



Woodford Community Council

MINUTES OF THE MEETING HELD ON 31ST OCTOBER 2017 IN THE CHURCH HALL, CHRIST CHURCH, WOODFORD

PRESENT

David Buszard	Chairman
Robin Berriman	Treasurer
Helen Buszard	Secretary

Ron Beatham, Cllr Brian Bagnall, Ken Coxey, Evelyn Frearson, Avril Furness, Jane Sandover, Morag White, Maxine Wood.

APOLOGIES: Chris Coppock, Bryan Leck, Rev David Russell, Cllr John McGahan, Cllr Mike Hurleston.

1. MATTER ARISING FROM THE MINUTES OF THE LAST MEETING (Minutes approved previously by email.)

There were no matters arising.

2. FINANCIAL REPORT

The Treasurer reported that the current bank balance stood at £1,864, which included £436 prepayments for WNF, leaving a net balance of £1,428 at Year End (31st October). Since the last meeting, payments totalling £750 had been received from sponsors Jackson Barrett and Gass, Notcutts and Southfield House and five monthly payments of £50 had been paid out for website maintenance.

3. 2017 ANNUAL GENERAL MEETING

Consideration was given to the draft agenda for the 2017 AGM, which was to be held on Wednesday, 29th November 2017. The Secretary drew attention to Item 6 and the proposal to invite a speaker from SMBC Highways and Transportation Department to talk about local traffic issues. She explained that this was intended to cover updates on the Woodford traffic mitigation measures, as well as the A6MARR project and Poynton Relief Road.

Cllr Bagnall provided a brief summary of the outcome of the recent consultation on the proposed mitigation measures for Moor Lane, Hall Moss Lane, Jenny Lane, Church Lane and Blossoms Lane. The consultation had involved 282 properties and 153 responses had been

received, with around 80% (slightly lower for Jenny Lane) agreeing with the proposals, although some objections to various aspects of the proposals had been submitted. The proposed measures would now be put forward for approval at the next Area Committee meeting on 9th November 2017.

Members commented that the structure of the consultation paper had only allowed a response of approval or disapproval on the whole proposal for each of the roads, rather than on each individual measure, which might have resulted in a different interpretation of what was wanted. There was general support for the proposal to give Church Lane and Blossoms Lane Quiet Lane status, which Cllr Bagnall pointed out would be the first in Stockport Borough, but there were strong concerns regarding the introduction of the chicanes on Church Lane. It was also felt that the mitigation measures – with the exception of the Quiet Lane status - should not be implemented until the A6MARR was completed.

(Secretary's Note: The full report to the Area Committee had been provided by Cllr Bagnall after the meeting.)

Consideration was then given to Item 5 on Committee membership. The Secretary confirmed that, as previously indicated, she and the Chairman would not be standing for re-election and would therefore be stepping down from the Committee at the end of November. It was noted that Mrs Wood was no longer a Woodford Resident, but would be happy to stay on the Committee as a co-opted member and this was agreed. The other members present were willing to continue and it was agreed that the Secretary should check the position of those not present.

(Secretary's Note: Mr Coxey informed the Secretary after the meeting that he had also decided to stand down.)

It was hoped that new members might come forward at the AGM and the second page of the Notice had therefore been updated to encourage them. It was also felt that once the WNF Neighbourhood Plan had been completed and handed over to SMBC to complete the appropriate procedures, consideration might once more be given to some form of merger between the WNF and WCC committees.

It was further noted that, in accordance with the WCC Constitution, the Honorary Officers were appointed by the Committee and not at the AGM. Until such appointments had been made, Mrs Sandover kindly agreed to act as facilitator to ensure that essential committee work continued.

ACTION: Mrs Sandover

The Secretary informed members that the final version of the Notice/Agenda should be delivered to Woodford residents by the end of the following week. She had already agreed with Rev Russell that the church facilities could be used for photocopying, as in previous years, and would be contacting Paul Rodman for assistance with this. Various volunteers offered to help with the delivery.

Finally, Ms Frearson drew attention to an incorrect figure in the third paragraph of Minute 6 of the Draft Minutes of the 2016 AGM. This stated that "Stockport's objectively assessed housing need was 22,000." but the figure should have been 20,212. This would be corrected at the AGM.

ACTION: Secretary

4. REPLACEMENT OF WCC NOTICE BOARD

The Chairman drew attention to the poor state of the WCC Notice Board outside Budgens. It had been damaged, and the frame twisted, as a result of a knock by a reversing lorry some years ago and its condition had deteriorated since then. It was now difficult to open the glass to add or remove notices and the whole notice board had become unstable. Emergency repairs had been made, but it was clear that it needed to be replaced.

It was agreed that it would be better to have a notice board fixed to a wall, rather than free-standing, but the Chairman had made enquiries at Budgens and this would not be possible there. Notcutts was suggested as an alternative location and the Treasurer agreed to follow this up.

ACTION: Treasurer

In the meantime, it was agreed that an application should be made to the Area Committee for funding for the replacement.

ACTION: Secretary

5. BRIEF UPDATES

5.1 Liaison with Redrow

It was reported that the latest Redrow Community Liaison meeting had been held on 24th October 2017 at the site Sales Office. The Redrow representatives had been Paul Sinclair, Technical Director, and Anna Evans-Kerr from the Sales Team.

A summary had been given of the current sales figures and future projections for Phase 1 and Phase 2a. In Phase 1 (145 houses in total), 44 houses were now occupied, 19 had exchanged contracts, there were 7 live sales and 6 more released. In Phase 2a, (55 houses) 4 had exchanged, 5 were reserved and 5 released. A Planning application for Phases 2b (39 houses) and 2c (62 houses) was still awaiting permission. It was expected that the rate of construction would increase with 80 houses being completed in the year from June 2017 to June 2018 and 100 houses in the following year. Phase 1 should be completed by 2019.

It had also been reported that Harrow had received planning assent for the construction of the Western Access Road, which was required to facilitate the continued delivery of development parcels within Woodford Garden Village. This work was scheduled for completion by Spring 2018. No application had yet been submitted for the proposed pub.

In response to a query concerning the drainage culvert near Bridle Road, which had been discussed at the previous WCC meeting, Mr Sinclair stated that Redrow's position was that they were aware of the position of the culvert under their land and would ensure that there was an easement strip in case of problems. The responsibility would pass to the new owners when houses were sold and Redrow would make sure that this was made known to prospective purchasers. However, they were not responsible for the culvert before it reached Redrow land and this must be decided between SMBC and the owners of the field (Crosby or subsequent owners).

Finally, Mr Sinclair confirmed that Redrow would adhere to the agreed schedule of Liaison meetings every three months.

5.2 GMSF

Cllr Bagnall reported that some 27,000 people had submitted comments in response to the first Consultation, as a result of which a new timetable had been drawn up so that due account could be taken of all the concerns expressed. Work would be continuing in the coming months and the new plan will be published in June 2018, to be followed by a 12-week public consultation period. It was expected that the redrafted spatial framework would involve a radical re-write in order to make the most of Greater Manchester’s brownfield sites and reduce the impact on greenbelt, which was the major concern raised by residents.

5.3 SMBC Local Plan

Cllr Bagnall noted that the consultation event for the Bramhall & Cheadle Hulme South area on the Local Plan Issues Paper, which had taken place at St Michael & All Angels Parish Church, Bramhall on 16 September 2017, had been very well attended and considerable interest had been shown. It was expected that the full report on this consultation would be available in Spring 2018, but it would probably be some 12 months before the next stage was reached.

5.4 Woodford Neighbourhood Forum

Ms Frearson gave a brief update on the current position of the Neighbourhood Plan and the remaining stages that would need to be undertaken. She also reported that she and Mr Coppock had had a productive meeting with Mary Robinson on 27th October 2017 and some interesting topics had been discussed. Mary had urged WNF to push on as quickly as possible with the NP and offered her support to ensure that it did not get unnecessarily delayed by SMBC.

6. ANY OTHER BUSINESS

6.1 SMBC

Cllr Bagnall reported on the current status of a number of planning applications of relevance to Woodford.

He also informed the Committee that Pam Smith had been appointed as the new Chief Executive for SMBC, replacing Eamonn Boylan. He was intending to accompany her to Woodford on Monday, 27th November 2017 for an orientation tour.

6.2 Vote of Thanks

Mr Coxey proposed a vote of thanks to the Secretary for her service to the committee over the last ten years.

7. DATE OF NEXT MEETING

The next meeting would be arranged when appropriate.

Approved *Date*.....