



## **Woodford Community Council**

### **MINUTES OF THE MEETING HELD ON 16<sup>th</sup> DECEMBER 2013 IN THE CHURCH HALL, CHRIST CHURCH, WOODFORD**

#### **PRESENT**

Mr P Rodman                      Chairman  
Mrs H Buszard                  Secretary

Mr R Beatham, Mr R Brammar, Dr D Buszard, Mr K Coxey, Mr S Taylor, Mrs M White and Mrs M Wood.

**By Invitation:** Ms E Frearson, Mr P Goodman

**APOLOGIES:** Mr R Berriman, Cllr B Leck and Rev D Russell.

#### **1. MATTERS ARISING FROM THE MINUTES OF THE LAST MEETING, HELD ON 30<sup>th</sup> SEPTEMBER 2013**

(Minutes approved previously by email.)

##### **Minute 3(a) Harrow Exhibitions**

As agreed, the Chairman had contacted Ms Daly requesting that the results from the questionnaire distributed at the Exhibition be made available to WCC. In response she had said that a Statement of Community Involvement would be included with the planning application and could be reviewed then.

#### **2. FINANCIAL UPDATE**

The Treasurer had provided the following report.

The WCC balance was currently £943.53. Changes since the year-end were: income of £80 received in donations at the AGM and outgoings of £87 paid to Primary Websites for hosting package renewal (£37) and November monthly fee (£50) and £12 paid to the Church for printing the AGM notices and accounts.

The WU balance was £3200.40, the only change from the year-end being a payment of £40 for distribution of the WCC AGM notices (with WNF report). It was noted that an invoice for £500 had been received for legal services relating to the WNF application.

### **3. SUB-GROUP REPORTS**

#### **(a) Woodford United/Woodford Neighbourhood Forum**

##### **Harrow Planning Applications**

It was noted that three separate planning applications had been submitted to SMBC by Harrow/Redrow Homes:

- **Planning Application DC/053833**, covering the demolition of the existing buildings and remediation of the land for mixed use residential development.
- **Planning Application DC/054212**, covering the formation of two access points from Chester Road to serve a development of up to 950 dwellings and commercial floorspace.
- **Planning Application DC/053832**, a hybrid planning application covering Part A: Outline planning permission (excluding phase 1) for up to 805 dwellings, commercial floorspace, public house and primary school including associated infrastructure. Part B: Full planning permission for phase 1 for the erection of 145 dwellings plus associated infrastructure.

In addition, an application had been submitted to Cheshire East relating to the partial removal of the runway, regrading works, footpath and cycle links, the naturalisation of the culverted watercourse through the site and restoration and landscaping works, all of which fell within the CE area of the airfield.

It was further noted that the closing date for the three SMBC applications was 6<sup>th</sup> January 2014, which included an extension of six days over the statutory minimum period of three weeks. It was agreed that this was a very short timescale for public consultation on applications that would affect Woodford residents for many years to come - particularly when it fell around the Christmas/New Year holiday period. A cynic might even feel that it was a deliberate manipulation of timing to minimise comments from residents. There were certainly a vast number of documents to be considered, many of a highly complex nature.

Various points of immediate concern were raised, including the total number of 950 dwellings, the trigger of 450 dwellings before completion of the primary school and the land take far in excess of the total area of the MEDS – all of which were in blatant contradiction to the figures given in the SPD.

Mr Goodman commented that the applications were very competent and would be difficult to challenge. However, he pointed out that the applications would be subject to conditions which might not be part of the application itself but which would have to be met for the application to be accepted. There will then be legal agreements between the developer and SMBC that would address a number of issues, including the thresholds as to when services must be provided, maintenance and external improvement contracts to roads, footpaths, cycle ways etc. From the point of view of residents living near the development, these would be very important, since they could influence the appearance, maintenance, services, facilities, and even disturbances during construction.

##### **Woodford Neighbourhood Forum**

Mr Taylor noted that since the last WCC meeting at the end of September, the Woodford Neighbourhood Forum had been approved, but the Council had voted to exclude the Airfield

from the Neighbourhood Area. Further representations to reverse this decision were under consideration for the future.

With regard to the Harrow applications, the WNF response would address the points already made, particularly with reference to the conditions and legal agreements. There was also concern regarding the Application for the formation of access points to the new development and since a major part of that work would be undertaken on land that fell within the Woodford Neighbourhood Area, WNF would have to be consulted and its views taken into account.

Mr Taylor reported that the WNF Questionnaire had been drafted and that it was hoped that it could be ready for distribution by the end of February 2014. A test run might be undertaken on Forum members to ensure that it was user-friendly.

Finally, it was noted that the next WNF Management Committee meeting would take place on Monday, 6<sup>th</sup> January 2014.

### **Handforth Development**

Ms Frearson provided an update on the current position of this proposed development, now known as the North Cheshire Growth Village. The plans for a massive development of 1800 houses (plus leisure and commercial premises) on Green Belt land adjacent to Woodford's western border were included in the Cheshire East Council Pre-Submission Core Strategy (Local Plan), which had been out for public consultation with a closing date of 16<sup>th</sup> December 2013. Despite the duty to cooperate with neighbouring councils, there has been little consultation with SMBC's residents neighbouring the site, even though the resultant loss of Green Belt and increase in traffic congestion would be as much if not more of a concern for them as it would for CEC's residents. Local residents whom she had met and informed about the plans had been shocked and horrified at the scale of the proposed development. She had been in contact with local SMBC councillors and planning officers to make them aware of all the issues and objections to the proposals and had sent them a copy of her own response, which presented in detail ten major objections. She had been assured that Stockport was taking them very seriously and would be having regular meetings with their CEC counterparts. She was also preparing an Ecology Report for presentation by Brian Tolver, Handforth Parish Councillor, to the Inspector at the Public Examination.

The Committee congratulated Ms Frearson on all her hard work and thoroughness in the preparation of documents and promulgation of the issues involved, which it was agreed were of great relevance to Woodford. It was noted that WNF had submitted a response to the CEC consultation raising the same issues.

### **(b) SEMMMS Update**

It was noted that the Planning Application for the A6 to Manchester Airport Relief Road had been submitted to the Local Planning Authorities of Stockport Council, Cheshire East Council and Manchester City Council on 1st November 2013. The Public consultation period had closed on 5<sup>th</sup> December 2013 and the application would now proceed through the various committee stages within the three Authorities.

### **(c) Newsletter /Website**

It was agreed that an e-Newsletter giving details of the Harrow Applications and the consultation period would be prepared and circulated as soon as possible. An indication

would be given of the concerns raised by WCC and particular emphasis would be placed on the need for all residents to respond to the consultation despite the tight timescale. A reminder would be sent out a few days before the closing date. The WCC website would be updated accordingly.

**ACTION:** D Buszard, Secretary

#### **(d) Woodford War Memorial Community Centre**

Members were delighted to learn that the Centre had received a grant of £6000 towards the refurbishment of the kitchen.

It was noted that the Bonfire Night had been very successful, although attendance had been down on the previous year.

#### **(e) Stockport Council Issues**

There was nothing to report.

#### **(f) Neighbourhood Watch/Crime**

Mr Taylor outlined details of a new scam that had been attempted at addresses along Chester Road and Wilmslow Road. The perpetrators would make a false application for a credit card in the name and address of the target property. They then monitored postal deliveries with the intention of intercepting the new credit card, which was made easier by the increased use of remote mail boxes positioned at gates to properties. Once they had the card they returned on subsequent days to retrieve the separate letter containing the PIN number. The first that a resident would know of the crime was when the credit card statement arrived. In a few cases the crime had gone wrong and some residents had been surprised to receive an unrequested credit card.

It was agreed that a warning should be given in the e-Newsletter and on the website.

## **4. ANY OTHER BUSINESS**

### **4.1 2013 AGM**

It was noted that the 2013 AGM, held on Thursday, 14<sup>th</sup> November 2013, had not been as well attended as in previous years. In the unavoidable absence of the Secretary, Ms Frearson had kindly agreed to prepare the Minutes.

### **4.2 Church Services**

On behalf of Rev Russell, the Chairman drew attention to the various services that would be held at Christ Church, Woodford, over Christmas.

### **4.3 Request for assistance**

A request for assistance had been received from Alexandra Lingwood, an ex-resident of Woodford and a third-year geography student at Lancaster University. She had chosen Woodford as the subject of her dissertation (entitled *Woodford Aerodrome Housing Development: Rejuvenating a tight knit community or increasing the gap?*) and had

prepared a short questionnaire to assist in her research. She hoped that Woodford residents would participate by completing the questionnaire online. It was agreed that her request and the link to her questionnaire would be included in the e-Newsletter.

**5. DATES OF NEXT MEETINGS**

The next two meeting dates were agreed as follows:

Monday, 10<sup>th</sup> February 2014 and Monday, 31<sup>st</sup> March 2014, commencing at 8.00 pm in the Church Hall.

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