



Woodford Neighbourhood Forum

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Annual General Meeting

26th October 2022 8 pm

Small Hall Woodford Community Centre, Woodford, Stockport, SK7 1PS

Minutes

Attendees

Terry Barnes (TB), Evelyn Frearson (EF), Jane Sandover (JS), Kris Hayward (KH), Robin Berriman (RB), Judith Craig (JC), Paul Goodman (PG), Paula Mott (PM), David Mott (DM), Maxine Wood (MW), Cllr Brian Bagnall, Cllr Mike Hurleston, Eve Coxey, Ken Coxey, John Schulz, David Hill, Alison Berry, Kyle Dunbar, Josh Watkins.

Apologies

John Knight, David McCleod

Welcome

Terry Barnes (TB) opened the meeting and thanked everybody for attending.

TB welcomed everybody to the 9th AGM and thanked both local councillors, Brian Bagnall and Mike Hurleston, for their attendance. He explained that WNF is consulted on planning applications in the neighbourhood area and there had been 51 in the last year. He noted that we had observed an increase in the number of planning applications during the Covid pandemic and numbers had remained high. The monitoring report covered all the key issues relating to the planning applications. SMBC officers took note of the WNF responses and were pleased with WNF's work. TB praised EF for her hard work and reported that she had been presented with a Mayoral Award earlier this year.

WNF was keeping up to date with the Places for Everyone Plan [*revised GMSF for 9 boroughs since the Stockport withdrew*] and monitoring neighbouring issues. TB thanked the committee for its work during the year.

Approval of minutes of 2021 AGM

The minutes had been circulated to members prior to the meeting. Approval was proposed by KH, seconded by JS and they were approved unanimously

Treasurer's report

The accounts had been circulated to members previously and were shown on screen in the meeting as follows:

**WOODFORD NEIGHBOURHOOD FORUM
FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2022**

Bank	2022		2021	
	£	£	£	£
Balance 1 July 2021		896		914
Website host renewal	18		18	
Website domain renewal (3 years)	25		0	
Leaving gifts for two committee members	34		0	
Meeting room hire	5		0	
Woodford showcase leaflets and posters	123		0	
		205		18
Balance 30 June 2022		691		896

R B Berriman FCA
25 August 2022

RB reported that £205 had gone out and the forum had no sources of income. This year £123 was spent on publicity material for Woodford Showcase. The balance stood at £691. Approval of the accounts was proposed MW, seconded KH and they were approved unanimously.

Election of members of Management Committee

The names of current committee members who were standing for re-election, were shown on screen as follows:

Terry Barnes	Chair
Evelyn Frearson	Hon Sec
Robin Berriman	Treasurer
Jane Sandover	
Jude Craig	
Janet De Vecchis	
Zoe Jones	
Maxine Wood	Co-opted former resident
John Knight	Co-opted Expert
Paul Goodman	Co-opted Expert
Paul Rodman	Corresponding
Chris Coppock	Corresponding

There were no nominations from floor for any new committee members. The election of the committee members for the new term was proposed by Brian Bagnall and seconded John Schulz and the committee was elected unopposed.

Close of AGM

8.12pm.

Update Meeting

Woodford Neighbourhood Plan (WNP) Monitoring Report

The 2022 annual Monitoring Report had been circulated to members prior to the meeting. EF presented highlights from the report, which were shown on screen during the meeting, as follows:

- Review of effectiveness and relevance of WNP
- Review of planning applications
- Awareness of WNP among applicants
- Use of WNP by Stockport Council.
- Contentious applications
- Progress with Village Aspirations
- Stockport Local Plan update
- Future Tasks
- Guide to appendices with details

Key observations during the last term included:

- A large number of planning applications in the Woodford Neighbourhood Area again (51)
- Many applications for extensions, which were mostly non-contentious
- Some applications for very large extensions representing large volume increases
- Problems with receipt of notifications by WNF from SMBC and unreliable access to the SMBC planning website
- Planning officers had offered to meet WNF management committee to discuss
- A few controversial applications

Controversial planning applications included:

- Prior approval by a telecoms company for a 5G mast
- Disappointing design for the proposed commercial centre on the Woodford Garden Village
- Infill development on Bridle Road

Implementation of Village Aspirations in conjunction with Woodford Community Council had included the Woodford Showcase event at the Community Centre on 18th June 2022 to increase awareness of local businesses and organisations. Redrow Homes had provided funds for the marquee. A Woodford Summer Fair was planned for 10th June 2023.

Future tasks included:

- Continuing to respond to planning applications
- Continuing to monitor implementation of the neighbourhood plan
- Monitoring changes in local and national policies
- Continuing to advocate for the aspirations
- Review of WNP when new Stockport Plan is adopted, or after five years in 2024

Local Plans Update

PG presented this section with slides shown on screen during the meeting.

Local Neighbourhood Plans

There were four neighbourhood forums in the borough of Stockport at various stages of progress with their neighbourhood plans, namely:

- Woodford: plan adopted in 2019
- High Lane: plan adopted 2021
- Marple: plan in progress
- Mellor, Marple Bridge, Mill Brow and Compstall: plan in progress

Neighbourhood Plans in communities nearby in Cheshire East included:

- Handforth: adopted 2018
- Bolington: adopted 2018
- Poynton: adopted 2019
- Wilmslow: adopted 2019
- Alderley Edge: adopted 2021

Examples of communities with, or developing, neighbourhood plans in Greater Manchester were shown on screen.

Stockport Local Plan

PG explained that the Stockport Local Plan would be important because Stockport Council (SMBC) had opted out of the Greater Manchester Spatial Framework (GMSF). SMBC was developing its own plan separately because it was not part of the group comprising the other nine boroughs in Greater Manchester developing the amended joint plan, known as Places for Everyone. The vision for the Local Plan was on the SMBC website and extracts from the website were shown on screen during the meeting. Some of the work done by Stockport Council in preparing GMSF would be useful in the Stockport Local Plan.

The consultation that was planned for the autumn of 2022 had been postponed due to current uncertainties at national level and economic pressures on residents and businesses. It was expected that consultation would commence no later than Jan 28th 2023. If that date was missed the purdah period for the elections would slow progress. It was likely that WNP policies would appear in Stockport Local Plan which would make some aspects of the WNP redundant because planning applications would be assessed against the new Stockport Local Plan.

Cheshire East Council (CEC) Local Plan

The CEC Local Plan Part 1 had been adopted 2017. The examination on Part 2 - Site Allocations and Development Policies Document (SADPD) had been completed and the Planning Inspector had published the report. CEC had finally reached the end of the road with their site allocations and the three sites in Poynton were progressing.

Handforth Garden Village

The location of the site adjacent to the Woodford Neighbourhood Area, the master plan for the development and the key points were shown on screen.

The site was an allocation in CEC Local Plan Part 1, which was adopted in 2017. It was on a Government list of “flagship” Garden Villages. A hybrid Planning Application was submitted to CEC in May 2019. It contained two parts:

- Outline planning application for demolition works, 1500 new homes, employment uses, village centre, infrastructure, new green infrastructure.
- Full planning application for initial preparation and infrastructure works.

New documents had been posted on the CEC website in Sep 2022.

Curious aspects were that CEC would assess the planning application, but it was also the applicant and it owns some of the land. The Council's Economic Development Team were leading the project not the planning team.

PG explained that the hybrid planning applications was still an undetermined. After a period of dormancy, new documents had appeared on the website but they did not appear to differ much from previous documents. The scale of infrastructure requirement would be massive and the question of who pays for it all had never been settled. There was only one access point onto the A34.

Changes to Planning Regulations

The Levelling up and Regeneration Bill was going through Parliament. A revised NPPF was expected in 2023. And there was a consultation on the economic burden of net zero target. PG noted that there was little about planning reform in the Levelling up and Regeneration Bill.

Poynton Relief Road

PG reported that this was progressing with an estimated completion date of January 2023. Decisions about joining into the existing roundabouts had caused delay. The road was going to be called Roy Chadwick Way.

Woodford Garden Village

The Aviator pub was opened on 25th Feb 2021. Woodford School was opened for the first pupils on 7th Sep 2022 and the opening ceremony was held on 4th Oct 2022.

Mike Hurleston reported that there were 30 reception places and 26 pre-school places. It would take 7 years for the school to fill up. The school was run by the Laurus Trust and had fantastic facilities.

Building work was still underway on the site. It was noted that there was a long list of uncompleted S106 items.

Places for Everyone (Pfe)

EF explained that when Stockport Council had withdrawn from GMSF in December 2020 the remaining nine boroughs in Greater Manchester prepared a revised jointed development plan, Pfe. The Pfe plan had been submitted to the Secretary of State and Examination in Public by a panel of three inspectors was underway. The hearings would start on 1st Nov 2022 and were expected to run through to April 2023.

Modifications to the plan were to be expected.

Save Greater Manchester's Green Belt group (SGMGB)

EF explained that SGMGB was made up of 50 Save Green Belt groups in Greater Manchester. It was currently focussed on responses to the Pfe Examination and its aim to avoid loss of Green Belt. Statements had been submitted to Inspectors. Representatives of the SGMGB central organisation and several member groups would attend the hearings and Jackie Copley, qualified planner working for CPRE, would represent SGMGB in some of the hearing sessions.

Discussion and questions

PG noted that in each successive iteration of the GMSF/ PfE plan, less Green Belt had been taken. He also noted that land supply is a conveyor belt and authorities were continuing to identify brownfield sites for development. Since submission of PfE, some authorities had found more brownfield sites and acquired funding to develop them, so wished to take some of their Green Belt sites out of the plan. However, this was now beyond their control. At this stage it was in the hands of the Planning Inspectors to decide whether sites could be taken out of the plan.

Brian Bagnall commented that in the first iteration of GMSF, in the plan for Stockport there were 7,280 dwellings in brownfield sites and 12,000 in Green Belt site. In the current work on the Stockport Local Plan, sites have been identified for 12,000 dwellings in brownfield sites. Following withdrawal from GMSF, Stockport was now in control of its local plan.

He noted that the local plan is not just about housing but also about employment land, healthcare, social care, education and infrastructure.

He reported that he had been involved in two appeals regarding development in Green Belt: one in Heald Green and one Bredbury. The Bredbury application was for industrial development in Green Belt and the council had won the appeal.

Question from the floor: If one council wished to opt out of PfE could it do so?

PG answered that one authority could not withdraw unilaterally. All nine authorities would have to agree that they wished to withdraw together and decide not to adopt the plan.

John Schultz thanked the WNF committee for its hard work.

[The slide presentation for the 2022 AGM can be viewed on this link.](#)

Evelyn Frearson, 13th August 2023, with thanks to Jude Craig for notes taken during the meeting.