



Woodford Neighbourhood Forum

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee Woodford Community Centre 17th Jan 2024

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)		√ received later
Ms Maxine Wood (MW)		
Mrs Janet DeVechis (JDV)	√	
Ms Zoe Jones (ZJ)		√
Mr Chris Coppock (CC)	√	Corresponding*

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

<p>1. Apologies JK (JS and JC expected to arrive late)</p>
<p>2. Declaration of conflicts of interest None.</p>
<p>3. Minutes from meeting held on 17 July 2023 These had been circulated prior to the meeting and were approved.</p>
<p>4. Minutes from meeting with SMBC officers 21 Jul 2023 These had been circulated prior to the meeting and were approved.</p>
<p>5. Minutes from AGM 6 Sep 2023 These had been circulated via email shortly before the meeting and would be reviewed via email.</p>
<p>6. Matters arising EF had followed up an action to supply Osian Perks with the details of a planning application with no documents other than the application form on the website. <i>[Post meeting note: There was also an action for EF to register to speak at the Area Committee when they considered the Blossoms Kennels proposal]</i></p>
<p>7. Financial update RBB reported that the balance in the account was £ 690.13 following a refund from the Deanwater Hotel.</p>
<p>8. Planning applications update EF reported that recent planning applications had all been extensions which were considered to be fine. WNF responses were pending for 8 Bridle Road, 10 Bridle Road, 4 Old Hall Cottages on Old Hall</p>

Lane and New Fold on Old Hall Lane.

It was agreed that all were no comment.

9. Blossoms Kennels proposal and Area Committee meeting

At the meeting on 17th July 2023 it had been agreed that EF should attend and speak in objection.

Since that meeting, further documents had been posted on the SMBC website, including revised plans which reduced the area and height of the proposed development.

EF had prepared a short speech and circulated to the committee in case the application was on the agenda for the forthcoming Area Committee meeting on 25th January 2024.

It was agreed that the revised proposals were better and removed the objection regarding harm to the openness of the Green Belt and local visual impact. The remaining objections related to development on a very narrow lane with Quiet Lane status, part of which has un-adopted status according to current council records.

The content of the proposed speech was discussed. Committee members expressed the view that it was a speech from the point of view of EF rather than the point of view of the forum committee and queried which WNF policies were contravened. EF reported that she was happy to represent herself and other Blossoms Lane residents who had objections. PG noted that it was difficult to prepare in advance until the officer's recommendation was available. It was agreed to park it until that stage was reached.

There was a discussion about the confusion over the adopted/unadopted status of the section of Blossoms Lane from Threeways Farm to Church Lane. EF reported that it had been maintained by the council since she moved there in 1987, but on reporting potholes in 2015 was told that the section is un-adopted. The deeds of the adjoining properties do not mention that the road is un-adopted. Further enquiries revealed that paper records were not retained when information was transferred to digital maps, which have this section marked as a track to Barr Green Farm. Cllr Brian Bagnall made enquiries with council highways department who said they would maintain it if residents could prove that is adopted. *[Post meeting notes: Cllr Brian Bagnall then went to senior level in the council legal department who said it needed sorting out. Brian Bagnall was not re-elected and no further information has been received]*

[Post meeting note: the agenda for the Area Committee meeting on 25th January 2024 has now been published and does not include this planning application]

10. NPPF

PG reported that the revised NPPF potentially helps SMBC because it states that councils are not obliged to review Green Belt when a new Local Plan is prepared, though it remains the only opportunity to do so.

It was noted that Mayoral Development Corporation was working well in Stockport with good new development with a lot of open space.

11. Stockport Local Plan

PG noted that there was an opportunity to go to consultation after the local elections in May and before the General Election in the autumn.

TB noted that it may be held back until after the General Election.

12. Local Updates

15.1. Avro Heritage Museum

TB reported that Avro had submitted a pre-planning application for the new large building. The officer who dealt with it was Osian Perks. Issues identified were: visual impact due to size of building, small encroachment on to Green Belt and important legacy aspects. A planning application was likely to be submitted in June.

This year would see the 100th anniversary of Avro moving on the Woodford site. There would be an event to mark it, with a number of fly-overs, including a Gypsy Moth, which was the first type of plane to take off and land at Woodford.

12.2. Redrow/Harrow

It was thought that no new houses were being built currently. Building of the care home was underway with a very large crane on site.

Progress with the Commercial Centre was delayed.

12.3. Places for Everyone

There had been a large number of responses to the Modifications Consultation.

[Post meeting note: The responses and the GMCA summaries of them for the Planning Inspectors have now been published on the [Examination website](#), including these documents

[Alphabetical list of responses](#)

[GMCA full report of responses to the main modifications consultation](#)

[GMCA further proposed main modifications](#)

13. AOB

PG reported that the number of HGVs passing through Poynton had reduced since the opening of the relief road, but the road surface the village centre was in an increasingly bad state.

The Poynton Pool saga was still ongoing.

The future of the Deanwater Hotel was not known.

A number of houses (14) were now built on the Hazelbadge Road site in Poynton and two were occupied.

EF noted the tractor rally in December to commemorate three local farmers who had died in the last three years, starting at Hill Top Farm and passing through several villages. It raised funds for The Christie Hospital and is expected to be an annual event.

[Post meeting note. It was reported in [Manchester Evening News](#) and the [Christie Facebook Page](#) among many others.]

14. Next meeting

To be arranged via email

Evelyn Frearson 18th January 2024