**BOWDON CONSERVATION GROUP** 

Registered as a charity since 1973. Reg. No. 502689

www.bowdonconservationgroup.co.uk

Chairman: Kate Stross

**Minutes of the Bowdon Conservation Group committee meeting which took place on Wednesday 28th February 2024 via the Zoom app**

**PRESENT**

Kate Stross (Chairman)

Mike Ward

Gordon Desser

Joyce Gatoff

Sue Meakins

Loretta Mooney

Viv Alexander

Tony Goodman

**APOLOGIES**

Nigel Haworth

Simon Nicholas

Neil Morton

Richard Hagan - Altrincham & Bowdon Civic Society (Optional)

**1. Minutes of the Meeting 24th January 2024**

Approved

**2. Ongoing Planning Applications**

| **2019** |
| --- |
| 98788/FUL/19 | Bowdon Lawn Tennis Club | Erection of 9 no. retractable floodlighting columns with a maximum height of 6.7 metres high supporting 11 no. luminaires with LED lamps; 3 no. luminaires to be attached to existing lighting columns to courts 9 and 10; all to provide lighting to courts 11-13.  | Awaiting |
| **2022** |
| 108001/ADV/22 | The Griffin | 3 new signs externally illuminated | Awaiting |
| 108673/FUL/22 | Erlesdene, Green Walk | Refurbishing the 9 apts demolishing outbuildings 5 new residential units | Awaiting |
| 108674/LBC/22 | Erlesdene, Green Walk | Listed building consent | Awaiting |
| 108926/FUL/22 | 1 Bowgreen Road | Replacement dwelling new gates and wall | Awaiting |
| **2023** |
| 110828/HHA/23 | Holmeside Cottage, 50 Woodville Road | Remodelling + 2 storey side extension + major work | Awaiting - objection letter sent |
| 111026/FUL/23 | DUNHAM GOLF CLUB | 2 padel courts.  | Awaiting - SM to consider possible tree impact |
| 111172/OUT/23 | 9 Bowgreen Road - outside C/A | Demolition of house, erection of 2 semis | Awaiting |
| 111204/HHA/23 | Dunham Oaks, Dunham Road WA14 4QD | Erection of 2.5m acoustic timber fence along the boundary of Dunham Road A56. | Awaiting |
| 111432/HHA/23 | Oakleigh, 12 Higher Downs WA14 2QL | Application to replace existing wooden gates with black metal gates retaining original posts | Awaiting - road is Dev CA, house is not! |
| 111734/FUL/23 | Bowdon Parish Centre, Stamford Road WA14 2TR | Dismantle and rebuild the boundary wall/gate pier using existing materials where possible with addition of new concrete blockwork/foundations behind | Awaiting |
| 111540/HHA/23 | 5 Bowgreen Road | single /2 storey extension.  | Awaiting |
| 112177/HHA/23 | Parklands, Dunham Road | External alterations, 2m wall | Awaiting |
| 112221/HHA/23 | 29 The Firs | single storey rear orangery | Awaiting |
| 112083/HHA/23 | New House, Church Bank, 3 Richmond Road  | single storey front extension garage to living space, levelling of terraced garden by adding earth, summerhouse, bike store - **Note** engineering concerns re raising height of Langham Rd wall, plus impact of removal of trees, plus visibility of solar panels - NM to review pending objection 20/12 - following advice from NM, we have not objected | Awaiting |
| 112258/FUL/23 | 1 Carradale, Heald Road | Basement to single dwelling | Awaiting |
| 112273/FUL/23 | Bowdon Lawn Tennis Club | 1 padel court, canopy / floodlighting - **Note** SN to review from a lighting and noise perspective pending objection. Many objections, including BCG**24/01:** update, withdrawn from last week’s planning meeting**28/02**: update, 3 more objections, deferred for more neighbour consultation, including ongoing issues with lights | Awaiting - objection sent |
| 112277/HHA/23 | Sunnybank, 69 Stamford Road | Demolish and replace single storey rear extension | Awaiting |
| 112190/HHA/23 | 14 Langham Road | Extension to basement garage for more parking. | Awaiting |
| 112191/LBC/23 | 14 Langham Road | Extension as above | Awaiting |
| 112580/HHA/23 | 67 Stamford Road | Demolish conservatory to single storey rear extension | Awaiting |
| **2024** |
| 112640/HHA/24 | Fir Hill, 27 East Downs Road | BCA. Replacement of garage. | Awaiting |

**3. Approved / Refused Planning Application Since Last Meeting**

| 109540/HHA/22 | 1 Chesham Place | Single storey side extension | Approved with conditions |
| --- | --- | --- | --- |
| 110346/HHA/23 | 1 Chesham Place | single storey garage, removal and replacement of gates | Approved with conditions |
| 111347/HHA/23 | 33 Green Courts | Erection of two storey side extension and proposed driveway with new highway access | Approved with conditions |
| 111728/HHA/23 | 1 Beechfield | single storey rear extension | Approved with conditions |
| 111828/HHA/23 | 9 Chesham Place | first floor pitched roof extension | Approved with conditions |
| 111870/HHA/23 | Donnington, 32 Grange Road | single storey side extension, widening of driveway, in BCA | Refused |
| 112397/HHA/23 | 5 South Road | conversion of garage | Approved with conditions |

**4. New Planning Applications**

| 112736/HHA/24 | 3 Allandale | DCA single storey side / rear first floor extension | New |
| --- | --- | --- | --- |
| 112773/HHA/24 | Parkdale, Dunham Road | new fencing and vehicle access | New |
| 112787/HHA/24 | 27 The Firs | conservatory to extension | New |
| 112809/CPL/24 | Greengarth, 1 Heald Drive | alteration of rear wall to install bi-folding doors.  | New |
| 112088/FUL/23 | 5 Gorsey Lane | demolition to new house | New |
| 112775/HHA/24 | 16 Ash Grove | conversion of garage and extension (adj to BCA) | New |
| 112654/HHA/24 | Westholme, 2 The Springs | Demolition of extension erection of new | New |
| 112865/HHA/24 | South Ridge, Heald Drive | 2 storey rear extension. | New |

**5. Enforcement**

No enforcement cases this month

**6. New Tree Applications Since Last Meeting**

| 112745/S211/24 | Earlscliffe Lodge, Groby Road | DCA works to + felling 1 sycamore, 2 or more birch | New |
| --- | --- | --- | --- |
| 112764/S211/24 | 2 Hill Rise  | DCA works to + felling 1 chestnut | New |
| 112746/S211/24 | 3 Kings Pyon, Cavendish Road | BCA works to | New |
| 112747/S211/24 | 7 Garner Close | BCA works to + felling 1 cypress, 1 yew | New |
| 112819/S211/24 | 17 Green Courts | DCA maintenance | New |
| 112830/S211/24 | Silverlands, Devisdale Road | works to + felling 1 beech | New |
| 112943/S211/24 | Easdale, South Road | BCA felling 1 lime + gen maintenance | New |

**7. Traffic, Highways and Street Lighting**

Works to Gorsey Lane, St Margaret’s Road and Dunham Road completed 20/12/23 - 6 month consultation now commenced re making the changes permanent - 28/02 - launch party event planned for 03/03

SM spoke to tree officers re extensive gas main replacement works discussed, they confirmed that they do review works methods

**8. Planning Proposals from outside Bowdon**

**Airport**

No update this month - 28/02 update: proposals for Gatwick have now been published as part of the first phase which includes the South East and Scotland

**Tatton Motorway Service Station Ref 22/0872M**

21/11 CEC have granted approval, now being considered by the Secretary of State -

20/12 Trafford BC have now made submission to SoS to support request for it to be called in

**9. Membership Secretary’s Report and Treasurer’s Report**

Membership Unchanged at 313. Made up of 5 for info, 140 Life and 168 Annual.

New member Mr D Docker – no details other than £5 subscription to bank account.

Lost Mrs Longworth of Groby Road died about 18 months ago.

Mr and Mrs R & P Gillett of St. Margaret’s Road who moved 5/6 years ago.

Mr G Mitchell of Portland Road who died about 18 months ago.

All as a result of email’s bouncing – two visits to the house and one telephone call as another BCG member at Groby Road!

Current Account £ 974.74

Deposit Account £11671.02

Total £12645.76

Expenditure since last report:

Newsletter printing £66.00 and Postage £3.75

Postage 75p

Nigel has indicated that he will be standing down as membership secretary and treasurer in June 2024 - opportunity promoted in newsletter

**10. Newsletter / Website**

Final draft agreed between meetings and published.

**11. Emails and other Member contacts**

26/2 - J Evans / T Harrison emailed requesting that BCG ‘decisions’ be published to members and requesting that in-person meetings be reintroduced, also asked for confirmation of membership status.

23/2 - R Antonelli emailed re state of kerbside storm drains (overflowing) - he has reported this to Trafford and advised us as an FYI.

13/2 - L Gaon emailed, querying long-term plans to deal with churchyard wall on Langham Road and removal of scaffolding - passed onto church for response, LGaon advised.

5/2 - R Russel-Fisher emailed raising concerns about APS banners on railings on Stamford Road and West Road. 28/02 Action: KS to write

4/2 - C Tolhurst-Cleaver emailed asking if we had a view on hedges allowed to grow out over pavements and affecting pedestrians.

3/2 - J Nicholson emailed re the MSA proposal, asking that we publish the grounds for objections that members could quote in any objections to Cheshire East etal.

3/2 - A Goodman emailed raising concerns re overgrown hedges impacting on pavements.

Several emails from members thanking us for the newsletter and our ongoing work.

Carried forward from October meeting: War Memorial email from Peter Clarke - names cross-matched to St Mary’s graves records - **Kate** to speak to church warden about appropriate placement

**12. AOB**

Potential uses for some of our funds:

https://sponsor.treesforstreets.org/provider/trafford-borough-council - could we match fund members who sponsor a tree - carried forward

Grant scheme for walls vs trees to cover all or part of the cost difference - carried forward

28/02: Discussion on member suggestions to hold in-person meetings, and publish decisions / minutes - agreed that we can issue minutes on request and / or publish on the website and that we could potentially hold an in-person AGM in early Autumn - speaker suggestions welcome.

**13. Dates and Time of Future Meetings**

Wednesday **27th March -** Mike Apologies

Wednesday **24th April**