



Woodford Neighbourhood Forum

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee

Deanwater Hotel 1st February 2022

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	√	
Mr Paul Rodman (PR)		Corresponding*
Ms Evelyn Frearson (EF)	√	
Mr John Knight (JK)	√	
Mr Paul Goodman (PG)	√	
Mr Terry Barnes (TB)	√	
Ms Jane Sandover (JS)	√	
Mrs Jude Craig (JC)	√	
Ms Maxine Wood (MW)	√	
Mrs Janet DeVeichis (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 TB opened the meeting and welcomed those present.</p>
<p>2. Apologies None received.</p>
<p>3. Declaration of conflicts of interest None.</p>
<p>4. Minutes from meeting held on 18th May 2021 EF noted that an amended version had been circulated. The minutes were approved.</p>
<p>5. Matters arising Re item 14 in the minutes: JK reported that EF had accompanied him on a tour of the Redrow development in the autumn last year. JK was impressed with the way the drainage had been tackled on the site.</p>
<p>6. Financial update RBB reported that there had been just one transaction since February 2021. Funds were the same as reported at the AGM: £896.33 EF noted that funds with the Deanwater Hotel would allow two further meetings if we paid £5. It was agreed that we would use up the remaining funds in this way.</p>
<p>7. WNF responses to planning applications EF noted that there had been a lower frequency of new planning applications since the AGM compared with last year and a welcome reduction in work load. The following applications were discussed:</p> <ul style="list-style-type: none">- 52 Hall Moss Lane: Change of use of a bit of woodland to be incorporated into their garden. WNF had noted that the woodland was an important for the environment and the

character, the trees should be retained and requested that the TPO on the rest of the woodland was extended to include the section behind 52 Hall Moss Lane. The council had refused the change of use application, which the committee welcomed. There was no news on the TPO request.

- **14 Jenny Lane:** Extension. WNF had no objections, but requested retention of mature trees if possible. No decision on SMBC website
- **2 Jenny Lane:** Conversion of two apartments into one dwelling. WNF had no objections. The council had permitted the application, which the committee welcomed.
- **Moorend Farm:** Minor modification to the infill that was permitted at appeal last year: WNF had no objections.
- **31 Bridle Road:** Single storey extension. Application not on SMBC website.
- **1 Moor Lane:** Flagpole. It was agreed that there were no planning reasons for objection. **Action: WNF no comment.**
- **10 Bridle Road:** Extension. A notification had not been sent to WNF. EF had found it by searching SMBC site for current applications in Woodford. **Action: committee to assess it.**
- **195 Moor Lane:** Extension rebuild. It was agreed that the current arrangement was less than ideal and that the proposal would be an improvement. **Action: WNF to support it.**
- **Local Centre on Redrow Estate. Action: Committee to keep an eye open for further news or a planning application.**

8. Liaison with other groups

EF reported that there had been quite a lot of correspondence recently including:

8.1. High Lane Neighbourhood Forum (HLNF) AGM

EF had been invited to give a presentation on how WNF responds to planning applications and attended the AGM on a very wet Saturday before Christmas. At the AGM, it was reported that the High Lane Neighbourhood Plan had been approved at referendum in September 2021 with a good turnout and high percentage yes vote. HLNF had been consulted on 80 planning applications since becoming a consultee before their plan was adopted. The sub-group assessing planning applications gave a presentation and outlined their current approach to comments. They were keen to learn from the approach taken by WNF. High Lane Neighbourhood Area has a border with the Marple Neighbourhood Area and HLNF were helping Marple Neighbourhood Forum with development of the Marple Neighbourhood Plan

8.2. Marple Neighbourhood Plan

An email from Marple Neighbourhood Forum, addressed to WNF, requesting comments for the Regulation 14 consultation on the Marple Neighbourhood Plan had been sent to the WCC email address by mistake. It had been forwarded to WNF, but the consultation ran over the festive period and none of the forum committee members had time available to look at the plan in sufficient detail. EF sent apologies to the Marple team, who had received responses to the consultation. It was agreed that HLNF would be best placed to help the Marple team.

8.3. Dean Row Chapel trustees

A resident had written to WNF on behalf of the trustees of Dean Row Chapel asking for advice about a planning application for a proposal adjacent to the chapel which threatened to impair the setting of the listed building. The enquiry was circulated around the WNF committee, some of whom noted deficiencies in the planning application. EF had discovered that the Wilmslow Neighbourhood Plan covered Dean Row, had heritage policies and mentioned Dean Row Chapel

specifically. A reply was sent to the resident outlining the relevant policies in the NPPF, Cheshire East Local Plan and the Wilmslow Neighbourhood Plan, which could be used to object to the planning application. The resident had expressed gratitude.

8.4. Gatley residents

Enquiries had been received from Mary Robinson's assistant and Steve Johnson of Stockport Council about attendance by EF at a meeting with Gatley residents who are interested in setting up a neighbourhood forum. EF had expressed willingness to attend such a meeting, but no specific date had been suggested so far.

9. Stockport Local Plan Update

JK reported that consultation on the draft plan was expected this summer. JK had worked with the new the Chief Executive of Stockport Council, Caroline Simpson, while working with Cheshire East Council, but this did not represent a conflict of interest.

Submission of the draft Stockport Plan was expected in 2023. This would be followed by an examination and then adoption in 2024. There could be changes in the political balance on Stockport Council during this period.

10. Handforth Garden Village Update

JK noted that many new documents had appeared on the CEC website relating to this planning application in the autumn of 2021. They were mostly aimed at answering questions that had been raised. There was still no date for a council meeting to discuss the application, which was on the Government's list of designated garden villages. Traffic was an issue, but the new A34 scheme was many years away.

11. Poynton Relief Road Update

TB noted that the road may be named the Roy Chadwick Way. There will be a memorial near the road at the site of the plane crash site where Roy Chadwick died, which will be funded jointly by Graham and Harrow.

12. Places for Everyone

PG noted that the timing of submission was not yet known.* There was potential for the political makeup of the councils to change at the local elections in May.

**Post meeting note: GMCA had obtained approval from the nine authorities to submit the Places for Everyone plan to the Secretary of State, provided that nothing arose during the consultation which indicated that the plan was unsound. Having thoroughly assessed the representations received during consultation, GMCA were of the belief that nothing had arisen which indicated that the plan was unsound and the plan was submitted on 14th February 2022. Two programme officers had been appointed and three Inspectors would conduct the examination, which was expected to commence in July, pause during August, and recommence in September.*

13. CEC Local Plan Update (SADPD) Examination

JK reported that the Inspector's decision had been published. He concluded that there was enough land supply for 8 years up to 2030 and no additional Green Belt release other than allocations would be required.

14. Woodford Showcase

This event was intended to be a joint effort between members of WCC, WWMCC and WNF. A subcommittee had been formed with representatives from each of these organisations. A meeting had been held a meeting to start the project rolling [JC, JS, AF, MW]. Peter Crossen of WCC had reported that Redrow Homes were very keen to be involved. The idea of holding the

event in a marquee on the field at the Community Centre had arisen. JC pointed out that letters had been drafted to go to voluntary organisations and businesses in Woodford, but before they could be sent, the sub-committee needed to know whether Redrow would be able to supply a marquee. The community centre was holding the 18th June free for this event and was losing lucrative wedding bookings on that day, so needed an answer soon.

Action: TB agreed to follow up with Redrow/Harrow to find out whether they had a suitable marquee, which could be used for the event.

15. Redrow/Harrow development

TB reported houses were selling well. There had been a meeting with Harrow Estates where he was shown a new plan which was to be presented to SMBC. It involved demolition of CAE building which houses heritage planes. The proposal for 920 homes in the original planning permission had been reduced to 850. They were lobbying for 500 additional homes, but no additional commercial premises, which would be compliant with the existing exits. A link road on to the PRR was no longer an option. They were considering an access road to golf club, which would take traffic off Old Hall Lane.

JC noted that this information had also been supplied by Tim Noden of Harrow Estates at the last community liaison meeting.

PG commented that empirical traffic data was now available because many houses were occupied on the site. Traffic flows had not turned out as originally anticipated.

EF noted that Peter Crossen had reported to the WCC meeting that some residents were disappointed that the new school would be single form entry and their older children would not be able to attend.

Government planning regulations

JK reported that there had been many changes in the last year. The new Environment Act included an important requirement for Biodiversity Net Gain. Secondary legislation was still needed, but it would come into play over next two years. The imminent changes in legislation had major implications.

Avro Heritage Museum

TB reported that Harrow had given the museum additional land. A new building was required for planes currently housed in the CAE building and for additional planes that will be acquired by the museum. Fundraising was underway with a target of £5 million.

AOB

PG reported that 129 homes were finished and sold on the Bloor Homes development site in Poynton [*on Chester Road adjacent to Woodford*].

The Hazelbadge Road development was delayed because the applicants were having trouble satisfying the condition in relation to the contaminated land adjacent to the site, which is the former brick and gas works land next to the station.

At the Sagars Lane/Clay Lane development in Handforth, the access road was in very poor condition due to poor management of the site and disregard for the local residents.

Next meeting:

Potentially 19th April, but EF to set up Doodle Poll to find a good date.

Evelyn Frearson 14 February 2022, amended 4 May 2022