**BOWDON CONSERVATION GROUP** A drawing of a town

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

Chairman: Kate Stross

**Minutes of the Bowdon Conservation Group committee meeting which took place on Wednesday 27th March 2024 via the Zoom app**

**PRESENT**

Kate Stross (Chairman)

Joyce Gatoff

Sue Meakins

Tony Goodman

Neil Morton

**APOLOGIES**

Viv Alexander

Gordon Desser

Nigel Haworth

Loretta Mooney

Simon Nicholas

Mike Ward

Richard Hagan - Altrincham & Bowdon Civic Society (Optional)

**1. Minutes of the Meeting 28th February 2024**

Approved

**2. Ongoing Planning Applications**

|  |  |  |  |
| --- | --- | --- | --- |
| **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 – amended plans submitted |
| 108674/LBC/22 | Erlesdene, Green Walk | Listed building consent | Awaiting |
| 108926/FUL/22 | 1 Bowgreen Road | Replacement dwelling new gates and wall | Awaiting – amended plans submitted |
| **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! |
| 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 – amended plans submitted |
| 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 |
| 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 |
| 112190/HHA/23 | 14 Langham Road | Extension to basement garage for more parking. | Awaiting |
| 112191/LBC/23 | 14 Langham Road | Extension as above | Awaiting |
| **2024** | | | |
| 112640/HHA/24 | Fir Hill, 27 East Downs Road | BCA. Replacement of garage. | Rejected – over-development of plot |
| 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 |

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

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| --- | --- | --- | --- |
| 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. | Approved with strict conditions – lights to be checked by local authority before installation |
| 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 | Approved |
| 112258/FUL/23 | 1 Carradale, Heald Road | Basement to single dwelling | Rejected – insufficient light for rooms |
| 112277/HHA/23 | Sunnybank, 69 Stamford Road | Demolish and replace single storey rear extension | Rejected – scale, mass, design |
| 112580/HHA/23 | 67 Stamford Road | Demolish conservatory to single storey rear extension | Rejected – scale, mass, design |
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**4. New Planning Applications**

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| --- | --- | --- | --- |
| 112659/OUT/24 | 9 Bow Green Road | Outline planning permission for demolition of house and building 2 new semi’s | New |
| 112805/HHA/24 | Mulberry House, St. Margaret’s Road | Widening of entrance (60cm), installation of new gate posts and gates | New |
| 113053/HHA/24 | 3 Chasefield | 2 storey side extension, conversion of garage, erection of new detached garage, creation of new access and driveway | New – insufficient information on tree impact. KS to contact Trafford. |
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**5. Enforcement**

Altrincham Prep, Bowdon Prep and Parish centre advertising banners – complaint letter written.

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

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| |  | | --- | | 112909/TPO/24 | | |  | | --- | | 1 Dorset rd | | felling 1 horse chestnut. 2 sycamore + works to | New - OK |
| 113021/S211/24 | 75 Stamford rd | BCA works to | New - OK |
| 113026/S211/24 | Apt 1 Nields croft, Nields Brow | BCA works to | New - OK |
| 113070/s211/24 | Birch cottage St Mary's rd | BCA works to + Felling one tree | New - OK |
| 113071/S211/24 | Apt 1 Northwold Hs Dorset Road | DCA General Maintenance | New - OK |
| 113144/S211/24 | 33 Green courts | DCA works to + Felling 3 poplar trees | New - SM to visit and check, there seems to be other tree work being done |
| 113146/TPO/24 | 6 Pinewood | Works to TPO 020 + Felling 1 maple | New - OK |
| 113167/S211/24 | 6 Pinewood | Works to DCA + felling 1 hornbeam | New - OK |

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

Need to keep impact of A56 crossing under review. Many complaints. LH turns into and from St Margaret’s Rd for coaches are now very tight. Coaches are waiting in Cavendish Rd, obscuring visibility of school crossing.

**8. Planning Proposals from outside Bowdon**

**Airport –** No update

HS2 – Andy Burnham, L’pool and Midlands mayors have signed an MOU to try and revive HS2 using private funding. NM to keep under review.

**Tatton Motorway Service Station Ref 22/0872M -** No further update.

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

No March report.

Nigel has indicated that he will be standing down as membership secretary and treasurer in June 2024. Antony Goodman will replace him. Handover is being planned.

**10. Newsletter / Website**

Final draft committee minutes agreed between meetings and published on website as it is updated.

**11. Emails and other Member contacts**

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. We are stll awaiting a response from St. Mary’s.

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

**12. AOB**

AGM – NM suggested approaching a speaker from M’cer Airport once the CAA new flightpath proposals have been published. AGM timing will therefore be dependant on timing of the publication and consultation.

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 **24th April –** Apologies from TG and SM

Possible June 5th – Apologies from KS (away from May 22 to June 6). Can MW chair? MW to confirm date.