**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 Tuesday 3rd September 2024 via the Zoom app**

**PRESENT**

Kate Stross (Chair)

Mike Ward

Gordon Desser

Neil Morton

Sue Meakins

Joyce Gatoff

**APOLOGIES**

Tony Goodman

Nigel Haworth

Loretta Mooney

Simon Nicholas

**1. Minutes of the Meetings 23rd July 2024 & 26 August 2024**

Approved

**2. Ongoing Planning Applications**

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| --- |
| **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** |
| 113171/HHA/24 | Beech Bank, Bowdon Road | Alterations to roof, single storey rear extension garage to living space. Replacement windows | Awaiting |
| 113458/HHA/24 | 1 Beechfield | widening of driveway / reconstruction of wall | Awaiting |
| 113556/HHA/24 | Robinswood, 35 Cavendish Road | new single storey garage, old garage to living space. | Awaiting |
| 113916/HHA/24 | Perdu, 9 St Margaret’s Road | Above ground extension – objection raised | Awaiting |
| 113943/FUL/24 | 5 Gorsey Lane | demolish and rebuild BOUNDARY OF DCA. (not in DCA) | Awaiting |

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

|  |  |  |  |
| --- | --- | --- | --- |
| 108673/FUL/22 | Erlesdene, Green Walk | Refurbishing the 9 apts demolishing outbuildings 5 new residential units | Approved with conditions |
| 108674/LBC/22 | Erlesdene, Green Walk | Listed building consent | Approved with conditions |
| 113532/HHA/24 | 4 Westwood, St Margarets Road | carport to internal space | Approved with conditions |
| 113625/HHA/24 | Donnington, 32 Grange Road | Demolish garage and erect single storey side extension replace windows, wider vehicular access and new wider gate | Refused |
| 113826/HHA/24 | Chesham Place | Widen gate significantly | Refused |
| 113804/CPL/24 | 33 Green Courts | new access – objection raised | Approved |
| 113859/FUL/24 | St. Margaret's church | DCA new antennas + GPS node | Refused |
| 113872/VAR/24 | 1 Bowgreen Road | BCA amending plans / 1 objection height + loss of light | Approved with conditions |
| 113950/HHA/24 | Sunnydale, Bowdon Road | single storey rear extension | Approved with conditions |
| 113490/HHA/24 | 5 Higher Downs | 2 storey side and rear extension | Removed |
| 113844/FUL/24 | Scriven House, Richmond Road | Office to residential | Removed |
| 113845/LBC/24 | Scriven House, Richmond Road | boundary wall = new vehicle access | Removed |

**4. New Planning Applications**

|  |  |  |  |
| --- | --- | --- | --- |
| 113970/HHA/24 | 1 The Springs, Apartment 2 | Change window to double doors with Juliet balcony | New – check with tree application same address |
| 113980/HHA/24 | Bruera, Heald Close | Solar panels not visible from road | New |
| 113852/HHA/24 | 67b Langham Road | Replace perished brickwork and replace roller shutter with door | New |
| 114041/HHA/24 | Big Tree House, Charcoal Road | Minor changes to works | New – outside CA |
| 114232/HHA/24 | 3 Osbourne Place | Demolition of conservatory, 2 storey extension | New – outside CA |

**5. Enforcement**

Nothing new this month.

No formal update on enforcement request for school banners – but banners by church have been removed.

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

|  |  |  |  |
| --- | --- | --- | --- |
|  | 33 Green Walk | Various works  | New – Sue to object and speak to tree officer |
|  | Big Tree House, Charcoal Road | Removal of beech tree | New – outside CA – Sue to object |
|  | Oakleigh, Green Walk | 30% reduction, but tree is decayed | New  |

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

Carried forward: 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** –Neil circulated update (below) which suggests a 5-month delay to April 2025 for next milestone and similar delays thereafter



**HS2** (alternative schemes) - no update, awaiting decision by new Government

**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/)

Application called in by Secretary of State – Angela Rayner is now Secretary of State

**Davenport Green** – major housing proposal, 2,500 homes, schools, retail, employment – consultation closes 20 September 2024 <https://davenportgreenconsultation.co.uk/>

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

No update this month

Anthony and Mike to be added to bank account, Nigel to be removed.

**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**

Nothing this month

**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 8 October – apologies from Gordon

Tuesday 12 November