**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 19th June 2024 via the Zoom app**

**PRESENT**

Mike Ward (chairing)

Joyce Gatoff

Neil Morton

Loretta Mooney

Sue Meakins

Tony Goodman

**APOLOGIES**

Kate Stross (Chairman)

Nigel Haworth

Gordon Desser

Viv Alexander

Simon Nicholas

Richard Hagan - Altrincham & Bowdon Civic Society (Optional)

**1. Minutes of the Meeting May 2024**

Approved

**2. Ongoing Planning Applications**

| **2022** | | | |
| --- | --- | --- | --- |
| 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 |
| **2023** | | | |
| 111172/OUT/23 | 9 Bowgreen Road - outside C/A | Demolition of house, erection of 2 semis | Awaiting – appeal lodged |
| 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! |
| **2024** | | | |
| 113063/HHA/24 | The Old Vicarage, 15 Park Road | Landscaping to garden and drive | Awaiting |
| 113064/LBC/24 | The Old Vicarage, 15 Park Road | to create an ensuite bathroom | Awaiting |
| 113171/HHA/24 | Beech Bank, Bowdon Road | Alterations to roof, single storey rear extension garage to living space. Replacement windows | Awaiting |

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

| 108001/ADV/22 | The Griffin | 3 new signs externally illuminated | Refused |
| --- | --- | --- | --- |
| 108926/FUL/22 | 1 Bowgreen Road | Replacement dwelling new gates and wall | Approved with conditions |
| 110828/HHA/23 | Holmeside Cottage, 50 Woodville Road | Remodelling + 2 storey side extension + major work | Approved |
| 111026/FUL/23 | DUNHAM GOLF CLUB | 2 padel courts. | Approved |
| 111540/HHA/23 | 5 Bowgreen Road | single /2 storey extension. | Approved with conditions |
| 112177/HHA/23 | Parklands, Dunham Road | External alterations, 2m wall | Approved with conditions |
| 112221/HHA/23 | 29 The Firs | single storey rear orangery | Approved with conditions |
| 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 | Approved with conditions |
| 112190/HHA/23 | 14 Langham Road | Extension to basement garage for more parking. | Approved with conditions |
| 112191/LBC/23 | 14 Langham Road | Extension as above | Approved with conditions |
| 112736/HHA/24 | 3 Allandale | DCA single storey side / rear first floor extension | Approved with conditions |
| 112773/HHA/24 | Parkdale, Dunham Road | new fencing and vehicle access | Refused |
| 112787/HHA/24 | 27 The Firs | conservatory to extension | Refused |
| 112865/HHA/24 | South Ridge, Heald Drive | 2 storey rear extension. | Approved with conditions |
| 112659/OUT/24 | 9 Bow Green Road | Outline planning permission for demolition of house and building 2 new semi’s | Approved with conditions |
| 113053/HHA/24 | 3 Chasefield | 2 storey side extension, conversion of garage, erection of new detached garage, creation of new access and driveway | Approved with conditions |
| 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 | Approved with Conditions |
| 113194/HHA/24 | 15 Hollywood | more windows, juliet balcony at first floor roof lights | Approved with conditions |
| 113246/HHA/24 | 31 The Firs | remodelling, first floor extension | Approved with conditions |
| 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 | Refused |

| 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**

| 113337/HHA/24 | 33 Green Courts | 2 storey side extension | New |
| --- | --- | --- | --- |
| 113456/CPL/24 | Parkdale, Dunham Road | 2m fence | New |
| 113458/HHA/24 | 1 Beechfield | widening of driveway / reconstruction of wall | New |
| 113532/HHA/24 | 4 Westwood, St Margarets Road | carport to internal space | New |
| 113556/HHA/24 | Robinswood, 35 Cavendish Road | new single storey garage, old garage to living space. | New |
| 113490/HHA/24 | 5 Higher Downs | 2 storey side and rear extension | New – neighbour objection that it will damage symmetry |
| 113625/HHA/24 | Donnington, 32 Grange Road | Demolish garage and erect single storey side extension replace windows, wider vehicular access and new wider gate | New |
| 113826/HHA/24 | Chesham Place | Widen gate significantly | New – Sue to review and comment on tree impact grounds |

**5. Enforcement**

Nothing new this month.

No update on enforcement request for school banners.

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

| 113460/S211/24 | Hanson House, 3 Parklands, Devisdale Road | BCA works to trees | New |
| --- | --- | --- | --- |
| 113595/S211/24 | Vine House, 29 East Downs Road | BCA works to + felling 1 ash. | New |
| 113606/S211/24 | 14 West Lynn, Devisdale Road | works to + felling 2 birch, 2 sycamour | New – Sue to visit and object as impact is only to fence panel |
| 113647/TPO/24 | 1 Woodlands, Bonville Road | DCA works to TPO 076 felling 2 oaks | New – Sue to object |
| 113682/S211/24 | Flat 1 Morningside, 15 Highgate Road | DCA works to | New |
| 113577/S211/24 | Dunham House, Charcoal Road | DCA works to | New |
| 113709/S211/24 | 29 The Firs | BCA works to | New |
| 113729/S211/24 | Evenholme Flats, Green Walk | DCA works to | New |
| 113733/S211/24 | Parkgate Cottage, 3 Highgate Road | DCA felling 1 chestnut, 1 holly, 1 goat willow, + works to | New |
| 113755/S211/24 | Farley Lodge, 23 Cavendish Road | Downs CA? removal of 2 holly 1 birch + works. | New |

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

New: Traffic monitoring in place in Bentinck / Woodville area – presumably following recent Regent Road and St Margaret’s Road works.

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 from airport

Neil suggested that we take some sample hours to track via Flight Radar – Neil to update group next meeting

**HS2** (alternative schemes) - no update – await outcome of general election

**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/)

New: application called in by Secretary of State – if Labour win Lisa Nandy could be Secretary of State

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

Membership 293. Made up of 5 for info, 140 Life and 148 Annual.

Lost

Mr and Mrs Egan of Park Road – nonpayment 1 chase.

Mr and Mrs Jewison of Vicarage Lane – both deceased.

Mr Kushwaha of Heald Close – nonpayment 2 x chased.

Mrs Longworth of Heald Road – nonpayment 2 x chased.

Mr and Mrs Norman of Dorset Road – nonpayment 2 x chased.

Mrs Robinson of Cambridge Road - moved to London.

Mr Silverman and Mrs Patoff of Groby Road – nonpayment 2 x chased.

Mr Prophet of the Bowdon Rooms – nonpayment 2 x chased

Mr and Mrs Higgins of East Downs Road – nonpayment 2 x chased.

Mrs Warren of Heald Drive – moved away from area.

Current Account £ 1544.41

Deposit Account £11711.39

Total £13255.80

Expenditure since last report.

Zoom subscription £155.88.

Postage Mandate to Bank for L Garner and Next day Delivery to Santander & HM Revenue £16.65

Contact for information from Lowthers (website fees) and Zurich (insurance changed over to Antony.

Bank Mandate to Santander for Antony sent off on Tuesday by Special Delivery and received on the 19/6.

Gift Aid claim for £118.05 also sent off on Tuesday by Special Delivery and received on the 19/6.

**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**

17/05 - Lisa Coyne – raised concerns re works at Sangam – raised with Trafford Enforcement, who visited site quickly, no update on what happened next

**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 – carried forward

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**

Tuesday 23rd July (apologies from Loretta)

**Can the Minutes for the July meeting, show a resolution confirming Nigel’s resignation and removal from the Bank account. This will enable Antony to sign the resolution and submit to Santander as we need to ensure before then he has the full access to the Bank accounts and then also record his address as the contact.**