

Woodford Community Council

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON WEDNESDAY, 13th NOVEMBER 2024
At Woodford War Memorial Community Centre

WCC committee members present:

Terry Barnes	Chairman
Jane Sandover	Secretary
Avril Furness,	Treasurer

Evelyn Frearson, Rev David Russell, Cllr Peter Crossen, Maxine Wood, Khan Moghal

Other members of the Woodford community were present.

Apologies have been received from Cllr Dallas Jones

Part 1. AGM

Chairman's Opening Remarks

The chairman opened the meeting by extending a warm welcome to all.

Chairman's Annual Report

Terry Barnes presented his Annual Report as follows:

It had been quite a busy year. The committee had met several times during the year. Our councillors had been unable to attend, because our meetings often clashed with council meetings. Cllr Powney had resigned as a local councillor and a member of our committee had been elected in a by-election on 31st October. Congratulations were extended to Peter Crossen who was a great supporter of our committee. It was good to see Kahn Moghal at the meeting because he has had a few issues during the past year.

Main items on the committee agenda this year had included:

Sponsorship: Following the closure of the Deanwater Hotel, the sole sponsor was now Avro Heritage Museum.

Communications: These had gone out in the form of the newsletter and the website.

Events: These had included the Summer Fair, which was a success in spite of weather that was not as good as last year. Thanks were extended to Avril Furness in particular.

The Winterfest had also been very successful in spite of bad weather.

Interaction: Members of the committee had attended the consultation on Avro Heritage Museum extension and two consultation events by Harrow Estates proposals for 550 homes

extension on the aerodrome site. Members of the forum committee had met with the developers preparing the proposals for the Deanwater site.

Terry Barnes extended thanks to Jane Sandover, Avril Furness and all the committee. He also thanked David Russell for use of the Church Hall.

Approval of the Minutes of the 2023 AGM

The draft Minutes of the 2023 AGM had been on the website since January.

Approval of the minutes was proposed by Kris Hayward and seconded by Kahn Moghul.

Treasurer's Report

The financial report was shown on screen.

WOODFORD COMMUNITY COUNCIL					
FINANCIAL REPORT YEAR to 31st OCTOBER 2024					
	2024	2023			
Bank balance at 1st November 2023	2612	1546			
Cash in					
Website sponsorship income (note 1)	0	250			
Stall Payments (note 2)	570				
Winter Fest (note 3)	259				
Total cash in	829	1450			
Cash out					
Website maintenance	312	264			
Expenses paid on behalf of WNF	0	120			
Community Hall hire	0	0			
Printing	0	0			
Winter Fest overall payment (note 4)	1200				
Total cash out	-1512	-384			
Bank balance at 31st October 2024	1929	2612			
Notes:					
1. Avro Heritage Museum not received.					
2. Summer Fair stall holder payments					
3. Profits from raffle etc. Winter Fest					
4. Redrow sponsorship					
			A Furness		
			13th November 2024		

Avril Furness presented the Treasurer's report:

She noted that there used to be three sponsors, but currently there was only one, which was Avro Heritage Museum. The sponsorship money had not been received at the time of the meeting.

The main outgoing was the website.

Income from stalls at the Summer Fair was £570 and income from the Winterfest was £259.

Website fees had increased because the web host was VAT registered. The figure shown on screen represented how the dates fell.

The £1,200 money award from the Redrow Community Fund went to Peter Crossen to reimburse him for monies he had paid out.

The funds held were lower than last year, but the organisation was still solvent.

Avril Furness invited questions about the accounts. There were none.

Kahn Moghul noted that WCC was not charged for use of the Church Hall and expressed gratitude to David Russell

Approval of the Treasurer's report was proposed by and seconded by.

Election of Committee members

The names of the current committee members were shown on screen.

Election of committee members	
Committee last term	Nominees for next term
1. Terry Barnes (Chair)	1. Terry Barnes
2. Jane <u>Sandover</u> (Secretary)	2. Jane <u>Sandover</u>
3. Avril Furness (Treasurer)	3. Avril Furness
4. David Russell	4. David Russell
5. Evelyn Frearson	5. Evelyn Frearson
6. Khan Moghul	6. Khan Moghul
7. Maxine Wood (co-opted)	7. Maxine Wood (co-opted)
8. Peter <u>Crossen</u>	8. Peter <u>Crossen</u>

There are 15 places so we have vacancies and new committee members are welcome.

The members of the management committee had agreed to stay on for another term.

Election of the committee members was proposed by Kris Hayward and seconded by David Mott.

It was noted that there are places available on the management committee should anyone wish to join.

Cllr Peter Crossen suggested reaching out to the PTA of Woodford School to enquire whether any would like to join the committee.

Close of the AGM.

Part 2: Local Updates

The update included the following

- Woodford Neighbourhood Forum
- Woodford Summer Fair

- Woodford Winter Festival
- Local Plans
- AOB
- Discussion and questions

The slides presented at the meeting are appended.

Minutes Approved, on behalf of the Community

A handwritten signature in black ink, appearing to read 'C. James', written in a cursive style.

Chairman

Date: 12th February 2026

Woodford Community Council AGM 2024



Welcome

Footpath from Moor Lane to Bramhall

Agenda



Part 1: AGM

- Chairman's Opening Remarks
- Chairman's Annual Report
- Approval of the Minutes of the 2023 AGM
- Treasurer's Report
- Election of Committee members
- Close of AGM

Part 2: Local Update

- Woodford Neighbourhood Forum
- Woodford Summer Fair
- Woodford Winter Festival
- Local Plans
- AOB
- Discussion and questions



Chairman's Annual Report



Lancaster over Davenport Arms (Facebook)

Approval of 2023 minutes



Early morning in Blossoms Lane

WOODFORD COMMUNITY COUNCIL
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		A Furness
		13th November 2024



Election of committee members

Committee last term

1. Terry Barnes (Chair)
2. Jane Sandover (Secretary)
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4. David Russell
5. Evelyn Frearson
6. Khan Moghul
7. Maxine Wood (co-opted)
8. Peter Crossen

Nominees for next term

1. Terry Barnes
2. Jane Sandover
3. Avril Furness
4. David Russell
5. Evelyn Frearson
6. Khan Moghul
7. Maxine Wood (co-opted)
8. Peter Crossen

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Close of AGM



Tour of Britain passing through Woodford



Update

- Woodford Neighbourhood Forum
- Woodford Summer Fair
- Woodford Winter Festival
- Local Plans
- AOB
- Discussion and questions



“Have you heard the news?”

Woodford Neighbourhood Forum

2013 -2024

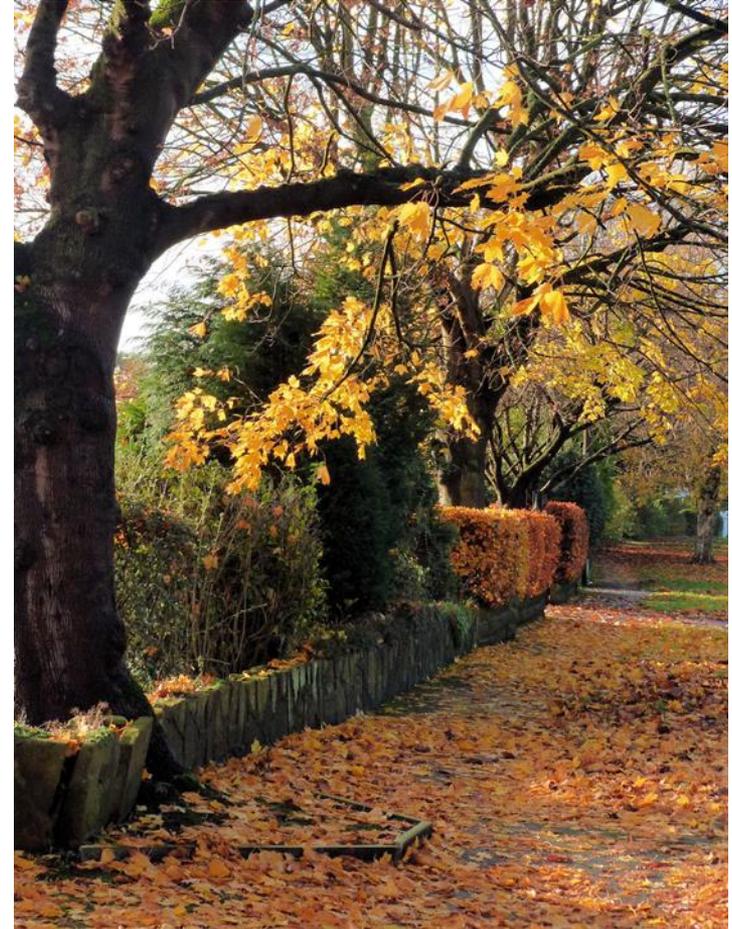
What we do:

- Comment on planning applications
- Monitor use of our plan by council
- Comment on government and local plan consultations
- Follow progress of plans that affect Woodford
- Work on Village Aspirations with WCC and WWMCC
- Produce annual monitoring report



Planning Applications in Neighbourhood Area

- Number of applications reducing
50 per year from 2019 to 2022
39 in 2023
26 in 2024
- Mostly extensions, policy compliant
- 2 controversial applications
- 2 appeals



Chester Road in autumn

WNF detailed responses

- General comments as locals
- Photographs of the site
- Assessment against policies in:
 - National guidelines
 - Stockport Development Plan
 - Woodford Neighbourhood Plan



Shire horses behind the pub

Controversial Planning Applications

- Very tall flag pole at 1 Moor Lane
WNF objected. Refused by SMBC
- 8 new dwellings at Blossoms Kennels,
amended application.
On a Quiet Lane. Permitted by SMBC
- Solar Farm 75 acres adjacent to Old Hall
Lane: request to SMBC whether
Environmental Impact Assessment
required
No planning application submitted



Walkers in Blossoms Lane

8 new dwellings on Blossoms Lane

- Construction traffic management plan required



Appeals

- DC/088073 5 new dwellings Moorend Farm

Refused by Council.

Appeal dismissed May 2024

- DC/083007 409 Chester Road, new dwelling on land at back

Refused by Council

Appeal lodged August 2024



- Sponsored by the Ministry of Housing, Communities and Local Government
- Deals with planning appeals, national infrastructure planning applications, examinations of local plans

Implementation of Village Aspirations

Joint efforts between WCC, WNF and WWMCC

Aspirations included:

- Safe walking and cycling routes
- Improved traffic safety
- Improved bus services
- Information about facilities
- Clean air - reducing the burning of waste and traffic pollution

Actions

- Annual summer fair
- Winter festival
- Guide to public rights of way
www.woodfordcommunity.co.uk/woodford-footpaths
- Reporting obstructed pavements and public rights of way
- Extensive advertising of events and facilities (WWMCC)

Conclusions from monitoring

- WNP is relevant, up to date and achieving vision and objectives
- Progress has been made with Village Aspirations



Moor Lane Reflections (Boating Lake?) by Robin Berriman

Community Integration

- Woodford Showcase 2022
- Woodford Summer Fair 2023
- Woodford Winter Fest 2023
- Woodford Summer Fair 2024

Coming up:

- Woodford Winter Fest, Friday 13 Dec 2024
- Woodford Summer Fair, Sunday 15 June 2025



Woodford Summer Fair 2023





Woodford Summer Fair June 2024

“Dad dancing”

Woodford Winter Fest December 2023



Wet and windswept volunteers

Woodford Winter Fest 13 December 2024



WOODFORD
Winterfest

5.30 - 9pm Friday 13th Dec
Woodford Community Centre. SK7 1PS

Christmas Market Stalls ~ Local Traders
Fairground Rides

Food, drink and bar
Children's games
Live music
A visit from Santa

Join us for our community countdown to Christmas

This event is brought to you by Woodford Community Council,
Woodford Neighbourhood Forum and Woodford Community Centre

Changes to Planning Regulations

- New Government elected July 2024
- Manifesto aims to increase house building via:
 - planning reforms
 - the release of green belt land
 - reintroduction of mandatory housing targets for local authorities

Change

Labour Party Manifesto 2024

 Labour

Labour Manifesto

Changes to Planning Regulations

Government consulted on changes to planning guidelines and housing targets:

- Housing targets mandatory
- Formula for calculation changed
- Targets much higher for the Northwest, rural areas, and Stockport
- “Grey belt” category for low quality Green Belt sites
- Brownfield first, but must use Green Belt if needed to achieve targets
- Strengthened presumption in favour of sustainable development



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

NPPF

Stockport Local Plan

- Stockport Council opted out of GMSF in 2020
- New draft plan prepared for consultation Sep/Oct 2024
- Development on brownfield (previously developed sites) with no removal of land from Green Belt
- Using exceptional circumstances for lower housing numbers than Government standard methodology
- Proposed more houses than proposed in GMSF
- Denser development in town centre
- Consultation paused due to proposed revisions to targets and guidelines



Stockport Town Hall

Woodford Garden Village

extension proposals

- Two consultation events: July and September 2024
- 550 additional houses at the south east end of the site
- A mix of new housing
- Including affordable and older people's accommodation,
- Community hub
- Open space

Woodford Garden Village extension proposals: site



Woodford Garden Village

extension proposals: vision



www.woodfordextension.co.uk/masterplan-sept/

Woodford Garden Village

extension proposals: WNF response

- Site is in Green Belt
- Supplementary Planning Document 2013
- Site to return to agriculture
- Cumulative over-development
- Environmental impact
- Infrastructure requirements
- Suitability of the land for building
- Accessibility
- Suitability for affordable housing
- Uses of community hub
- Timing
- Positive aspects

Deanwater master plan

- 12 dwellings
- Deanwater House and listed buildings to be retained



Deanwater House planning application

Plot Number	Bedrooms	Car Parking	Description	Total GIA (including garage) (sqm)
1	4	2	Semi-detached	184.3
2	4	2	Semi-detached	184.3
3	5	5	Detached	296.0
G3	N/A		Detached Garage (Plot 3)	36.0
4	4/5	4	Detached	315.1
5	4/5	4	Detached	315.1

Plot Number	Bedrooms	Car Parking	Description	Total GIA (including garage) (sqm)
6	4/5	4	Detached	315.1
7	5	5	Detached	332.0
G7	N/A		Detached Garage (Plot 7)	36.0
8	4	3	Detached	174.0
G8	N/A		Detached Garage (Plot 8)	18.0
9	5	4	Detached	320.0
10	3	4	Detached	174.0
G10	N/A		Detached Garage (Plot 10)	36.0
11	4	4	Semi-detached	198.0
12	4	4	Semi-detached	204.8

Deanwater House planning application

WNF response

Assessed proposal against Woodford Neighbourhood Plan

- ENV1: Respecting views and vistas
- ENV3: Protecting Woodford's Natural Features
- ENV4: Supporting Biodiversity
- EMP2: Loss of Employment
- COM3: Woodford Heritage assets
- DEV2: Replacement of existing dwellings
- DEV4: Design of New Development

Deanwater House planning application

Meeting with PH Property Holdings and WNF

- Railings on the entrance road will be retained or replicated
- Green spaces will be accessible to the public and maintained by a management company
- Residents will not be able to extend their gardens into the public space
- Heating will be via air source heat pumps
- No mains drainage but a communal sewage digester system
- Construction and environmental management plan
- Engaged in consultation with the community
- BB suggested talking to SMBC officers about access and footway

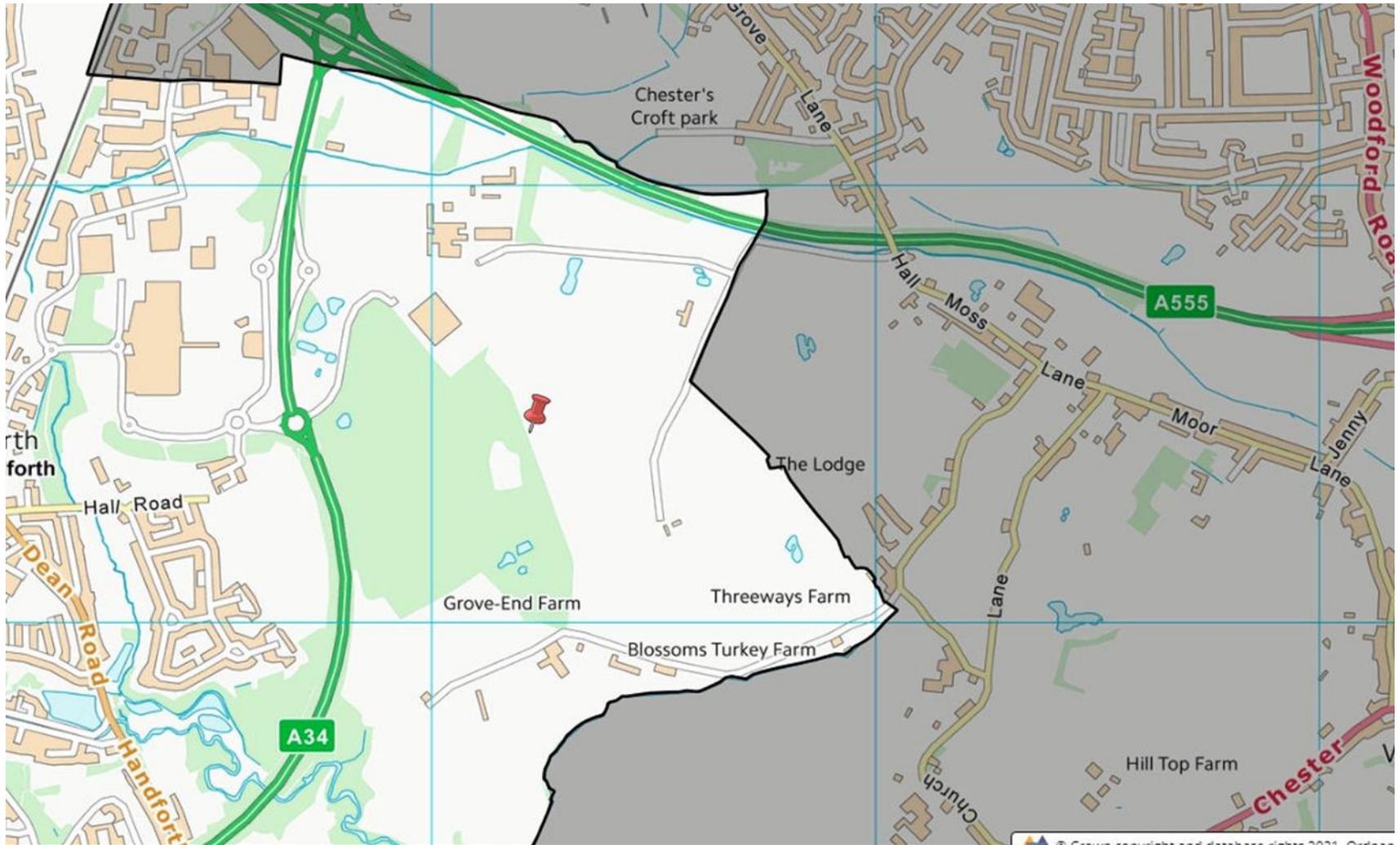
AVRO Heritage Museum extension proposal



BBC News Feed 21st Oct 2024

Handforth Garden Village

Site allocated for housing in Cheshire East Local Plan 2017
Approved by Cheshire East Planning Board in January 2023



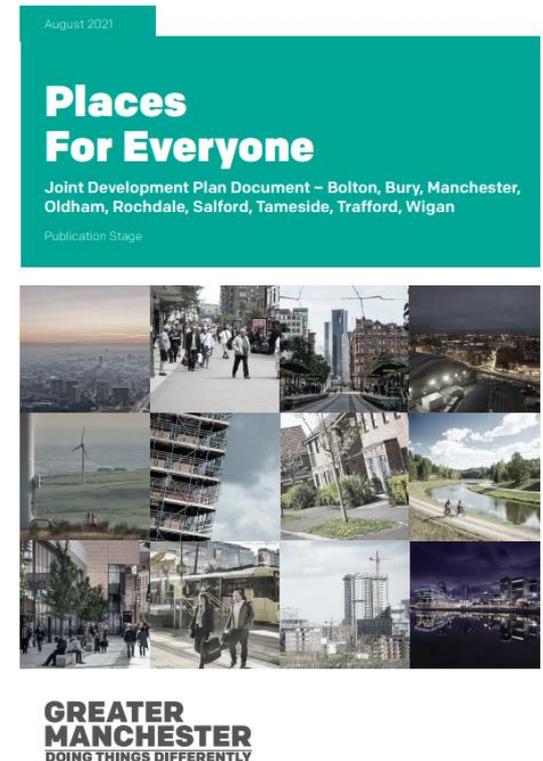
Handforth Garden Village

No progress discernible



Places for Everyone (GMSF)

- Spatial Plan adopted by all nine councils on 21 March 2024
- Boroughs now developing their Local Plans
- Some planning applications submitted for sites allocated in former Green Belt
- Save Greater Manchester's Green Belt group formed a Ltd company to request a JR
- Raised £30k to cover legal fees
- Submitted several grounds for a JR to a judge
- One ground allowed, others being reassessed in December
- Need to raise £70k to proceed with JR



Discussion and Questions



Redrow crane in “super moon” light