**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 April 2024 via the Zoom app**

**PRESENT**

Kate Stross (Chairman)

Joyce Gatoff

Neil Morton

Loretta Mooney

Mike Ward

**APOLOGIES**

Gordon Desser

Sue Meakins

Nigel Haworth

Tony Goodman

Viv Alexander

Simon Nicholas

Richard Hagan - Altrincham & Bowdon Civic Society (Optional)

**1. Minutes of the Meeting 27th March 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 |
| 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 |
| 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** |
| 112736/HHA/24 | 3 Allandale | DCA single storey side / rear first floor extension | Awaiting |
| 112773/HHA/24 | Parkdale, Dunham Road | new fencing and vehicle access | Awaiting |
| 112787/HHA/24 | 27 The Firs | conservatory to extension | Awaiting |
| 112865/HHA/24 | South Ridge, Heald Drive | 2 storey rear extension. | Awaiting |
| 112659/OUT/24 | 9 Bow Green Road | Outline planning permission for demolition of house and building 2 new semi’s | Awaiting |
| 113053/HHA/24 | 3 Chasefield | 2 storey side extension, conversion of garage, erection of new detached garage, creation of new access and driveway | Awaiting. |

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

| 111204/HHA/23 | Dunham Oaks, Dunham Road WA14 4QD | Erection of 2.5m acoustic timber fence along the boundary of Dunham Road A56. | Approved |
| --- | --- | --- | --- |
| 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 | Refused |
| 112809/CPL/24 | Greengarth, 1 Heald Drive | alteration of rear wall to install bi-folding doors.  | Approved |
| 112088/FUL/23 | 5 Gorsey Lane | demolition to new house | Refused |
| 112775/HHA/24 | 16 Ash Grove | conversion of garage and extension (adj to BCA) | Approved |
| 112654/HHA/24 | Westholme, 2 The Springs | Demolition of extension erection of new | Refused |
| 112805/HHA/24 | Mulberry House, St. Margaret’s Road | Widening of entrance (60cm), installation of new gate posts and gates | Refused |

**4. New Planning Applications**

| 113053/HHA/24 | 3 Chasefield | 2 storey extension TREES!!!24/04 : KS has requested further info re impact on trees, info is now on portal | New |
| --- | --- | --- | --- |
| 113063/HHA/24 | The Old Vicarage, 15 Park Road | Landscaping to garden and drive | New |
| 113064/LBC/24 | The Old Vicarage, 15 Park Road | to create an ensuite bathroom | New |
| 113194/HHA/24 | 15 Hollywood | more windows, juliet balcony at first floor roof lights | New - retrospective |
| 113246/HHA/24 | 31 The Firs | remodelling, first floor extension | New |
| 113171/HHA/24 | Beech Bank, Bowdon Road | Alterations to roof, single storey rear extension garage to living space. Replacement windows | New |
| 113173/HHA/24 | 43 Dunham Road | demolition of garage part single storey / 2 storey extension storey single storey rear extension first floor front extension carport and new driveway. 24/4: concerns over felling tree, SM to review and decide whether to object | New |

**5. Enforcement**

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

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

| 113205/S211/24 | 7 The Lawns | BCA works to + felling 1 cypress | New |
| --- | --- | --- | --- |
| 113231/S211/24 | 8 Dorset Road | DCA works to + gem main | New |
| 113238/S211/24 | Denehill, 11 Park Road | DCA works to + general maintenance | New |
| 113245/S211/24 | South Ridge, Heald Road | BCA works to + felling 3 conifers | New |
| 113305/S211/24 | 1 West Lynn, Devisdale Road | DCA works to trees + removal of 1 sycamore | New |

**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 - carried forward. NB. A new pedestrian island has now been installed on the A56 for those crossing at the end of Green Walk - a huge safety improvement for walkers to Dunham Massey!

**8. Planning Proposals from outside Bowdon**

**Airport –** no update

**HS2** (alternative schemes) - no update

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

[**https://www.messengernewspapers.co.uk/news/24270265.tebay-style-m56-service-station-objectors-not-giving-up/**](https://www.messengernewspapers.co.uk/news/24270265.tebay-style-m56-service-station-objectors-not-giving-up/)

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

Membership 308. Made up of 5 for info, 140 Life and 163 Annual.

Lost

Ben and Brenda Jacobs of Newington Court. Ben has died and Brenda is not renewing.

Karen Beswick and David White from Grange Road who have moved from the area.

Mrs Joan Cranmer of Green Courts who has died.

Current Account £ 1694.74

Deposit Account £11691.02

Total £13385.76

No Expenditure since last report.

13 subscriptions affecting 17 members not paid.

Chasing:

Mr and Mrs Egan of Park Road

Mr Garner of Pheasant Rise

Mr and Mrs Jewison of Vicarage Lane

Mr Kushwaha of Heald Close

Mrs Longworth of Heald Road

Mr and Mrs Norman of Dorset Road

Mrs Robinson of Cambridge Road

Mr Silverman and Mrs Patoff of Groby Road

Mr Prophet of the Bowdon Rooms

Mrs Warren of Held Drive

Not chased as payments normally received in May:

Mr Brown of Chesham Place pays 16th May

Mr Fengold of Groby Road pays 3rd May

Mrs Skelton of Heald Road pays 2nd May

**10. Newsletter / Website**

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

**11. Emails and other Member contacts**

03/04 - N Arshad asked for advice on repairing wall in Langham Road

04/04 - P&B Finnegan-Parsons - raised concerns about Green Walk tree works, Sue already on case

14/04 - N Hannon - objecting to installation of telegraph poles on Hill Rise, we don’t believe there is anything we can do to assist

24/04 - F McGlone - raised concerns about vandalism at Sangam - need more info if we are to assist, but no applications on the system

**12. AOB**

AGM – NM suggested approaching a speaker from Manchester Airport once the CAA new flightpath proposals have been published. AGM timing will therefore be dependent on timing of the publication and consultation - carried forward

24/04 - Need to confirm if AGM is a legal requirement - Nigel to confirm we have met our Charity Commission obligations as part of handover to Tony

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 19th June - Mike to chair, Loretta to provide Zoom invite

Tuesday 23rd July