

**Altrincham & Bowdon Civic Society**  
**Registered charity No. 246145**

**Summary Minutes of the online Committee Meeting – 8.00pm 20<sup>th</sup> January 2021**

**Present:**

**Committee members:** Judie Collins (Chair), Trevor Stone (Treasurer), Robert Redford, Richard Hagon (Sec), Paulina Lewis, David Eastwood B.A., Leslie Cupitt (Green Spaces Lead), Vivian Labaton MSc.

**Co-opted Members :** Angela Stone (Town Centre & Business Lead)

**Guests:** Mr Ken Garrity- President Altrincham Rotary Club, Mr. Martin Garrett a member, Dr Michael Nevell, ClfA, FSA & Ms Jessica Underwood Student Intern.

**Report from the Chair**

We are carrying on with the idea of a short speaker at the beginning so thank you for agreeing to the date being moved so Mike Nevell can talk to us about archaeology. He is now Chair of South Trafford Archaeological Group and is doing some research on Church Street. He can also discuss the Warburton public inquiry and the Regent Road work.

There has not been any halt to planning applications. The Wheatsheaf was down last night for approval. We hosted a meeting re the Parkfield houses and Paulina has expressed concerns about residential to office which she will talk about. We are waiting to hear from CBRE about changes to the interior of St John's Church.

Leslie will talk about the candidates for a short free Internship on social media and video from MMU.

More work is being done on Altrincham Town Council and a meeting has been agreed with the Leader of the Council. We need to talk about which services might be retained by Trafford and which transferred.

The lock down continues to harm the town centre but some cafes are opening for take out and we have a new coffee van where I understand the coffee is excellent.

Altrincham Health and Wellbeing Centre has been praised for its handling of vaccinations and ironically its empty spaces have helped.

A meeting to discuss our relationship with Altrincham BID has been agreed with the Chair and we are awaiting a date.

Altrincham Interchange's problems have been very much eased by Sarah Morgan who came to talk to us as the new Community Rail officer. Her background as a town clerk has proved extremely helpful and the planting, artwork and poetry notice boards have been much appreciated. The two prize certificates from RHS North West in Bloom exceed those for Altrincham in Bloom I am informed. Well done to Friends of Barrington Green who now have a Facebook page with excellent photographs.

**Report from Guest Dr Mike Nevell** Chair of STAG (*South Trafford Archaeological Group*)

**Spatial Framework and Timperley Wedge** - The GMAAS (*Greater Manchester Archaeological Advisory Service*) for the past three years has been working on the archaeology and heritage side of the Spatial Framework, they have produced reports for each of the land allocations across Greater Manchester. This

includes quite a number in Trafford. The report on the Timperley Wedge includes a landscape history survey of each part of land. Work needs to be done in that area before any building work can be done or the metro line extended.

They are still waiting to hear about the enquiry into the Warburton Lane planning proposals, it impacts on several medieval deer park and several listed buildings and potential Roman remains.

Carrington has also been looked at during some archaeological work in 2019, which produced evidence of Roman field systems and nearby settlements.

**Regent Road** – I have talked to the County Archaeologist Norman Redhead, he is adamant there will still be a future exhibition in the library highlighting the 19<sup>th</sup> & early 20<sup>th</sup> cent housing that was excavated. A lot of remains were uncovered including late 17<sup>th</sup> and early 18<sup>th</sup> century items.

**The Old Market Place** – This really concerns numbers 8 to 10 The Old Market Place. Hazel Pryor, Chair of Altrincham History Society, actually got access in October 2018 because there was timber framing in the buildings. As a result STAG (*South Trafford Archaeological Group*) and myself did some extra survey work. At the end of December we produced a building survey report on numbers 8 to 10 Old Market Place. This type of Crook Frame building was built in the UK from the 13th Century through to the 17th Century. Unfortunately because No's 8-10 were not listed the developer was able to rip out the old A frame partitioning which was a great loss.

Fortunately we know there is more timber framing in the Orange Tree pub and we know there is some in number 12 Old Market Place. The Roebuck Inn may also have some, it has certainly got what looks like an inglenook fireplace.

**South Trafford Archaeological Group** – As chair of STAG what we tried to do during the last 12-months over the lockdowns is to keep an eye on our buildings and the Walled Garden. Some members have come every week to maintain that and also work on the maintain building. We have not been able to have any Zoom meetings, but have updated the website and created some Podcasts as well. We have done some field work, a little bit of research on the old gas railway from Altrincham station through to the Gas Works on Moss Lane. STAG has just got permission to go inside the Wheatsheaf Pub to record it before conversion work starts.

## **Planning**

For current planning applications **see appendix 1**.

Planning – Leisure centre is now planned as a refurbishment rather than re-build. But there is mention of a Skate Park and Climbing Wall, also talk of incorporating parts of the Golf Course.

New Internship position for Social Media

Leslie introduced Jessica Underwood who had joined the meeting. Jessica is a student of English and Film at Manchester Metropolitan University and after interview agreed to join us on an internship. As part of her Internship with the Civic Society Jessica will create new routes to communicate with local youth using the array of social media. She already has some exciting ideas as to how we should be inspiring the next generation to become involved in the Civic Society, to protect our heritage and evolve in these challenging times. The Internship will form part of her degree studies. We hope Jessica will enjoy her time with Society.

**Meeting with Councillor Andrew Western** about possibly forming a Town Council

Graham Fawcett has arranged a meeting for 3:00pm on 28th January. It has been agreed that Robert and

Leslie will go to the meeting. Robert said it's going to be quite informal. Matters to be considered is the coverage, Angela said Altrincham & Bowdon are a good fit, not sure about Broadheath. People would need to be consulted about it. Possibly get the Democratic Officer to advise about this. Chair said that Timperley would apparently have their own Town Council. Macclesfield said to her be careful of going too large

## **Town Centre Report from Angela Stone January 2021**

Since the December meeting hospitality has remained closed, despite Sir Graham Brady and Andy Burnham's best efforts.

Homebird are moving to George Street into one of the units by the Everyman Cinema.

The Strength Collective (new gym) is moving into the other unit.

Marco Pani has moved to Oxford Road.

The Oxford Rd Café is now open in the evenings again – American Diner style.

Dreamtime Café has now become The Fat Pizza.

Coco Lounge has been renamed Roy's Sports Bar.

Tavern on the Green is having a new fit out and will become a Craft Union Pub.

The Cellar is now closed and will become a Big Grille Style - burger bar.

Mustard looks ready.

The Conservative Club have launched a range of vegan foods, including burgers!

House have re-introduced Urban Burger.

*2021 The year of the Burger in Altrincham!*

Altrincham Eats is a new App for ordering food for collection (Deliveroo and Uber do delivery).

Seven hospitality venues have now closed permanently - Ankor Soul, Frankie & Benny, Locanda, Masso, Sardus, Tree House & Warrens.

Mhriam, King Pong and Da Noi are for sale.

Grants continue to be a problem – working with Trafford Council and Sir Graham's office.

Oxford Road Consultation is expected to start shortly, I've been working with Sean Anstee and some of the Oxford Road businesses.

I've been working with Andy Hague to get grids clear to prevent the town centre flooding. The Downs Regent Road, A56 & Booth Road. The Downs, Booth Road and A56 are the highest points which cause the town centre flooding.

## **Appendix 1**

### **PLANNING APPLICATIONS 21st December 2020 - 18th January 2021**

21 December 2020

102874/FUL/20 Parkfield, 8 Groby Place, Altrincham WA14 4AL

The demolition of the existing dwelling and the erection of four dwellings, together with access, parking, drainage, landscaping and other associated works.

NOTE: Comments have been submitted on this application.

18 January 2021

103044/VAR/21 46-50 Railway Street, Altrincham WA14 2RE

Application for variation of conditions 2 (Approved Plans); 3 (Live Work Units); 4 (Materials); 5 (Construction & Design Detail); 9 (Surface Water Drainage); 10 (Construction Method Statement); 16 (Car Park Management Scheme); 19 (Noise & Vibration) and 21 (Air Quality) on planning permission 95548/FUL/18 (Demolition of side and rear extensions to public house at 46 Railway Street and former bowling green pavilion building and erection of 4 No three storey mews houses (with live/work arrangement). Conversion of public house to ground floor commercial (B1/A2) and 1 No residential apartment to the upper floor. Erection of 24 No apartments within a 4 storey building with associated landscaping and basement parking on land to the rear of 46-50 Railway Street. Vehicular access from The Downs with associated development thereto) to amend approved plans to allow for minor alterations to approved scheme including provision of an electricity sub-station and submission of details for approval previously reserved by condition.

102971/FUL/20 Holly Tree Cottage, Clay Lane, Timperley WA15 7TS

Change of use from residential dwelling (Use Class C3) to serviced accommodation (Use Class C1). External alterations to include: conversion of the garage into a cinema room with associated external alterations, demolition of the existing conservatory and tree house, erection of a single storey side extension with a first floor roof terrace, new outbuilding to the garden with a roof terrace, extension to the existing driveway and landscaping works.

102972/FUL/20 Paddock Farm, Wellfield Lane, Hale WA15 7AD

Full Planning Permission for the change of use of the building from dwelling house (Use Class C3) to serviced accommodation (Use Class C1), alongside the re-modelling of the existing building and landscaping works. This includes the conversion of the existing outbuilding; Raising the ridge height of the lower part of the existing farmhouse; creation of an external covered courtyard; and associated works, including Juliette balconies and landscaping, new swimming pool and other external alterations.

NOTE: The last two applications are submitted by The Hut Group which owns and operates the Hale Country Club. As serviced accommodation the intention is to use the properties in association with the Club.