBC began procurement procedure.



WNP Progress

15

Examination

- WNP, supporting documents, evidence and all responses to consultation given to examiner.
- Examination began in Feb 2019.
- Examiner asked for clarification of a point on 28 Feb 2019.
- Concluded no need for a hearing.
- Examination Report submitted on 25 Mar 2019.
 - WNP meets all the legislative requirements
 - Is not premature with respect to the Local Plan or GMSF
 - There is evidence of robust consultation
 - Represents a “Shared Vision”
 - Appendix is a useful reference source



WNP Progress

16

Examination

- WNP, supporting documents, evidence and all responses to consultation given to examiner.
- Examination began in Feb 2019.
- Examiner asked for clarification of a point on 28 Feb 2019.
- Concluded no need for a hearing.
- Examination Report submitted on 25 Mar 2019.
- Policies that were covered by or not compliant with national and local Green Belt policy deleted.
- Some rewording of our policies.
- WNF accepted Report and made the changes.
- Amended WNP sent to SMBC on 5 April 2019.



WNP Progress

17

Council Approval

- Amended WNP had to go through three SMBC meetings for approval. Purdah for local elections caused delay:
- Finally approved at full council meeting on 4 Jul 2019.

Residents Approval

- Referendum held on 12 Sep 2019 (Aug not advised).
- Legislation requires it to be treated as an election.
- WNF registered as a “Yes campaign”.
- WNF banners, two rounds of flyers to every house in NA.
- Local councillors registered as a “Yes campaign”. Circulated a letter in support.



WNP Referendum Result

- Number of eligible voters: 1171
- Number of votes cast: 452 (38.6%)
- **Number of Yes votes: 433 (95.8%)**
- Number of No votes: 19 (4.2%)
- Number of rejected ballot papers: 0



WNP Referendum Result

- Better than average turn-out and % yes vote (among 750 neighbourhood plan referendums to date, MHCLG data)
 - The average turn-out is 32%
 - The average yes vote is 89%
- WNP is the first neighbourhood plan to be adopted in the borough of Stockport.
- WNP is the second neighbourhood plan to be adopted in Greater Manchester (Standish in Wigan was the first).



WNP Referendum Result



Forum members after the count and declaration



Future Forum activities

Promoting implementation of policies and aspirations

- Acting as a consultee on planning applications in the Neighbourhood Area
 - Commenting on compliance of planning applications in the NA with the 15 WNP policies
 - Stockport Council will make the decisions in the normal way

- Supplementary Aspirations, which were high on the wish list in responses to our questionnaire in 2014 and include:
 - Promoting walking, cycling and use of public transport
 - Integration of old and new communities
 - Promoting clean air

- Woodford Community Council will also aim to promote these aspirations in harmony with WNF.



Planning Applications

How decisions are made

- Material Considerations
- Basic examples
- Other types of material considerations
- Examples of non-material planning considerations



Planning Applications

Material Considerations

- Who Decides?

Decided by statements of national policy or by decisions of the Courts.

- What are they?

Must relate to development of land and genuine planning matters.

- Precedent

Must consider each case on its own individual merits and circumstances.

- Weight

Considered by decision maker in any particular case.



Planning Applications

Material Considerations: Basic examples

- Policy: National and local
- Duties under Acts, including : Town and Country Planning Act
- Planning (Listed Buildings and Conservation Areas) Act
Environment Act
- Views of Consultees: Statutory Consultees, Technical Consultees, Public Notification



Planning Applications

Other types of material considerations

- ▶ Planning Policy and Planning Practice Guidance
- ▶ Layout and density of buildings
- ▶ Design, Appearance and Materials
- ▶ Overlooking/Loss of Privacy
- ▶ Loss of light or over-shadowing
- ▶ Ecology/Nature Conservation, Landscape
- ▶ Noise, Smell, Pollution
- ▶ Parking, Highways and Traffic
- ▶ Effect on Listed Building or Conservation Area
- ▶ Planning history/related planning decisions (including appeal decisions)
- ▶ Financial considerations and viability
- ▶ Capacity of physical infrastructure
- ▶ New Homes Bonus – Benefits local communities
- ▶ Applicant's personal circumstances (rarely)



Planning Applications

Examples of non- material planning considerations

- Negative effect on value of a property
- Business competition
- Land Ownership or restrictive covenants
- Large financial gain for developer or landowner
- Moral objections
- Loss of private view
- Retrospective application – works already done
- Track record of applicant/developer
- Change from previous scheme
- Matters covered by other legislation e.g. Building Regulations, Environmental Health
- Level of local support/opposition
- Applicant's personal circumstances (usually)
- Problems arising during the construction period



Part 3: Local Plans Update





CEC Local Plan

28

- Local Plan Strategy adopted in 2017.
- Changes in Cheshire East Council following local elections.
- All arms lengths companies closed, including Engine of the North.
- Consultation on additional small, non-strategic sites closed on 30 September 2019.
- Consultation on North Cheshire Garden Village (Handforth) last year.
- Objections submitted by WNF, Heald Green, our local councillors, Mary Robinson MP.
- Planning Application has been submitted.
- SEMMMS refresh update.



Greater Manchester Spatial Framework

30

- GMSF started in 2014 as a joint plan between 10 GM authorities
- Devolution Agreement in 2014 – GM acquired a Mayor
- Potential for GMSF to be a Spatial Plan approved by the Mayor and 10 authorities
- First draft GMSF in 2016 proposed large-scale Green Belt loss
- 27,000 responses to consultation. Objections, protests, campaign groups
- GM Mayor promised a radical rewrite
- Second draft GMSF in 2019 proposed less Green Belt loss
- Increased number of communities affected – more GB campaign groups
- 17,500 responders to consultation. 200 from Woodford
 - 67,000 comments in total
- Unresolved issue over wording of legislation for a spatial plan. Until resolved, GMSF will go forward as a joint plan, not needing approval by the Mayor.



Greater Manchester Spatial Framework

31

GMCA timetable

| | |
|----------------------------------|-------------------|
| ➤ District approval: | Jun/Jul 2020 |
| ➤ GMCA approval: | Jul 2020 |
| ➤ Public participation (12 wks): | Jul 2020 |
| ➤ Submission: | Dec 2020/Jan 2021 |
| ➤ Examination: | May/Oct 2021 |
| ➤ Publication (adoption): | Dec 2021 |

Experts expect it to take longer



Stockport Local Plan

32

- It will run alongside, or a little behind GMSF to take strategy into account
- Preferred options consultation delayed due to delays in GMSF
- Consultation expected July 2020
- Changes will be made, policies and allocations reviewed

Borough Plan

- A borough plan is also being prepared for 2020 to 2030, which looks at broader overarching issues



Other Neighbourhood Plans

33

Cheshire East

- Poynton Town Council: Referendum 10 Oct 2019

Stockport

- High Lane NF: at Regulation 14 Consultation
- Marple NF: in progress
- Mellor, Marple Bridge, Mill Brow, Compstall NF: at early stages

EF and JC attending joint meetings to share experience



Close of Meeting

34



Cheese and Wine