



Woodford Neighbourhood Forum

Annual General Meeting

29th September 2025

Christ Church Hall, Woodford, Stockport, SK7 1PR

Minutes

Attendees

Committee members:

Terry Barnes (TB), Evelyn Frearson (EF), Kris Hayward (KH), Robin Berriman (RB), Judith Craig (JC), Paul Goodman (PG), Maxine Wood (MW), Chris Coppock (CC), Jane Sandover (JS), Janet DeVecchis (JDV), Brian Bagnall (BB)

Residents:

John Schulz, Sarah Turner, Paula Mott, David Mott, Jon Shaw, Lydia Worth, Paul & Catherine Gass, Graham Meare, Nathan Shaw, David & Alison Berry, Sarah Turner, Val Sheilds, Tara Hadfield, John & Jane Schofield, Mike Hughes, Fiona & Alan Southam, Carol Pearson, Leila and Adrian Moss, Chris Chapman, Greg Kinkel, Kate Kinkel, Rob Seiles, M MacDonald, G MacDonald, L Hudghton, K Foster, Martin Heath, Alison Goodge, David Cooper, Lorna Maher, Andrew Maher, Rev David Russell, Peter Crossen, Graham Plant, William Poleson, Resident of Chester Rd.



Woodford Neighbourhood Forum

Welcome	TB opened the meeting and thanked everybody for attending.
Apologies	Louise Shaw, Cllr Jeremy Meal, Tom Morrison MP
Chairman's report	TB welcomed everybody to the meeting and presented his report: "This is the 12th AGM. Over the last year, the main issues have remained the same with responding to planning applications in the neighbourhood area and being aware of those bordering our area. Since last year we have been consulted on 32 applications which is a slight increase over last year. The Monitoring report, which is part of the presentation following the AGM, very adequately covers the extent of the work of the forum. It is an important document which assesses the effectiveness of the neighbourhood plan policies when used by Stockport Council in making decisions on planning issues. The report also considers progress in promoting aspirations. The report has been sent to council planning officers, our MP and circulated to members. We are keeping up to date with other plans in our vicinity, including Places for everyone, previously the GMSF, issues with Cheshire East and the Stockport Local plan. The government's housing and planning aspirations and policies, have certainly created additional challenges in keeping up to date with the many changes being introduced. As such we are keeping a watchful eye on current and proposed changes to Government planning regulations upon which it is important that we comment and where necessary adapt.



Woodford Neighbourhood Forum

	As we know, and will be seen in the presentation, Woodford is facing significant potential housing developments which could result in over 1700 new homes in our village over the coming years. The Forum will actively and firmly respond to all applications. As always, our huge thanks to our secretary Evelyn Frearson and Paul Goodman, who do so much for the Forum in responding to Stockport Council on all planning applications and like matters.”
Approval of 2024 AGM minutes	The minutes had been circulated to members prior to the meeting and posted on the WNF website. Approval was proposed by KH, seconded by BB and approved unanimously.
Treasurer’s report	The accounts had been circulated to members prior to the meeting and posted on the WNF website. They were presented on screen in the meeting.



Woodford Neighbourhood Forum

WOODFORD NEIGHBOURHOOD FORUM FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2025

	2025 £	2024 £
Bank		
Balance 1 July 2024	690	630
Refund of room hire	-	60
Donation	-	-
	<u>690</u>	<u>690</u>
Website host renewal	147	-
	<u>147</u>	<u>-</u>
Balance 30 June 2025	<u>543</u>	<u>690</u>

R B Berriman
FCA
18 August 2025

RB reported that WNF has no sources of income. The balance stood at £543. A contribution of £200 to WNF from funds arising from the Woodford Summer Fair will appear in next year's accounts. Approval of the accounts was proposed by KH, seconded by JDV and approved unanimously.



Woodford Neighbourhood Forum

Election of members of Management Committee

The nominations for re-election to the committee were shown on screen during the meeting.

6

Nominations for Committee 2025/26

1. Terry Barnes	Chair
2. Evelyn Frearson	Hon Sec
3. Robin Berriman	Treasurer
4. Jude Craig	
5. Jane Sandover	
6. Janet De Vecchis	
7. Zoe Jones	
8. Chris Coppock	
9. Paul Goodman	Co-opted Expert
10. Brian Bagnall	Co-opted Expert
Paul Rodman	Corresponding

Many thanks as always to our planning advisor, Paul Goodman, without whom our task would be very much more difficult.

Many thanks also to Maxine Wood who is standing down after serving for 12 years

There are vacancies on the committee if anyone would like to join

There were no nominations from floor for any new committee members. MW stood down this time and TB thanked her for her contribution over many years. The committee was elected unopposed.

Approval of the committee members was proposed by KH and seconded by Cllr Peter Crossen.



Woodford Neighbourhood Forum

Close of AGM	The meeting closed 8.11pm. John Schulz thanked the management committee for their work and commitment.
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Woodford Neighbourhood Forum

Update since last AGM Monitoring report	Presentation by EF as per pptx. We have applied for redesignation which is in SMBC's hands.
Review of planning applications	As per PPTX.
Current status of Stockport Local Plan	Paul Goodman explained that it is unlikely to have an adopted plan this side of the general election. We believe SMBC may begin the consultations soon. We do not know as yet what the potential site applications for building are. Because we don't know this, developers are currently jumping on the band wagon with planning applications.
Other Neighbourhood	Not discussed



Woodford Neighbourhood Forum

Plans	
Status of and responses to Development Proposals in and around Woodford	Insert Slide 30. 1. Extension of existing WGV to South of current site. PA in but no decision to date. 2. Russell Homes. Land South of Chester Rd. This is now a formal outline application, 545 dwellings, two access points from Chester Rd. Argument is that the land should be considered as Grey Belt as well as an exception to Green Belt. Thorough application. (Slide 34) Deadline for responses from WNF is 10th Oct 26 and the 17th October for residents. 3. Land off Moor Lane / Jenny Lane. Claiming Grey Belt but no PA in as yet. 4. Upper Swineseye 450 dwellings. Developer Consultation 30th Sept. 5. Land off Hall Moss Lane Jones Homes. (Slide 38) No Planning Application in as yet.
Changes to Planning Regulations	PG introduced himself and explained his involvement with the WNF. Planning system in UK is a policy-based system. Gov policy – Planning Act – NPPF Next level down is a Local Authority Dev Plan. Lengthy process. Ches East Council took 6-7 yrs to get their plan approved. There are no short cuts time-wise to the process. Unlikely that SMBC will have an approved plan before next election. WNP designed to fill gaps. Green Belt is still enshrined in SMBC's 2011 plan. Paul explained Green Belt and it's history. Over the years the exception to building in the Green Belt have been very few.



Woodford Neighbourhood Forum

	Grey Belt has now reared its head and it has a new definition. (insert slides 25 and 26) Difficult to monitor. If a Local Authority says no then the developer can appeal and the Gov inspector becomes the arbiter. Paul explained the 3 levels of appeal. Golden Rules: insert slide 27
Woodford Garden Village	Evelyn explained that the WNF area does not include Woodford Garden Village. This was Harrow's decision and nothing to do with WNF. WNF has challenged the WGV extension Planning Application on green belt issues.
Moor End Farm	9 new dwellings. WNF will object on the basis that it is not infill.
25 Jenny Lane	Grey Belt plus infill
353 Chester Rd	Grey belt plus infill
Land South of Chester Rd	Response deadline is 10 th October for WNF to respond but 17 th October 2026 for residents' responses.
Cumulative Impact	The problem SMBC have because there is no Local Plan in place each application is considered on its own with no relation to other applications. This makes things very difficult in terms of traffic / general infrastructure impact.
Handforth	This remains in the Ches East plan. No progress, nothing has happened. Outline App will expire soon.



Woodford Neighbourhood Forum

Garden Village	
New Towns Taskforce	A development company has bought land around Adlington Hall. The Macclesfield MP was completely unaware of this. Slide 41. The New Towns Taskforce is an independent expert advisory panel established in September 2024 to support the government to deliver the next generation of new towns. 12 locations in England have been identified for development, with three areas - Tempsford in Bedfordshire, Leeds South Bank, and Crews Hill in north London - identified as the most promising sites. New Towns Taskforce would appear to have picked some random allocations. There are none in the SE where the greatest housing demand is.
Discussion and questions	Appeals Process Q: If a dev gets refused can the dev ask the Gov to call it in. A: This happens rarely. Q: Can you object to an outline application? A: Yes Q: As a resident is it worthwhile writing to the Council? A: Yes Peter Crossen explained that there has been a lot of confusions about consultations and a Planning Application. The important responses are to the Planning Application. A group comment is ONE comment. It pays to send in INDIVIDUAL comments. Paul Goodman explained that WNF is not a lobbying body it is a planning body. Residents' role is to write in with their comments. The WCC could act as a lobbying group. Important to respond because this puts you on a list with SMBC. if the PA gets refused you are then invited to comment on the appeal.



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

Email: woodfordneighbourhood@gmail.com

Web: <http://woodfordnf.co.uk>