



## 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 Woodford Community Centre 31<sup>st</sup> January 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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1. Apologies</b></p> <p>JDV, ZJ (later MW and JS)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>2. Declaration of conflicts of interest</b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>3. Minutes from meeting held on 31 Jan 2024</b></p> <p>Approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>4. WNF AGM Review</b></p> <p>There were 17 attendees, including Cllr Dallas Jones and Cllr Mark Jones (Chair of SMBC planning committee, representing Tom Morrison MP). During the AGM formal section, we explained had that we had co-opted Brian Bagnall on to the committee. We were puzzled that some members signed in as non-members. The committee was re-elected.</p> <p>There was a good discussion in the update meeting. David Berry asked about any planning applications for the field that was used by the scouts. We informed him there had been no applications.</p> |
| <p><b>5. Matters arising</b></p> <p>EF had drafted and submitted a response on behalf of WNF to the Harrow/Redrow WGV extension proposals.</p> <p>EF had written a letter to SMBC asking who our contact was now, but had received no reply.</p>                                                                                                                                                                                                                                                                                                                                           |
| <p><b>6. Financial update</b></p> <p>RBB reported that the balance in the account was unchanged at £690.13.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>7. Re-designation of the forum</b></p> <p>It was unanimously agreed that the committee wished to renew the forum designation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

EF explained that we needed to submit an application letter together with the constitution, map of the area and support from at least 21 members who have to supply name and addresses as supporter.

EF volunteered to prepare the necessary documents and make contact with Steve Johnson.

**Action: EF**

#### **8. NPPF December 2024 and housing targets, implications**

PG led the discussion on this, including the many difficulties involved in achieving the targets by the end of the term for the current Government. Housing numbers released that day were down.

#### **9. Stockport Local Plan**

PG led the discussion. The timetable had been published as follows:

- Consultation (regulation 18): Issues Paper (July – October 2017) (completed). Draft Local Plan (May – June 2025). Further consultation seeking input on specific elements of the draft plan prior to the publication stage.
- Publication (regulation 19): June – July 2026
- Submission: November 2026
- Examination in public: Spring 2027
- Adoption: Winter 2027/2028

Points arising included:

This timescale was longer than had been expected.

The Local Plan would not be likely to make a contribution to the housing targets in the life time of this Government. Landowners had held off applications in Green Belt up to that point. However, consultation was underway for development on land next to the Seashell Trust. SMBC had lost two appeals against refusals, although these applications were not in Green Belt.

The concept of Grey Belt was likely to be a problem to write into legislation.

The committee agreed that the Mayoral Corporation plan had worked well in Stockport.

#### **10. Harrow/Redrow WGV extension planning application**

It was agreed that WNF would submit a response.

There was a wide ranging discussion about the issues arising, which included:

It should have been a full application.

Access should have been defined.

We should make the point about Green Belt, the SPD and the promise that was made.

The site is too far away from any facilities.

We should point out all the things that should have been done for the current development.

Set out things we would want to see as conditions, in the event of permission being granted, including:

Extension to school at start because already oversubscribed.

External sports provision needs to proceed.

Access to Poynton bypass.

Money to refurbish or replace current community centre.

20 mph speed limit at start.

Traffic management plan.

Wheel washing.

Consultation with NHS over facilities in the garden village. Provide a building rent free.

It was agreed that EF could edit and adapt the WNF response to the consultation.

**Action: EF**

It was agreed to review section 106 agreements on the current WGV and send FOI requests to the Council if necessary to find out how the monies from the developer had been spent.

### **11. Recent planning applications and enforcement update**

#### **Enforcement case**

EF had followed up on the gate posts and gate on Woodford Road which had been installed without permission. The case was now with Dave Westhead.

BB reported that he had mentioned it to Emma Curle when she had phoned. Emma and BB had spotted the issue when travelling together. EF to follow up Dave Westhead and copy in Emma Curle and Suzanne Broomhead.

**Action: EF**

#### **Recent planning applications**

EF reported that there had been four since the AGM:

- 4 Bridle Road extension – no comments required
- WGV extension – discussed in this meeting
- Blossoms Kennels stable replacement with dwelling - we made comments
- 26 Church Lane extension – no comments required

A breach of the construction management plan for the Blossoms Kennels 8 dwellings planning application (DC/088660) had occurred when two large articulated lorries could not get into the site and parked on The Lodge carpark for 4 hours. The Lodge owner did not wish to report it unless there was a recurrence.

### **12. WNF website**

EF and JC reported that we had been notified by the web host that the site was reaching the storage limit. Last year JC and EF had deleted duplications and edited some large files. More work was needed.

**Action: JC and EF**

### **13. Avro Heritage Planning Application update**

TB reported that there had been disappointing delay with the planning application due to a drain which was needed across a road. The issues had now been resolved and it was expected that a full planning application would be submitted in the next 2 weeks.

### **14. Status of Blossoms Lane update**

EF reported that the Title Plans for two of the properties on the section from Threeways Farm to Church Lane had been obtained from the Land Registry. The plans showed that the boundaries of the properties stopped at the tarmac, this evidence together with the presence of council street furniture on the lane and residents' memories of the council resurfacing it with tar and chippings, indicated that Blossoms Lane is adopted.\*

BB suggested that an email with the evidence could be sent to the Chief Executive of Stockport Council, Michael Cullen, asking him to pass it on to the appropriate members of staff.

**Action: EF**

**15. AOB**

Stockport Council had announced a consultation of Stockport Design Codes. EF to ask JS whether she would be interested in reviewing it.

**Action: EF and JS**

**16. Next meeting**

To be held in two months. EF to liaise to find a date.

Evelyn Frearson 14 February 2025

\*Post meeting note. The searches conducted in 1986 prior to purchase of Barr Green Cottage were found and revealed that the Council had answered that Blossoms Lane was adopted. This was included in the evidence sent to Stockport Council.