



Woodford Community Council

MINUTES OF THE MEETING HELD ON 17th MARCH 2015 AT 373 CHESTER ROAD, WOODFORD

PRESENT

Mr P Rodman	Chairman
Mrs H Buszard	Secretary
Mr R Berriman	Treasurer

Mr R Beatham, Dr D Buszard, Mr K Coxey, Mr B Leck and Mrs M White

APOLOGIES: Revd D Russell, Mrs M Wood

1. MATTERS ARISING FROM THE MINUTES OF THE LAST MEETING, HELD ON 22nd SEPTEMBER 2014

(Minutes approved previously by email.)

Minute 3

2014 AGM – It was noted that the draft Minutes were available on the website and would be confirmed at the 2015 AGM.

2. FINANCIAL UPDATE

The Treasurer reported that the current balance in the WCC account was £2,653. This included £1,100 that had been received as advance payment for WNF-related activities.

The Chairman indicated that he would follow up his initial approach to Church Lane Garage regarding website sponsorship.

ACTION: Chairman

3. WOODFORD AERODROME SITE UPDATE

The Chairman reported that once the demolition had started, WCC had received a number of emails and verbal comments complaining about noise and vibration. This had been raised at a meeting held between WNF and SMBC on 10th February. Emma Curle had immediately contacted Harrow and a meeting with representatives from Harrow and Forshaw Demolition had been arranged on site the following day. The Chairman and Robin Berriman had attended on behalf of WCC, together with Roger Burton from WNF, and had found it a useful meeting. There had been discussions on several issues that were of concern to local residents, including noise, vibration, dust, asbestos removal, traffic/vehicle movement and operating times, and an assurance was given that all the work was being properly monitored and was compliant with

the conditions imposed by SMBC and HSE requirements. It had been agreed that there would be regular liaison meetings and that Harrow would improve communication with residents via local mail shots and newsletters. Harrow had also said that they would contact directly all residents who had raised specific problems.

It was noted that the first Harrow Update had been received later in February and had been circulated via the WCC Newsletter and copies placed on the website and notice board. Harrow had also delivered hard copies to a number of residents on Bridle Road and Chester Road who were closest to the work.

A second liaison meeting had been held on site on 5th March. There had still been issues raised by residents regarding excessive vibration, but Harrow and Forshaw gave further assurances that their monitors had shown that vibration levels were well within the permitted levels. However, only one day after that meeting, WCC had received a copy of a letter sent by a resident on Chester Road to various outside parties, documenting structural damage to his house, including damaged external brickwork and cracked internal plasterwork, which had been verified by an independent surveyor. Scott Wilson, the site manager, had been involved in these concerns from the start and had visited the property on two occasions, during which he had seen the damage. Despite this, the Forshaw Company Health and Safety Manager had insisted that vibrations measured on their site equipment did not show any significant vibration readings. However, the matter had now been referred to Forshaw's insurers.

The Chairman stated that the WCC liaison team had been extremely annoyed that none of this had come out at the second meeting, despite the issue of vibration being discussed at some length. He felt that it showed a complete lack of openness on the part of Harrow and Forshaw, contradicting their original stance, and it would certainly be raised at the next meeting.

He also said that upon seeing the resident's letter describing the damage sustained he had immediately referred the matter to Emma Curle, Head of Planning SMBC, for urgent consideration, suggesting that independent SMBC vibration monitoring equipment should be located at the resident's address and that demolition should be moved away to another area of the site until that was completed. He had also alerted the local councillors to this action and received confirmation that they had taken up the case with the appropriate authorities.

It was agreed that residents should be encouraged to raise any further concerns they had directly with Harrow or Forshaw via the contact details given on the Update leaflet.

The Chairman informed members that local landowner Michael Kingsley had now requested a Judicial Review of the SMBC decision to approve the Harrow hybrid planning application, on the grounds that proper procedures had not been followed. SMBC had now to decide whether they had a case to answer. If the objection were upheld, the application would have to be re-submitted, although the demolition and the changes to the entrance to the site were covered by separate applications and could proceed.

Mr Coxey drew attention to the Saughton Camp development, located near Chester. This had formerly been an army camp and there were considerable similarities to Woodford. The original approved plans had included 5000 sqm for employment and a primary school, in addition to a substantial number of houses, but the developers had now put in an application to build another 120 houses instead. He had visited the site recently and considered that it was not an attractive development, with few green spaces to break up the housing. WCC would have to be vigilant to ensure that the later phases on the Woodford site did not suffer a similar deterioration in design.

4. REVIEW OF WCC PURPOSE

Some concern had been expressed in the past that there was too much overlap between WCC and WNF. However, it was agreed that WCC's prime concern should now be to represent residents' interests during the development of the Aerodrome site, whereas WNF would be engaged in preparing the Neighbourhood Plan and seeing it through to adoption.

5. SUB-GROUP REPORTS

(a) Woodford Neighbourhood Forum

Dr Buszard gave a brief update on the current position. Progress had been made in pulling together the views expressed in the residents' questionnaire and a sub group had been set up to work towards the preparation of the Neighbourhood Plan. The next stage would involve the incorporation of the information received from the questionnaires circulated to businesses and clubs in the area. Further central funding would be available shortly and an application would be put forward.

The meeting between WNF representatives and SMBC planning officers held on 10th February (referred to in Minute 3) had been constructive and officers had been very positive in their responses. Richard Wood had confirmed that his prime responsibility would be working on the Greater Manchester Spatial Framework. David Johnstone would, in future, be responsible for coordination with WNF. Mr Wood had explained that the GMSF would develop a coordinated plan into which future SMBC planning would fit. It was expected local plans could be incorporated into the top level plan. He had suggested that the Woodford NP could form the 'bottom up' local plan for the area. SMBC was unable to offer any financing but were willing to provide support such as identification of relevant plans and gaps.

(b) e-Newsletter /Website

It was noted that the latest newsletter, which had been sent out on 26th February, had been prepared using new software, which had better features and was simpler to use.

(c) SEMMMS Update

It was noted that work had already started on the A6 to Manchester Airport Relief Road and a number of *Start of Work Exhibitions* had been arranged by the Contractor to provide information about the construction works and how they would affect the various communities along the route. The roundabout at the junction of the A555 with Woodford Road was one of the major sites within the scheme and would obviously involve considerable disruption, although it was intended that Woodford Road would be kept open throughout the work.

(d) Woodford War Memorial Community Centre

Mr Leck reported that he had attended three meetings of the Management Committee since his nomination as WCC representative. Major items to note were as follows.

- Bonfire Night had been a great success and had raised considerable income for the Centre.
- The Centre had now been granted a licence for civil wedding ceremonies.
- A new sound system for the Centre had been installed with support from the Woodford Players.

(e) Stockport Council Issues

It was noted that John McGahan had been elected as councillor for the Bramhall South and Woodford ward on 20th November 2014, following the resignation of Anita Johnson. It was agreed that he should be invited to attend the next WCC meeting, with a view to becoming a co-opted member.

ACTION: Secretary

It was also noted that Council Elections would be taking place on 7th May 2015, in conjunction with the General Election.

(f) Neighbourhood Watch/Crime

The Chairman drew attention to the latest crime perpetrated in the Bramhall area, whereby criminals posed as plain clothes police officers to gain entry into a house and rob the householder. Further details were given on the Neighbourhood Policing Page of the website.

6. ANY OTHER BUSINESS

6.1 Cllr Phil Hoyland

Members were saddened to learn of the unexpected death of Phil Hoyland, who had represented Poynton West and Adlington on Cheshire East Council. He had been an active member of the LAP group and very supportive of Woodford's fight against over-development on the Aerodrome site. It was agreed that a note of condolence should be sent to his family on behalf of WCC.

ACTION: Secretary

6.2 Invitation to launch of 'Stockport Community Hubs for Social Action' event on 25 March 2015

The Secretary referred members to the email on the above topic, which she had circulated recently, and queried whether it was appropriate for WCC to get involved.

Mr Coxey offered to investigate and if he thought it might be worthwhile, he would arrange to attend the event.

ACTION: Mr Coxey

6.3 Woodford Church Hall

The Chairman reported that there had recently been a major water leak from the boiler and considerable damage had been caused. Fortunately, the cost of repairs was covered by insurance.

7. DATE OF NEXT MEETING

It was agreed that the next meeting would be held on Tuesday, 12 May 2015 at 373 Chester Road, Woodford.

Approved *Date*.....