



Woodford Neighbourhood Forum

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee

Held via Zoom at 7:30 pm on 2nd March 2021

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	√	
Mr David Buszard (DB)	√	
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)		√
Ms Jane Sandover (JS)	√	
Mrs Jude Craig (JC)	√	
Ms Maxine Wood (MW)		√ (later)
Mrs Janet DeVechis (JDV)		√
Mrs Doreen Neil (DN)		Corresponding*
Ms Zoe Jones (ZJ)	√	
Mr Chris Coppock (CC)		Corresponding*

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

1. Welcome

TB opened the meeting and welcomed those present.

2. Apologies

JDV, RBU (if wifi not working), MW (later).

3. Declaration of conflicts of interest

None.

4. Minutes from previous meeting held via email during June 2020

Approved.

5. Matters arising

- No matters arising from AGM
- All actions had been completed from June meeting, except the following:
- EF noted there was an action to write to SMBC to raise the issue that many planning applications do not reference WNP. She queried whether this mattered because WNP policies are routinely used by SMBC planning officers in assessing planning applications whether or not the applicant had cited them. It was agreed that the aim was to educate the agents submitting applications.

Action: EF to draft letter

6. Financial update

RBB reported that:

- There had been two transactions so far in the financial year. Website host renewal fees amounted to £17. At the year end the balance was £914.
- The amount remaining with the Deanwater Hotel for room hire needed to be checked.

7. WNF responses to planning applications

EF summarised the status of PAs of PAs since the last monitoring report as follows:

- WNF responses had been submitted for: 394 Chester Road discharge of conditions, Foden Lane revised new build, Orchards outbuilding retrospective, and Dutch House rebuild; and extensions at 32 Jenny Lane, 221 Woodford Road, 529 Chester Road, and 443 Chester Road.
- WNF response was pending for: 130 Moor Lane Garden Room and extensions at 453 Chester Road, 21 Bridle Road, Dean Hill, 403 Chester Road, and 27 Church Lane.
- Permission had been granted for: 130 Moor Lane extension, Chrome to Church Hall, Oliver's to single dwelling, 505 Chester Road massive extensions, Old Hall Farm barn conversion to 4 dwellings. The status of the PA for Flora Cottage was unknown.
- Permission had been refused for: affordable housing on Woodford Road and Church Lane infill.
- We had agreed to review workload and so far this year it had not been too bad.

8. Monitoring Report 2021

- The content of the monitoring report was discussed.
- It was agreed that it could be less intense than the last one with a fairly simple summary table showing PAs we have responded to, WNP policies that were relevant, whether permitted or refused, and any major discrepancies between WNF and SMBC assessments.

Action: Report to be prepared in time for the 2021 AGM

9. Government Consultations

JK reported that:

- Everything had gone virtual.
- There were a large number of Government consultations ongoing on a wider variety of topics, which amounted to an overload for people. He offered to explain the consultations via email if any committee members required.
- There were over 40K objections to the Planning White Paper consultation. The proposal will pass through a number of stages in Parliament, which could take two years.
- Concerns had been raised about the ease of change of use under Planning Permitted Development Rights (known as PDR).
- The Government had selected 21 cities and towns, including Manchester and Liverpool, and increased the amount of housing need expected from each of these.

10. GMSF and Stockport Local Plan

PG reported that

- GMSF (for 10 boroughs) had been replaced by a joint plan for 9 boroughs (following the

departure of Stockport from GMSF). The timescale would now be very long. The Mayoral elections would be held first.

- Trafford Council was pushing on with preparations of its Local Plan.
- It was agreed that it would be reasonable for WNF to write to SMBC enquiring about the expected timetable for the Stockport Local Plan.

Action: EF to draft letter

11. Poynton Relief Road

PG provided an update:

- A large hole had appeared next to Chester Road. The PRR was on course to be completed in 2023.
- An additional PA had been submitted for an access road at the Adlington end.
- Construction of the junction with Chester Road will involve diverting traffic while the cutting is dug on one side and then moving the traffic over while the cutting on the other side is prepared.
- TB noted that the construction company Graham have offered to fund a tangible item as a legacy to the community, but they cannot provide funds for a project. There is time to generate ideas as they will be here for 18 months.
- TB also noted that residents can apply for compensation for noise disturbance from the PRR.

12. Other developments

PG updated the meeting on progress with other developments:

- Bloor Homes on Chester Road: PG informed the meeting that houses are being built rapidly. Some will be three storeys high. Storage tanks and pumps have been installed to prevent flooding.
- Dickens Lane: United Utilities would not sign up to the drainage plan in the Persimmon development
- Hazelbadge Road: There were 15 conditions to discharge.

13. SGMGB update

EF provided an update:

- The constitution had been approved at the AGM and EF had agreed to sit on the Management Committee, which had now held two meetings.
- A draft response to GMSF was expected from Leith Planning in the next month and a sub-group, including EF, had been assembled to read and comment on it.
- Fund raising was going quite well via a number of routes including a lotto competition, with two thirds of the fee for Leith now raised.
- A virtual hustings for mayoral candidates had been organised. JC, JS and EF were on the list of names to attend. Questions were invited from all the members groups and a small sub-group would sort out a short list of questions to put to all candidates.

14. CEC update

JK informed the meeting that:

- North Cheshire Growth Village, Handforth East was likely to be on the agenda for a CEC

committee meeting [*post meeting note: The target date for NCGV is now the committee meeting on 21 April*]. Any representations could be made to the committee.

- CEC is asking for £11.5m for education of 530 children before any work on the project commences. Stockport has a holding objection and requires funds for education. CEC does not have the funds. Funds could come from the Government Garden Village fund.
- There is a consultation on A34 improvements. 15% of the cost is earmarked from the Garden Village fund.
- Car park works at Handforth station are causing controversy.

15. Other neighbourhood plans

EF reported that:

- High Lane Neighbourhood Plan had arrived at the submission consultation stage which was due to end on 27th March
- Mellor, Marple, Romiley, and Compstall Neighbourhood Forum were developing their questionnaire. The WNF questionnaire had been provided together with notes about what worked well and what didn't with the benefit of hindsight.
- No forum meetings had been organised by SMBC since the pandemic.
- JK noted that there are still only three neighbourhood plans in GM.

16. WCC update

TB and JS updated the meeting on recent issues that had been dealt with by WCC including:

- Cars for sale parked on Chester Road: Brian Bagnall had informed the council and the owner had been traced to Heald Green and asked to stop.
- Overgrown hedges restricting footpath on Wilmslow Road: Brian Bagnall had informed the council and the hedges had been trimmed.
- Website: Mike Gallagher was retiring and JS had found a new webmaster, Mathew Chapman, who would provide the service at cost price. A new contract with the web host would also be cheaper. As a result, the running costs for the WCC website would be much less.

17. Avro Heritage Museum and Redrow

TB provided an update, plus information supplied to EF from cllr Brian Bagnall:

- The museum was aiming for reopening on 17th May.
- Meetings had been held with Harrow Estates.
- A Morgan construction worker had hit a high voltage cable and taken the power out at the museum and the golf club. It was restored.
- Sales on the Redrow Estate were going well. [*Post meeting note: 360 dwellings were occupied as of 15th March 2021*]
- The school will be built on the site of the current depot. It is expected to be ready in 2022.
- The Care Home will be built on the site of the former Lancaster Club. Final stages of negotiation were underway with a company that will build it. The price of the land was an issue in previous discussions with other companies.
- The shops will be slightly nearer to the pub than shown in previous plans.
- The pub was now weather proof but likely to be left dormant for a while, possibly until

Oct 2022, due to the difficult economic climate.

- The museum had taken over the former CAE building, 3 years lease free but likely to be 4 to 5 years before it can be used.
- A Lancaster will fly over on 3 or 4th July.
- Demolition of the flight sheds at the bottom end of the site was underway.
- There was resistance from CEC to connecting the site to the PRR.

18. AOB

RBB raised the issue of land behind the houses on Moor Lane where trees were being removed. Access to this land is via a narrow path between 132 and 134 Moor Lane. Neighbours had been consulted but so far the owner and the reasons for the clearance were not known. It was agreed that removal of trees was not supported and it would be useful to make enquiries.

Next meeting:

It was agreed to aim for four meetings this year.

*Next meeting 4th May at 7.30 pm via Zoom

Evelyn Frearson 11 March 2021

Post meeting note: This meeting was moved to 18th May.