



Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee at Woodford Church Hall on 17th June 2026

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	✓	
Ms Evelyn Frearson (EF)	✓	
Mr Paul Goodman (PG)	✓	
Mr Terry Barnes (TB)	✓	
Ms Jane Sandover (JS)		Not heard from
Mrs Jude Craig (JC)	✓	
Mrs Janet DeVechis (JDV)	✓	
Mr Chris Coppock (CC)	✓	
Mr Brian Bagnall (BB)		✓
Mr David Berry (DB)	✓	
Mr Paul Rodman (PR)		Corresponding*
Ms Zoe Jones (ZJ)		Corresponding*

*Corresponding members wish to be kept in the loop and communicate via email, but cannot routinely attend meetings

Declaration of conflicts of interest

None

Approval of minutes of meeting

Minutes of meeting held on 25th March 2025 approved.

Matters arising

- WNF had written letters to Emma Curle about the WGV commercial centre and progress with section 106 agreements and the infrastructure plan. No replies received to date. PG noted that the Commercial Centre is in the WNP area so we should expect a reply. TB had heard that, although the commercial centre planning application has expired, Harrow did not need to reapply.
- With regard to the roundabout at the junction of Moor Lane and Chester Road, BB had reported that he had made enquiries with Kevin Brookes of SMBC Highways, who reported that plans for the roundabout had been prepared but no action had been taken to date.
- There was a discussion about the WGV extension appeal. Surprise was expressed that SMBC were contesting the decision. PG noted that the legal challenge by SMBC on WGV extension appeal decision will only be about the s106 agreements, and a judge would need to permit the challenge (judicial review) first.

Action: EF to write again to SMBC to ask why we have not had a response to our letters. Ask BB who is their manager to copy in.

Financial update

RBB reported that funds remained unchanged at £742.71.

EF reported that a resident had given her a donation of £10.

Action: EF to pass £10 on to RBB

Planning applications and development proposals

The following were discussed:

- **Richborough consultation on Jenny Lane proposal**

EF, RBB, DB and TB had attended a meeting of Moor Lane residents about the Jenny Lane proposal. It was noted that there was a lot of emotion and very little knowledge of planning. Alison Liddell did a very good job as chair and produced very good notes which showed that she had understood the planning issues. It was agreed by the committee that we can help by producing responses to consultations and planning applications, which residents can use as an example.

Non-determination of planning applications was a worry while the council is overloaded with work.

Residents were concerned about the accuracy and validity of the LUC Green Belt Assessment and its use by the council.

We explained to residents that if the council refuses an application the developer may appeal and then a planning inspector will make the decision.

Our message to the MP had fortunately picked up a lot of the points that were raised by residents as concerns.

WNF response had been submitted via email and posted on our website.

- **Moor Lane planning application**

EF had made a start on reading through the planning statement. There had been pre-application discussions with the Council who think the site is Green Belt.

- **Upper Swineseye Farm planning application**

PG noted that this was an invalid application because it does not include the access via the bypass in the red outline plan. There was discussion about the proposed roundabout, apparently with 3 arms, on Roy Chadwick Way and about exchanges between JC and Tim Hartley of SMBC and the likelihood of refusal by SMBC and an inspector if it went to appeal.

- **Lostock Hall Farm consultation**

The Environmental Impact Statement showed a roundabout overlapping with the Swineyes roundabout location with 4 arms. It was noted that a potential access road is unadopted.

Action: EF to make contact with Poynton Town Council and request a meeting with reps of WNF.

- **Harrow Estates Land North of Adlington Industrial Estate proposal**

This seemed to be a last minute addition to the CEC local plan. It is safeguarded land from previous CEC local plan. Potential routes of access were discussed.

- **Cheshire East Local Plan, Adlington and Poynton**

PG reported that CEC Local plan review had started. The call for sites had been done. There was a

consultation on concepts.

- **Poynton Pool planning application**

PG reported that this had been refused by CEC. A less intrusive plan is being proposed. Next steps include core sample of dam and levels. No major felling needed. Costs may come under maintenance.

- **Adlington site**

Likely to be developed via the CEC local plan, rather than individual planning applications.

Stockport Local Plan

At the Moor Lane group meeting, Cllr Jeremy Meal had reported that the next consultation would be before Christmas 2026. No further news to date.

PG noted that the Council are not obliged to give reasons for choice of allocated sites. It is likely that sites will not be allowed to be added at a late stage.

The issue of viability was discussed. Cost of remediation and infrastructure may be too high for sites to be profitable to develop. Build costs play a part. If developers say any sites are not viable it is a problem for the local plan.

NHS letter in response to the Land South of Chester Road application highlights one of the infrastructure problems.

Meeting Tom Morrison

We had been offered an hour on 20th June during the Summer Fair
RBB, DB, JC and EF to attend.

Enforcement

Hill Top Farm case does not appear to be being pursued. The last we knew was that a planning application was required to be submitted. It was agreed that lack of enforcement was very poor.

Newsletter

It was agreed to wait until we have met Tom Morrison.

AOB

PG reported that:

- The changes to delegation of powers in local councils were delayed.
- Nine Local Authorities had been taken into special measures by the Government due to not meeting the target date to determine planning applications. Council will do the consultation etc but the Secretary of State will make the decisions.
- In Poynton improvements were underway in town centre. Roads would be closed. Replacing the cobbled surface with normal tarmac.
- New application for HGV is about to be lodged with changes compared with the original, e.g. a mound at the back of Total Fitness is to be retained not levelled.
- JDV enquired what had happened to Walnut Tree Farm.

- The developer for Blossoms Kennels has gone bankrupt. The houses are only partially built. TB had heard that other builders are interested.
- After a very long saga over Blossoms Lane repairs, EF had written to Jamie Birtles at SMBC pointing out legal issues and copied in Tom Morrison. Tom Morrison had enquired whether there was something amiss with the conveyancing survey report for Barr Green Cottage. EF received no reply, but Tom Morrison did receive a reply saying that the issue was with legal department.
- The good news was that Blossoms Lane was being resurfaced. Small patches had been repaired and the engineers said the large area would be repaired a few days later.
- RBB reported that traffic on Moor Lane was getting worse. Should we be asking for speed limit?

Next meeting

Action: EF to find venue and dates for the AGM. Potentially before the 5th September. Potentially 2nd or 3rd September.

Evelyn Frearson 31st July 2026