



Woodford Neighbourhood Forum

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Minutes of Meeting of Woodford Neighbourhood Forum Management Committee Christ Church Hall, Woodford, 24th April 2025

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	✓	
Mr Paul Rodman (PR)		Corresponding*
Ms Evelyn Frearson (EF)	✓	
Mr Paul Goodman (PG)	✓	
Mr Terry Barnes (TB)	✓	
Ms Jane Sandover (JS)	✓	
Mrs Jude Craig (JC)		
Ms Maxine Wood (MW)		✓
Mrs Janet DeVechis (JDV)		✓
Ms Zoe Jones (ZJ)		✓
Mr Chris Coppock (CC)	✓	
Mr Brian Bagnall (BB)		✓

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

1. Apologies BB, JDV, ZJ, MW
2. Declaration of conflicts of interest None.
3. Minutes from meeting held on 24 Jan 2025 Approved.
4. WNF AGM Minutes RBB had made suggested amendments which had been done.
5. Matters arising Actions completed included: • A response to WGV extension application had been submitted. • EF and JC had pruned docs stored on website, so level of data okay, but still more pruning to do.
6. Financial update RBB reported that the balance in the account was unchanged at £690.13.
7. Re-designation of the forum EF reported that she had sent designation documents to Steve Johnson, but received no reply. After follow up emails, acknowledgement of receipt from both him and Emma Curle had been received. From this point, on progress was in the hands of the Council.

8. Impact of revised planning guidelines

PG noted that it was still early days and there had not been many appeals to date relating to the revised Green Belt guidelines. There were conditions associated with the changes in Green Belt criteria, such as a requirement for 50% affordable housing. When a local authority prepares a new Local Plan then they have to assess suitability of Green Belt sites for development against standard criteria. Individual sites that are put forward separately in planning applications are not assessed in this way.

The revised planning legislation was at committee stage. The Planning Bill seeks to amend many clauses, but does not change the fundamental way that planning works. Delegation of decisions to planning officers had been happening already.

He noted that part of the Planning Bill deals with planning fees.

9. Hall Moss Lane Fields Action Group

TB, JC and EF had attended the meeting hosted by Tom Morrison MP in Bramhall on 6th March. It was very well attended and revealed that the group was very passionate, determined and organised. EF and PG had compiled notes which were sent to the group aiming to help them understand the planning processes involved and share experience with Green Belt campaigns. It was agreed that there was little more the forum could do until a planning application had been submitted.

10. Stockport Local Plan

PG noted that the Council had undertaken a large amount of work to assess Green Belt sites and other sites submitted in the call for sites.

Regeneration of town centre was good.

There was nothing in the new legislation that would change the timetable of Local Plan.

11. Recent planning applications and enforcement update

EF provided an update on the following planning applications:

- The flagpole at 1 Moor Lane application had been withdrawn.
- The new dwelling on Church Lane had been discussed at the Area Committee on 13th March. The planning officer had recommended approval. 6 members, not including Cllr Peter Crossen, had voted in favour. Planning permission was granted (subject to conditions and a Section 106 agreement).
- The Avro Heritage Museum extension planning application had a deadline of 30th April. TB did not participate in the discussion due to a conflict of interests as Chair of the Avro Heritage Museum. RBB took the role of Chair of the meeting for this item. It was agreed that the WNF committee would submit comments supporting the application.

Action: EF to draft a response and circulate to the committee for comments

- 45 Hall Moss Lane variation of condition. It was agreed that it was difficult to interpret the proposed changes in the documents, but they did not appear to pose a problem.

Action: No comments response to be submitted.

- 145 Moor Lane alterations. It was agreed that the proposals were not a problem

Action: No comments response to be submitted.

- 535 Chester Road new dwelling. This was discussed and it was agreed that it needed

further scrutiny on the ground to assess the impact.

- A message had been received from Dave Westhead reporting that enforcement action had been taken on the Woodford Road case. In order to comply with Green Belt planning policies, the gate and gate posts had been reduced in height and the activities on the land had ceased. It was agreed that this was a good outcome.

Action: EF to send a message thanking Dave Westhead

- Joe D'Amelio had not to date received a response from Planning Enforcement about the reports from himself and two other residents of Church Lane about potential breaches of planning permission for caravan storage and land usage at Hill Top Farm. There was a discussion about this case.
- It was noted that heavy lorries attending the Blossoms Kennels demolition and construction site had been arriving via Church and using the branch of Blossoms Lane that they should avoid, thereby not complying with the Construction Management Plan. It was also noted that the likely reason was that access from the Hall Moss Lane end of Blossoms Lane was not possible for large vehicles without overshooting the entrance and turning round.

12. Avro Heritage Planning Application update

TB reported that tricky issues regarding drainage had been resolved.

13. Status of Blossoms Lane update

EF reported that a letter had been to Michael Cullen on 11th Feb with details of all the research conducted into the matter since 2015 and asking him to pass it on to the relevant people in SMBC. The information supplied had included recently discovered information showing that searches conducted in 1986 for the purchase of Barr Green Cottage and signed by a Council officer stated that the road was "maintainable at public expense." Michael Cullen had replied on 6th March saying that the Council records showed that the road was un-adopted and always had been. EF had sent a follow-up email to Michael Cullen on 11th March pointing out the contradiction between the conveyancing search information supplied by the council in 1986 and the information in their digital maps. There had been no response to date.

14. AOB

EF reported that Woodford School were bringing their youngest pupils with teachers and helpers to the Community Centre on 29th April looking for "Signs of Spring". As last year, EF would guide the way and had prepared survey sheets for the pupils and purchased bluebell bulbs for planting.

15. Next meeting

EF to liaise to find a date.

Evelyn Frearson 27th May 2025