



## **Woodford Community Council**

### **MINUTES OF THE MEETING HELD ON 6<sup>th</sup> MARCH 2017 AT THE WOODFORD COMMUNITY CENTRE, CHESTER ROAD, WOODFORD**

#### **PRESENT**

David Buszard            Chairman  
Robin Berriman        Treasurer  
Helen Buszard         Secretary

Chris Coppock, Ken Coxey, Evelyn Frearson, Avril Furness, Brian Leck, Rev David Russell, Jane Sandover, Morag White

Cllr Brian Bagnall, Cllr John McGahan

**APOLOGIES:** Ron Beatham, Maxine Wood

#### **1. MATTER ARISING FROM THE MINUTES OF THE LAST MEETING**

It was noted that the previous meeting had been held on 5<sup>th</sup> December 2016 and that the Minutes had been approved by email. The Chairman confirmed that the actions agreed at that meeting had been completed and explained that the meeting scheduled for 9<sup>th</sup> January 2017 had been postponed and replaced by an informal joint meeting with WNF to discuss arrangements for the '*Save the Greenbelt*' march held on 14<sup>th</sup> January 2017.

#### **2. FINANCIAL REPORT**

The Treasurer reported that the current bank balance stood at £1,655, which included £436 prepayments for WNF, leaving a net balance of £1,219. He noted that at present sponsorship income for the website did not cover the outgoings for website maintenance and associated costs and it was agreed that further sponsorship should be sought.

**ACTION:** Chairman, Treasurer, Ms Frearson

#### **3. GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF) PROPOSALS**

The Chairman gave a brief summary of the current position, noting that the consultation period had been extended to 16<sup>th</sup> January 2017 and that comments had been submitted by WCC, WNF and WWMCC, as well as by many local residents. On 14<sup>th</sup> January there had been a very successful '*Save Stockport's Greenbelt*' march to the Town Hall, with an active group from Woodford demonstrating the strength of feeling against building in the Green Belt.

Cllr Bagnall reported that there had been some 20,000 responses to the first Consultation and these were currently being inputted into the system by each of the ten boroughs. They would then be accessible on-line and to view in a library, as with the CEC application. In his opinion, there would have to be a major re-write of the Proposals, to take account of all the comments, and the original timetable would therefore be much delayed. He confirmed that all ten boroughs would have to approve the final version. In answer to a query about what would be lost if there were no agreement on a GMSF Plan, he replied that the overall vision for Greater Manchester included matters such as infrastructure, social care, schools etc, which he felt were valuable joint initiatives. He also stated that SMBC's housing supply had dropped to 3.8 years and that its 2011 Local Development Framework needed to be refreshed. This would involve more emphasis on brownfield and town centre development. Finally, he noted that SMBC was currently looking for a new Chief Executive Officer, after the departure of Eamonn Boylan, and he was directly involved in the recruitment procedure.

Evelyn Frearson provided an update on the *Save Greater Manchester's Green Belt Group* (SGMG), which had been set up via communication on Facebook between all the various *Save the Greenbelt* groups formed around Greater Manchester since the publication of the draft GMSF. It was a formally constituted group, with Chairman, Secretary and Treasurer and representatives from 30 separate groups. The Group's current focus was on planning a Protest Rally at Manchester Town Hall on 1<sup>st</sup> April 2017 and she had attended two meetings at which details for this event were discussed. There had been some debate concerning whether or not there was a need for public liability insurance and at the second meeting on 25<sup>th</sup> February 2017 it has been agreed that there would be a meeting with the Police and Council to clarify the position. The organisers had requested that each group provide stewards and first aiders for the Rally.

There was a general discussion on the Rally and members expressed concern about the issue of liability. It was also felt that the timing of the rally was wrong and that there was a risk that if it were badly supported, it would send the wrong message. It would be far better to hold it later, after the second draft had been published. It was also clear that Woodford was too small a group to be able to provide stewards or first aiders. At the same time, members did not want to show a lack of support for SGMF, since it was crucial that all the groups worked together, and if the Rally went ahead, Woodford would help to disseminate the details via eNewsletters, Notice Boards and social media. Several members indicated that they would be willing to attend and it was agreed that the logistics of this would be worked out later.

Ms Frearson reported that, on behalf of WCC, WNF and WWMCC, she had now set up a Facebook page entitled *Save Woodford's Green Belt*. The local Green Belt impact map had already had 3,750 hits. The Chairman suggested that in view of the obvious power of social media, it should be used to recruit additional expertise, such as Press and PR, journalism and fund raising.

Ms Frearson also gave a brief review of the Meeting with the three main Mayoral Candidates for Greater Manchester (Jane Brophy, Andy Burnham and Sean Anstee), which she and Jane Sandover had attended on 25<sup>th</sup> February 2017. The event has been organised and funded by residents of Newhey and Milnrow for GMSF protest groups across Greater Manchester. Attendees had been asked to submit questions on behalf of their groups prior to the meeting, but not all the questions had been selected for the meeting. However, they would all be sent to the candidates, who had committed to supplying answers. The candidates were invited into the meeting separately to speak for five minutes on what they would bring to the role and their views on GMSF. Each was then asked a different set of questions and comments and questions were also taken from the floor. This format made it difficult to make a direct

comparison between the candidates. There appeared to be varying views on the protection of all GM's Green Belt and the need for a radical revision of the GMSF Proposals, but this would undoubtedly be clarified when each candidate provided a written response to all the questions.

#### **4. MATTERS RELATING TO THE REDROW SITE**

##### **4.1 Liaison meeting**

The Chairman reported that Redrow had finally set up another Liaison meeting with representatives of the Woodford Community, noting that meetings should have been held at three-monthly intervals, but the previous one had been held nearly a year ago.

The meeting had taken place on 21<sup>st</sup> February 2017 and he, the Secretary and the Treasurer had attended on behalf of WCC, Evelyn Frearson and Jane Sandover for WNF and Jude Craig for WWMCC. Redrow had been represented by Paul Sinclair, who was Technical Director for NW Division of Redrow, Steve Barnett and Ashley Terron, who were the new Site Managers for Phase 1 and Phase 2 respectively, and Amy Houlihan from the Sales Office.

He gave a brief summary as follows.

##### **Introduction**

Paul Sinclair had opened the meeting by introducing his colleagues and explaining that there had been a number of staff changes in recent months. Carl Taylor and Mark Hitchen had left Redrow, as had the MD of Redrow NW Division, and the entire on-site Sales force had also been changed. The new Team was committed to providing better communication and liaison with the Community and the regular meetings would be reinstated.

##### **Phase 1 Sales**

Amy Houlihan had given an update on Phase 1 sales: 20 houses were occupied and 16 ready for completion, with only 7 more currently available. There had been a lot of interest/enquiries and uptake was in line with targets. The smaller houses were particularly popular, which was why they were starting Phase 2 before completing Phase 1. It was intended that output would eventually be increased to 100 units per year. All the houses were leasehold (999 years) with a £250 pa charge and an additional service charge of £300 pa to maintain the open spaces, etc.

##### **Phase 1 Build**

Steve Barnett had noted that there had been problems during the Phase 1 operations, particularly with the positioning of the site compound close to residents at the bottom end of Bridle Road. He had received a number of complaints about noise, vibration, dust etc and had met residents to discuss how to ameliorate the situation. In the short term they were making an effort to tidy the site, cut down on the noise and move away the unpleasant rubbish skips. They were also planning to move the compound as soon as the road to open up Phase 2 had been completed. He had confirmed that work on Phase 1 would continue in conjunction with the work on Phase 2.

##### **Phase 2 Build**

Ashley Terron had spoken about Phase 2, the first part of which comprised 55, mostly smaller, units to be built within the next 12 to 18 months. A new planning application for a further 100 units would be submitted in due course.

### **Off-site Work and Responsibilities**

Paul Sinclair had commented on the construction of the entrance roundabout, which had been undertaken by contractors employed by SMBC. Redrow had not been happy with its appearance and were lobbying for improvements and for SMBC to take responsibility for it. He had confirmed that Redrow was up to date with its Section 106 commitments and that Harrow was responsible for the Care Home, School, Pub and Retail units.

### **Community Liaison**

It had been reported that Redrow's PR Company was currently drafting a new sales brochure for the site. It had been agreed that since the original one had contained a number of errors, a draft copy should be sent to WCC for checking before it was printed. It had also been agreed that a copy of WCC's '*Welcome to Woodford*' leaflet, which had been prepared the previous year for new residents, should be sent to the Sales Office for inclusion in the Introductory Packs left in houses prior to occupation.

WCC had expressed considerable dissatisfaction over the recent felling of more than 80 mature birch trees on the eastern edge of the site, adjacent to Bridle Road. The original plans had appeared to show that these trees should have been retained, but there was some ambiguity and SMBC had agreed that the trees could be cut down. Paul Sinclair noted that Redrow would be putting forward a Replacement Planting Scheme and, at the Secretary's request, agreed to send a copy to WCC.

WCC had reminded Redrow that as part of its Community Support initiative at the beginning of 2016, it had promised a grant of £1,000 to the Community Centre, but nothing had been received. Mr Sinclair had agreed to follow this up immediately.

The meeting had closed with an exchange of contact details and an agreement to arrange the next meeting in three months' time.

Cllr Bagnall commented that he had had an on-site meeting with senior Redrow personnel the day after the liaison meeting, although he had not known about that meeting then. He had raised similar issues with them and with respect to the move of the site compound, had been assured that this would take place in July 2017. He felt that Redrow was keen to work with the Community and that they would follow up any problems promptly. Another meeting had been scheduled for 24<sup>th</sup> March 2017, which he and Mary Robinson would be attending. He also reported that Harrow was currently working on plans for the pub, restaurant and retail facilities and a planning application might be expected shortly.

The Chairman reported that he had written to Emma Curle on 15<sup>th</sup> February 2017 raising, as a matter of principle, the Community's concerns about the tree clearances, which had not seemed to follow proper procedures, but had not yet received a response.

## **4.2 Other matters of concern raised by residents**

The Chairman noted that a potentially serious problem regarding a drainage culvert at the rear of Bridle Court had been raised by local resident Jonathan Starling, who had provided full details in an email that had been circulated before the meeting. Cllr Bagnall offered to follow it up with the appropriate SMBC department right away.

Concern had also been expressed by other residents regarding the work being undertaken on the site outside the permitted working hours. Cllr Bagnall responded that this should be raised with SMBC Planning Officer Dominic Harvey.

## **5. PARISH MAGAZINE**

The Secretary referred members to the recently announced changes to the Christ Church Parish Magazine and to the advertising opportunities provided. She noted that WCC had always taken a quarter page, black and white advertisement to outline its aims and purpose and direct residents to its website for the latest news. It was agreed to continue to do so, with the actual text being updated from time to time, as appropriate. Revised text had already been submitted for the April/May edition.

## **6. LOCAL ROADS**

### **6.1 A6MARR**

The Secretary drew attention to the latest information update given on the SEMMMS website, which indicated that at the Woodford Road, Bramhall, junction traffic would be switched from the temporary roundabout to the new bridge in March.

Cllr Bagnall commented that as far as knew the A6MARR project was still on target for completion in autumn 2017, despite adverse weather conditions and occasional flooding.

### **6.2 Traffic mitigation in Woodford**

Cllr Bagnall reported that a scheme for traffic calming works in Moor Lane, Church Lane and Blossoms Lane had been put forward, but he was not prepared to approve it for community engagement until his request for a 20 mph speed limit in Church Lane and Blossoms Lane (designating them as Quiet Lanes) had been resolved. A video camera survey was to be arranged to assess the extent of their use by vulnerable road users, such as pedestrians, cyclists and equestrians. Once this was completed, he confirmed that copies of the scheme would be sent to affected households, businesses and other interested parties for review and comment before the final scheme was presented to the Area Committee for authorisation to implement.

## **7. ANY OTHER BUSINESS**

### **7.1 Community Funding**

Cllr Bagnall reminded members that community funding for suitable local projects was available from the Bramhall and Cheadle Hulme South Area Committee. Further information could be given by the Committee Secretary, Damian Eaton, and application forms were available on-line.

### **7.2 Theft from Christ Church Woodford**

Rev David Russell reported that four valuable Yorkstone coping stones had recently been stolen from the Church wall. He asked that everyone to be vigilant, since this type of crime was becoming more prevalent in the area.

**8. DATE OF NEXT MEETING**

The Secretary commented that although, given the overlap in membership, it had originally seemed sensible to hold WCC meetings immediately prior to the WNF meetings, it meant that in practice, as demonstrated that evening, there could be insufficient time to cover the full WCC Agenda.

It was agreed that in future the meetings should be held on different days. The next WCC meeting was provisionally scheduled for Monday, 15<sup>th</sup> May 2017, commencing at 7.00 pm.

*Approved* ..... *Date*.....