



Woodford Neighbourhood Forum

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee Small Hall WWMCC 31st August 2021

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	√	
Mr David Buszard (DB)		Not heard from
Mr Paul Rodman (PR)		Corresponding*
Ms Evelyn Frearson (EF)	√	
Mr John Knight (JK)	√	
Mr Paul Goodman (PG)	√	
Mr Terry Barnes (TB)		√
Mr Roger Burton (RBu)		Not heard from
Ms Jane Sandover (JS)	√	
Mrs Jude Craig (JC)	√	
Ms Maxine Wood (MW)	√	
Mrs Janet DeVeChis (JDV)		√
Ms Zoe Jones (ZJ)		Not heard from
Mr Chris Coppock (CC)		Corresponding*

*Corresponding members wish to be kept in the loop but cannot routinely attend meetings

<p>1. Welcome</p> <ul style="list-style-type: none"> EF opened the meeting and welcomed those present.
<p>2. Apologies</p> <ul style="list-style-type: none"> TB, JdV.
<p>3. Declaration of conflicts of interest</p> <ul style="list-style-type: none"> None.
<p>4. Minutes from meeting held on 18th May 2021</p> <ul style="list-style-type: none"> Amendments from JK which were highlighted in red were suggested and agreed.
<p>5. Matters arising</p> <ul style="list-style-type: none"> Letter to SMBC: EF had circulated a draft letter with suggestions for improving awareness of the Woodford Neighbourhood Plan among planning applicants. This had been amended following team contributions. The amended draft was approved and sent to SMBC. However, it was noted that the Orchards PA (see item 7) did not reference WNF policies. JK queried if SMBC listed an easy way to access their constraints re individual PAs. It was concluded that SMBC did not do this and it was in fact quite difficult to obtain such information which is often very helpful background information.

- AGM date has been changed to 25th October 2021 Small Hall WWMCC
- EF confirmed that Bosley PC do already know about obtaining advice from CEC

6. Financial update

- RBB reported that the WNF funds were £896.36 at the last meeting and the only spend since then has been £17.99 for the website hosting.

7. WNF responses to planning applications

- 21 PAs since previous meeting and the full list of WNF's responses are on the table on the WNF website. <http://woodfordnf.co.uk/planning-application-responses/>
- These were mostly extensions and WNF had no objections.
- Recent arrivals included:
 - Orchards variation. Only minor changes to the external appearance. No objections from committee members in the meeting.

Action: EF will check with those not attending the meeting.

- Flora Cottage variation. Members in the meeting agreed that we should submit objections to this.

Action: EF to prepare Objection response for circulation before sending

- Update on older applications:
 - Moorend Farm infill - permitted at Appeal
 - 481 Chester Road garden room - withdrawn
 - Church Lane campsite – permitted
 - Huws Gray rebuild – WNF supported with comments
 - 1 Moor Lane extension – WNF objected to appearance
 - Church Hall – WNF made comments on planting scheme
 - The building work at former Oliver's site was discussed

Action: Some of us to check that it is being built to plan.

8. Stockport Local Plan Update

- This was a virtual meeting with SMBC officers Steve Johnson and Richard Wood and some of the current Stockport Neighbourhood Forum reps. A lady responsible for community engagement took notes.
- Attended by JC and EF.
- Introduction by Steve Johnson (SJ) and Richard Wood (RW).
- Points made and questions put forward by forum reps included:
 - Greg Pike (GP), MMMC: Proposals are very positive, aspirational, no detail. How will policies that are deliverable be written?
 - EF: Is Brownfield First Policy enforceable?
 - SJ reply: It is a challenge. Key aspect is 5 year land supply, which SMBC don't have because of housing target. If have 5 year supply, then can defend brownfield first. Unrealistic to expect won't need green field land.
 - EF: Would it be possible to have phased release of GB so it is not released at beginning but only when needed?
 - RW reply: Would need more certainty than that would allow. But 5 year review might

mean no need to use GB.

- Kathy Davies, MMMC: Could plan include more single threshold for affordable housing? Equation used for assessment of viability needs to change. Should not provide parking at homes, give more priority for cycling, stop demolition of large good houses to build lots of smaller units because it is wasteful spoils character of area.
- Richard Jones (RJ), High Lane: Agree about phased release of GB, plan needs to emphasise climate change resilience. RJ has written a paper for IEMA on this subject. Should consider prefabricated buildings, they are actually cheaper.
- Russell Hayes (RW), Marple: The aspirations are positive, but need more emphasis on smaller communities as well as the town, and encourage engagement of these communities.
- JC: Public perception is the developers have too much power and don't fulfil their s106 obligations.
- EF: Will they use policies from NPs and will we need to revise NPs when LP made?
- RW reply: Yes will look at NP policies, and yes we will need to review NPs.
- RJ: Suggested local meetings to facilitate how NP and LP interact.
- GP: Consultation needs to include a wide spectrum of community groups.
- EF: Will the LP have influence over plans in Transport GM 2040, with reference to the Rapid Transit Bus (BRT), which is drawn on map off-road crossing fields in Woodford? Woodford residents think that, if needed at all, it should be on existing roads.
- RW: Yes, LP will have considerable influence. Last he heard BRT was on normal roads.

9. Handforth Garden Village Update

- JK reported that a PA has been lodged with CEC for 2 years, for a large site including 1500 new homes. CEC is gradually reaching consensus with other parts of the council, including education, highways, environmental bodies etc. Progress has been slow. Off-site ecological mitigation proposals have been accepted by countryside manager, so likely to get planning permission.
- PG noted that £34 million is mooted to be required to improve the A34 alone. Viability is very questionable. Permission may well be granted but source of monies required to even start the project is likely to prove a substantial problem. The Government will provide pump priming funding. The method of funding proposed is open ended levy on each plot which may deter developers. CEC may give it permission and then look for funding.

10. Poynton Relief Road Update

- PG and JC noted that progress has been astonishingly fast. Graham are clearly ahead of schedule and report that the road itself will be finished by early 2022, but there will still be a lot of environmental work to do beyond that. The massive amount of removed spoil would appear to have been redistributed around the site. JS reported that she meets regularly with the construction company, Graham. Residents from Bridleway and Road were not happy about the expected noise from the road when completed. Plans have been produced showing the road below ground level and these are residents now

happy. JC noted that work is starting very early in the morning and the noise is disruptive. Opening is expected to be late Summer early Autumn 2022.

11. Places for Everyone & SGMGB Update

EF reported that:

- Leith Planning were engaged to prepare a representation for the Regulation 19 consultation on PfE on behalf of SGMGB. A lot of work is still needed on it and SGMGB are looking at which policies in PfE need modifying.

12. CEC Local Plan Update (SADPD) Examination

JK reported that:

- He had received a 40+ page email from the programme officer for Part 2 examination.
- Public examination will be for 3 weeks starting in October. To be a virtual only examination.
- Likely to be contentious.
- Issues in Bollington and other small settlements.
- Viability question likely to be a significant issue. Some sites were not subjected to the initial viability assessments.
- PG noted that Elite Homes have now submitted a PA for the site next to the school on Hazelbadge Road

13. NPPF – Forthcoming changes

JK provided an update:

- i. Environment Bill is still passing through Parliament
 - ii. New NPPF in July 2021 – involves small changes only
 - iii. Relaxation of Planning Regs across the board, including permitted development rights.
- Lots of changes likely to be forthcoming in the near future.

14. WCC and Redrow Liaison Update

JS provided an update:

- Next meeting scheduled for 10th Sept at Redrow
- Notice Board saga remains ongoing. The board has been purchased but installation is proving difficult to arrange.
- The school on the Redrow site will be opening for Sept 2022, construction has already commenced. It will be single form entry.
- Local facilities consultation – TB had seen plans that did not include the shop

15. Agenda for WNF AGM now amended to 25th September 2021

Team to consult by email re agenda – not likely to be any different to last year. Ask SMBC if they wish to attend to engage with the community about the new Local Plan.

Action: EF to contact SMBC

16. Confirm Nominees for Committee Membership Next Year

All present agreed to stand again. Non attendees to be reminded about standing again.

Action: EF to contact non attendees re same

17. AOB

Enquiry into WNF inbox addressed to TB from Think Tank re Youth survey – decision made to say no.

Action: EF to reply

Next meeting:

Will be the AGM

Action: EF and JC to prepare paperwork & publicity

Jude Craig 31st August 2021

Amended 5th September 2021