**BOWDON CONSERVATION GROUP** 

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

[www.bowdonconservationgroup.co.uk](http://bowdonconservationgroup.co.uk)

Chairman: Kate Stross

**Minutes of the Bowdon Conservation Group committee meeting which took place on Wednesday 24th January 2024 via the Zoom app**

**PRESENT**

Kate Stross (Chairman)

Mike Ward

Gordon Desser

Joyce Gatoff

Sue Meakins

Loretta Mooney

Neil Morton

Richard Hagan - Altrincham & Bowdon Civic Society (Optional)

**APOLOGIES**

Nigel Haworth

Simon Nicholas

**1. Minutes of the Meeting 20th December 2023**

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 |
| 109540/HHA/22 | 1 Chesham Place | Single storey side extension | Awaiting |
| **2023** | | | |
| 110346/HHA/23 | 1 Chesham Place | single storey garage, removal and replacement of gates | Awaiting |
| 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 |
| 111347/HHA/23 | 33 Green Courts | Erection of two storey side extension and proposed driveway with new highway access | Awaiting - needs thorough review |
| 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 |
| 111728/HHA/23 | 1 Beechfield | single storey rear extension | Awaiting |
| 111828/HHA/23 | 9 Chesham Place | first floor pitched roof extension | Awaiting |
| 111870/HHA/23 | Donnington, 32 Grange Road | single storey side extension, widening of driveway, in BCA | 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 | Awaiting |
| 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 |
| 112397/HHA/23 | 5 South Road | conversion of garage | Awaiting |

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

| 108947/HHA/22 | Romansway, Park Road | Conversion of loft space, rear dormers  **Update 20/6**: amended application | Approved with conditions |
| --- | --- | --- | --- |
| 109911/HHA/22 | High Lawn Lodge, East Downs Road | LBC. Lower ground and ground floor extensions. | Approved with conditions |
| 110977/HHA/23 | Firdale, 4 Grange Road | Single storey rear extension | Approved with conditions |
| 111894/HHA/23 | 4 Normanby Chase | Garage to living accommodation | Approved with conditions |
| 112099/FUL/23 | 25 Delamer Road (old church) - planning | 9 ev chargers | Approved with conditions |
| 111905/LBC/23 | 25 Delamer Road (old church) - listed building | 9 EV chargers | Approved with conditions |
| 112125/HHA/23 | Grove House, Woodville Road | first floor rear extension | Approved with conditions |

**4. New Planning Applications**

| 112580/HHA/23 | 67 Stamford Road | Demolish conservatory to single storey rear extension | New |
| --- | --- | --- | --- |
| 112640/HHA/24 | Fir Hill, 27 East Downs Road | BCA. Replacement of garage. | New |

**5. Enforcement**

No enforcement cases this month

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

| 112458/S211/23 | 18 Green Courts | DCA works to | New |
| --- | --- | --- | --- |
| 112553/S211/23 | 7 Consort Place | DCA works to | New |
| 112555/TPO/23 | 1 Filleigh, 2 Barry Rise | works to TPO 155 | New |
| 112567/S211/23 | 3 Consort Place | DCA works to + felling 1 silver birch, 2 cedar, 1 maple | New |
| 112577/s211/23 | Woodside, Green Walk | DCA works to + felling 2 birch | New |
| 112578/S211/23 | Sunnydale, Bowdon Road | DCA works to + felling 3 hemlock,3 holly 2 cypress 2 sycamore | New |
| 112588/S211/23 | Flat 1, White House, Suffolk Road | DCA works to | New |
| 112598/TPO/24 | Woodend Residential Home, Bradgate Road | works to TPO 076 + felling 1 horsechestnut, 1 sycamore, 1 sweet chestnut, 1 cabbage palm | New |
| 112579/TPO/23 | APS, 6 West Road | works to TPO 341 felling 2 ash 1 spruce | New |
| 112628/S211/24 | APS, 6 West Road | BCA works to | New |
| 112638/TPO/24 | 18 Bonville Chase | works to TPO 076 + felling 1 birch | New |
| 112643/TPO/24 | Tall Trees, 15 Bucklow View | TPO 165 works to | New |
| 112647/S211/24 | Flat 9 Erlesdene Court, Green Walk | DCA works to | 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 - no update this month

Extensive gas main replacement works discussed - SM to speak to tree officers about impact on trees to see if ‘vacuum excavator’ could be used to minimise risk of damage

**8. Planning Proposals from outside Bowdon**

**Airport**

No update this month

**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 - KS to update website

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

Membership Unchanged at 317. Made up of 5 for info, 145 Life and 167 Annual.

Current Account £ 1039.49

Deposit Account £11660.70

Total £12700.19

Expenditure since last report:

Honorariums £250

Postage 75p

Charity Records have all been updated with income and expenditure.

Nigel has indicated that he will be standing down as membership secretary and treasurer in June 2024 - all to consider if they would like to volunteer for one or both roles

**10. Newsletter / Website**

Draft circulated and agreed - SM to secure some wall photographs

**11. Emails and other Member contacts**

A resident has asked for advice on gutter replacement, rear of property not listed - they have indicated that they will become a member.

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

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

Wednesday **28th February**

Wednesday **27th March -** Mike Apologies