

# Woodford Community Council AGM



River Dean

# Agenda



## Part 1: AGM

- Chairman's Opening Remarks
- Chairman's Annual Report
- Approval of the Minutes of the 2024 AGM
- Treasurer's Report
- Election of Committee members
- Close of AGM

## Part 2: Local Update

- Community Organisations
- Woodford Summer Fair
- Woodford Winter Festival
- Woodford Neighbourhood Forum
- Local Development Plans
- Action Groups
- AOB
- Discussion and questions

# Chairman's Annual Report



**Avro Golf Course**

# Approval of 2024 minutes



# WOODFORD COMMUNITY COUNCIL

## FINANCIAL REPORT YEAR to 31st OCTOBER 2025

		2025	2024
<b>Bank balance</b>	<b>1st Nov. 2024</b>	1929	2612
<b>Cash in</b>			
Website sponsorship income (note 1)		250	0
Stall Payments (note 2)		730	570
Winter Fest (note 3)		205	259
<b>Total cash in</b>		<b>1185</b>	<b>829</b>
<b>Cash out</b>			
Website maintenance		288	312
WNF Summer Fair		200	0
Community Hall hire		75	0
Printing		74	0
Winter Fest overall payment (note 4)		291	1200
Gifts		12	
<b>Total cash out</b>		<b>-940</b>	<b>-1512</b>
<b>Bank balance at 31st October 2025</b>		<b>2174</b>	<b>1929</b>
<b>Notes:</b>			
1. Avro Heritage Museum			
2. Summer Fair stall holder payments			
3. Winter Fest stalls & Santa			
4. Winterfest gazebo & gifts			

A Furness 1st November 2025



# Election of committee members

## Committee last 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

## 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
9. Cheryl Grose (co-opted)
10. Neil Grose (co-opted)
11. David Berry

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

Officers are elected at the first management committee meeting.



# Date of the WCC AGM

- If there are no objections we propose to move the AGM from November to January
- The autumn is very busy for everyone and includes WNF and Centre AGMs
- January is a quieter month and still within 3 months of the financial year end



# Close of AGM





# Update

- Roles of organisations
- Woodford Summer Fair
- Woodford Winter Festival
- Woodford Neighbourhood Forum
- Local Development Plans
- Action Groups
- AOB
- Discussion and questions



# Roles of Community Organisations

## Woodford Neighbourhood Forum

Planning and development

Web: <http://woodfordnf.co.uk/> Email: [woodfordneighbourhood@gmail.com](mailto:woodfordneighbourhood@gmail.com)

## Woodford War Memorial Community Centre

Maintenance and hire of the building and grounds

Web: [www.woodfordcom.com](http://www.woodfordcom.com) Email: [woodfordbookings@googlemail.com](mailto:woodfordbookings@googlemail.com)

## Woodford Community Council

Community issues including community integration, roads and pavements, public rights of way

Web: [www.woodfordcommunity.co.uk](http://www.woodfordcommunity.co.uk) Email: [info@woodfordcommunity.co.uk](mailto:info@woodfordcommunity.co.uk)



# Woodford Summer Fair 2025



# Woodford Summer Fair 2026



A colorful poster for the Woodford Summer Fair 2026. The background is light blue with a white sun and colorful bunting flags at the top. The text is arranged in a circular pattern around a central logo. At the bottom, there is an illustration of a red and white striped tent, a blue and white striped stall, and a red and white striped stall. The text includes: 'Lovely family day out', 'Free Entry', 'Woodford Summer Fair', 'Saturday 20<sup>th</sup> June 2026 11am - 4pm', 'Join Us', 'Refreshments', 'Artisan Makers', 'Rock Choir', 'Ice Cream', 'Local Organisations', 'Inflatables', 'Fairground Rides', 'Face Painting', and 'Licensed Bar'. The central logo reads 'WORKER BEE MARKETS EVENTS 2026'. The address is 'Woodford Centre, Chester Rd, Woodford. SK7 1PS'. At the bottom, it says 'This event is organised by Woodford Community Council, Woodford Neighbourhood Forum and Woodford Community Centre'.

Lovely family day out  
Free Entry

Woodford Summer Fair  
Saturday 20<sup>th</sup> June 2026 11am - 4pm

Join Us

Refreshments  
Artisan Makers  
Rock Choir

Ice Cream  
Local Organisations  
Inflatables  
Fairground Rides

Face Painting  
Licensed Bar

**WORKER BEE MARKETS EVENTS 2026**

Woodford Centre, Chester Rd, Woodford. SK7 1PS

This event is organised by Woodford Community Council, Woodford Neighbourhood Forum and Woodford Community Centre

# Woodford Winter Fest December 2025



# Woodford Winter Fest 11<sup>th</sup> December 2026



**5.30 - 9pm Friday 11<sup>th</sup> December  
Woodford Centre. SK7 1PS**

# Woodford Neighbourhood Forum

2025 was very busy year

- Annual Monitoring Report
- Designation renewal application
- Responses to householder planning applications
- Responses to developer consultations
- Responses to large planning applications
- Response to Stockport Local Plan
- WNF newsletters with development updates

**2013 -2026**



# Changes to Planning Regulations

- Revised methodology for calculating housing need
- Target figure for Stockport almost doubled to 1,815 new homes per year
- Reducing the Council's available housing land supply to 1.77 years
- Well below the 5-year housing land supply a council is required to maintain
- New concept of Grey Belt
- Golden Rules: affordable housing, infrastructure, accessible green space
- Implications for the Stockport Local Plan and decisions on planning applications



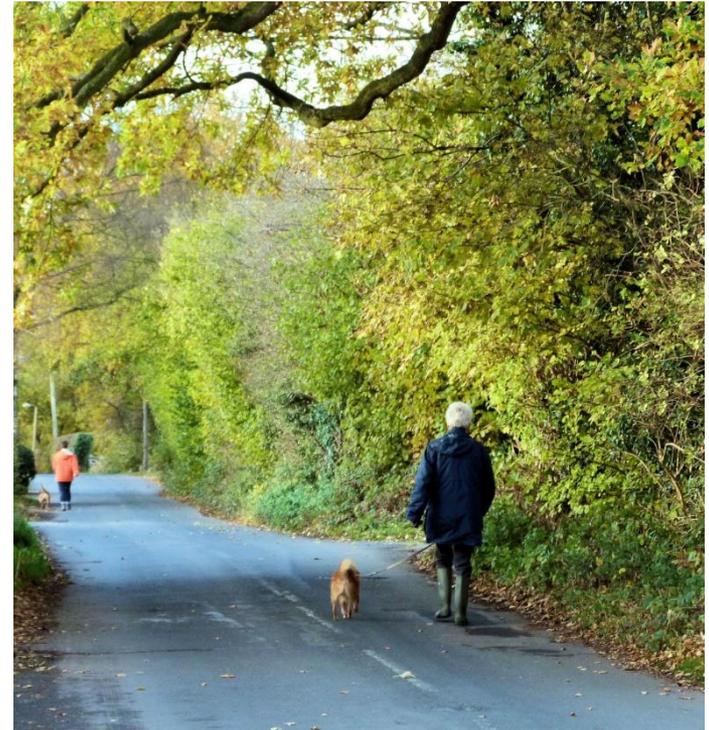
Ministry of Housing,  
Communities &  
Local Government

**National Planning Policy Framework**

December 2024

# Planning Applications

- Notification system working intermittently
- 181 Woodford Road, 9 dwellings, DC/095548
- 465 Chester Road: Lawful existing development  
Additional dwelling, caravan site, vehicle business
- 177 Woodford Road, 9 dwellings, DC/097932
- Land at Church Lane, new access, DC/097406
- Land at Church Lane, 4 dwellings, DC/097965



# Large Development Proposals

## Developer Consultations

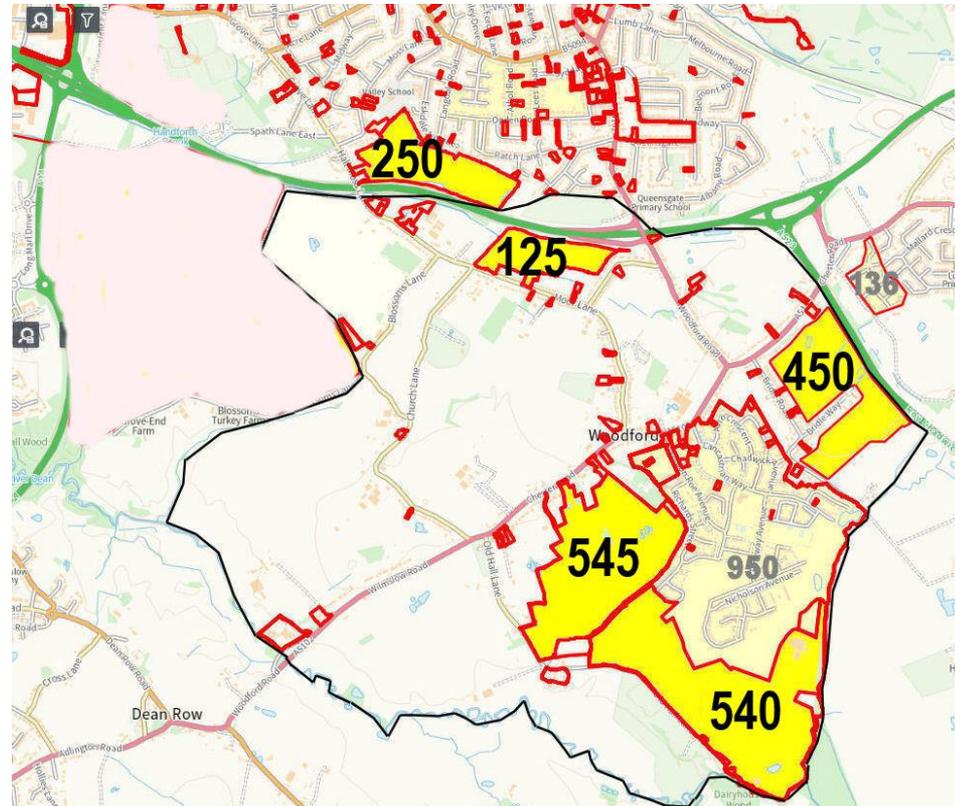
Redrow - Woodford Garden Village extension - 540

Russell Homes - Chester Road - 545

Jones Homes - Hall Moss Lane - 250

Miller Homes - Moor Lane - 125

Wilson Homes - Upper Swineseye - 450



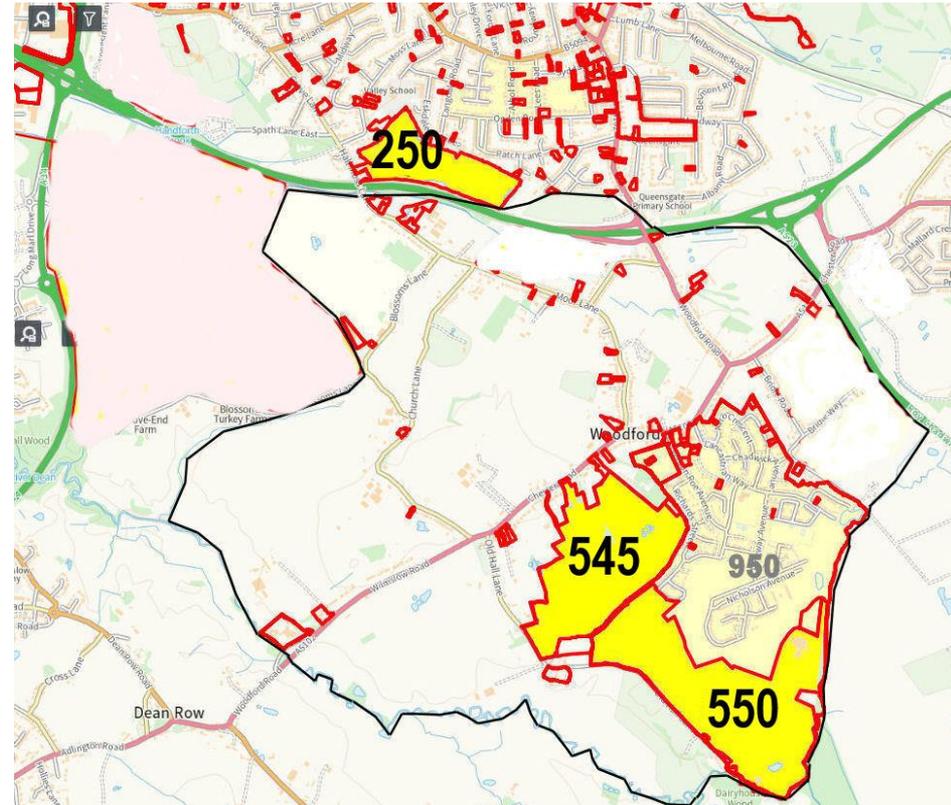
# Large Development Proposals

## Planning Applications

Russell Homes - Chester Road, 545 homes DC/096927

Redrow – WGV extension, 550 homes DC/094533  
Appeal Inquiry re section 106 agreements

Jones Homes - Hall Moss Lane, 250 homes DC/097442



Not Moor Lane site  
Not Swineseye site

# WGV extension Inquiry

Disagreement between Redrow and Council over agreements for Education and Sports:

- Redrow propose: Expand school on site and enhance sports facilities at Woodford Rec. Lump sum payments with provision to increase if needed.
- Council propose: Phased funding for schools sports facilities in wider planning area for flexibility to meet needs.



# Action Groups

- Save Hall Moss Fields Action Group - Bramhall Residents  
[www.savehallmossfields.co.uk](http://www.savehallmossfields.co.uk)
  
- Woodford Action Group – Woodford Garden Village residents  
[www.woodford-actiongroup.co.uk](http://www.woodford-actiongroup.co.uk)

# Stockport Local Plan

Selection of housing sites:

- Target number 31,790
- Brownfield sites 16,406
- Grey Belt
- Green Belt
- Total sites for 25,371
- 80% of Government target



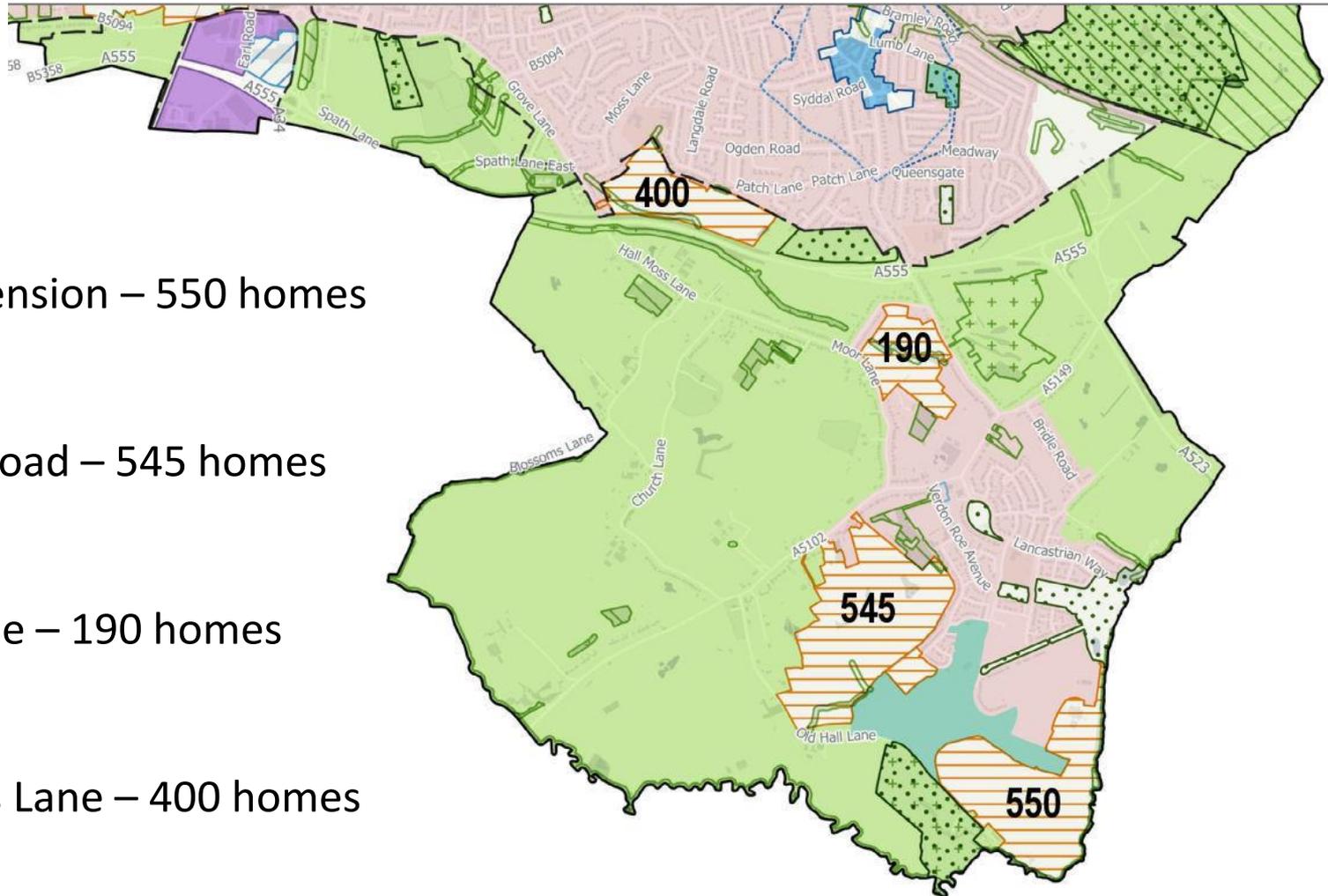
# Stockport Local Plan

## Next Steps:

- Draft Plan will be amended
- Further public consultation by 1 September 2026
- Submission to Secretary of State by 30 November 2026
- Examination in public by Planning Inspector
- Inspector will assess whether Plan meets Government regulations, including the target number
- Inspector will recommend amendments
- Council approval
- Adoption



# Stockport Local Plan Proposed Sites



WGV extension – 550 homes

Chester Road – 545 homes

Jenny Lane – 190 homes

Hall Moss Lane – 400 homes

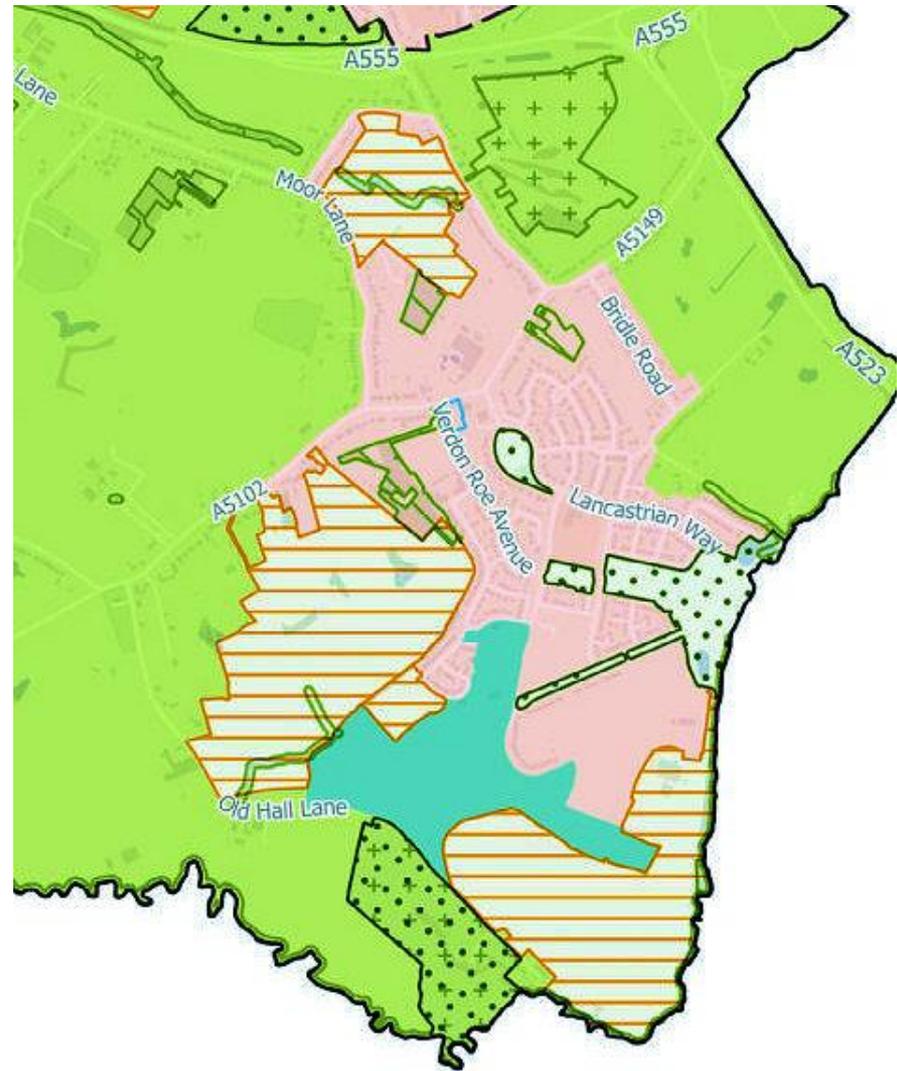
Not Moor Lane site  
Not Swineseye site

New site at Jenny Lane

# Proposed changes in Green Belt Boundary

Areas shaded pink

- “Predominantly Residential Area”
- Taken out of Green Belt
- No written policy in the Plan to cover this
- Needs accurately drawn maps
- Needs public consultation
- WNF raised this in response to draft Plan

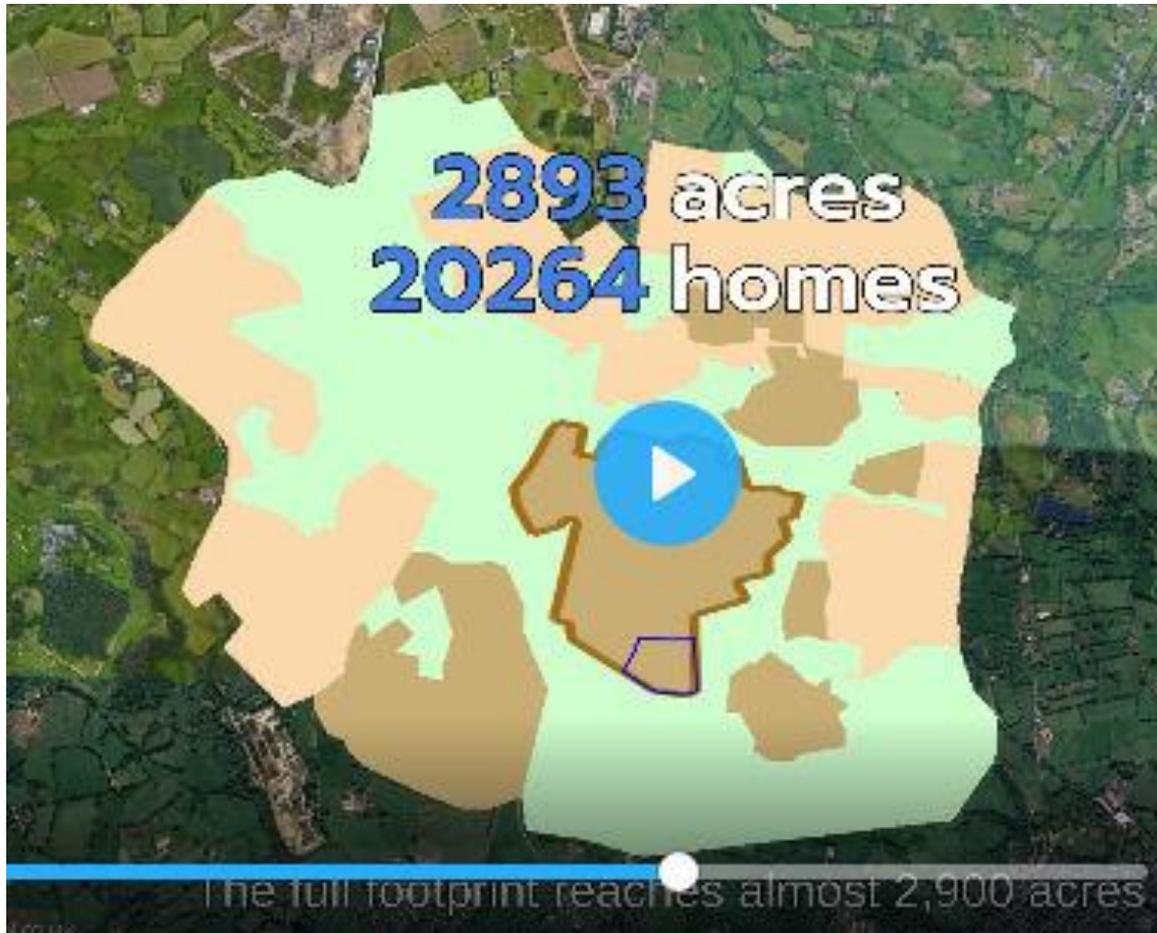


# Adlington New Town



[www.saveadlington.co.uk/area](http://www.saveadlington.co.uk/area)

# Adlington New Town



[www.saveadlington.co.uk/area](http://www.saveadlington.co.uk/area)

# Adlington New Town Concerns and Objections

Cllr Peter Crossen

Tom Morrison MP

Tim Roca MP

Macclesfield Mayor

Poynton Mayor

Cheshire East Council

Adlington Parish Council

Bollington Town Council

Poynton Town Council

Pott Shrigley Parish Council

Prestbury Parish Council

Cheshire Wildlife Trust

Campaign for Protection of Rural England

Save Adlington

Adlington New Town - NO | Official 5.9K members

Stop Adlington New Town 6.1K members

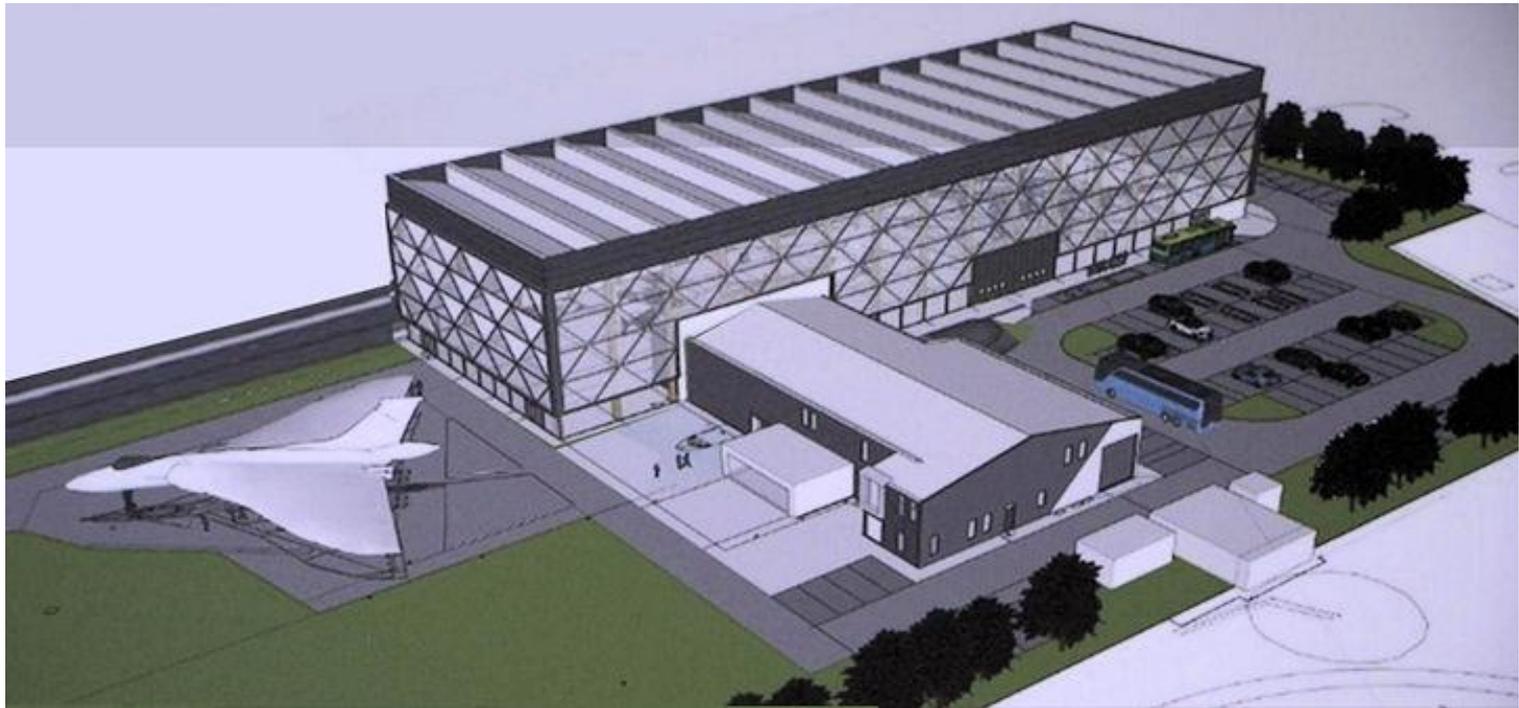
Supporters of the Adlington Greenbelt

Residents at BBC Question Time from Macclesfield

Regular protest events

Just a selection of elected representatives, websites, Facebook pages and events

# AVRO Heritage Museum Planning Application Approved



# Discussion and Questions

