

Altrincham & Bowdon Civic Society
Registered charity No. 246145

Minutes of the Committee Meeting 17th May 2022
8.00pm at Altrincham Town Hall

Present:

Committee members: Judie Collins (Chair), Trevor Stone (Treasurer), Paulina Lewis (Planning), Robert Redford, David Eastwood BA. Leslie Cupitt.

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

3. From the Chair

First of all many thanks to Richard for such an impressive Community Voice Magazine. It has received many compliments.

Our major interests at the moment will be covered in the agenda. I represented us at Martin's service of thanksgiving and will bring the programme with me.

Angela and I met with Sarah Warman who is a Social Prescriber at the Health and Wellbeing Centre about better use of the building and a follow up to our pointless meeting with MFT about the hospital and the continued closure of minor injuries. Angela is prompting Graham Brady to go back to them. Angela and I also met with Tim and Dave from Camra about the risk to heritage pubs. This will tie in to the Local Listing work with Salford University.

Paulina attended a meeting re Clarendon House and there is a lot of activity at Rackhams which will be the first phase of Stamford Square. Please keep an eye out for any activity in the town centre and report back.

We have raised with Trafford's Chief executive the problem of staff leaving halfway through projects without any warning or clues to a successor. I have contacted Sharon Walls at Amey to point out that we have heard nothing about the meeting re their contracts.

A date has been set for Friends of Parks to discuss the seven year consultation with Amey about their contracts.

We are awaiting a meeting with Alan Cross our GMP Inspector about anti social behaviour in the town centre and on the Interchange.

Now that Purdah is over the ward councillors would like to meet and it has been suggested Wednesday evening but we are waiting to hear back. We are also waiting for the new executive leads at TMBC to be announced.

4. Treasurers Report

Finance: Bank Curr A/c £ 1816.38 Dep A/c £ 1427.35 HLF A/c £ 1.00

Treasurer reported there have been some new members and our insurance has been renewed with a greatly reduced rate from Zurich.

5. Planning

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

6. A.O.B.

Judith a local resident came to the meeting and was really interested in getting involved.

There was an inspection of the town hall cellars and Robert took some photos as requested by Lis Lewis at Trafford.

Paulina and Robert discussed the on site visit at the Bowdon Hotel and Paulina has sent in a generally supporting letter to planning but raising concerns about traffic. Jordan Kennedy of the Patrick Properties Group (Owner of the Bowdon Hotel site), raised concerns about replacement of heritage lamp posts and Judie has asked Sharon Walls from one Trafford to follow this up. Good contact established with McGoffs the developer and much discussion re Altair. **For a full report see appendix 2.**

Some discussion regarding the Church of England putting Windy Ridge up for sale.

Broadheath not much progress re Lidl but meeting with Allison Brierley who looks after neighbourhoods for the council offered for next week.

Great success of the magazine and more ordered to dispense over Jubilee weekend.

The meeting closed at approximately 9.00pm

Next Meeting: The next Committee Meeting will be on 19th July 2022 at Altrincham Town Hall 8pm.

Appendix 1

PLANNING APPLICATIONS 21 March 2022 – 16 May 2022

4 April 2022

107465/VAR/22 Regent Road Car Park, Altrincham

Application for variation of condition 2 on planning permission 98607/VAR/19 (Application for variation of condition 2 on planning permission 93171/FUL/17 to vary the approved plans, to incorporate a glass roof on Block A atrium with minor associated minor amendments throughout Block A, Block B, Multi-Storey Car Park and external areas) for amendments to external materials and updates to elevations, landscaping and layout.

107530/FUL/22 Clarendon House, Stamford New Road, Altrincham WA14 1BY

Application for the remodelling and conversion of Clarendon House in association with change of use from Offices (Planning Use Class E) to Residential (Planning Use Class C3), to provide 68 dwellings. Works to include two storey upwards extensions, extensions to the front and rear, new windows, cladding, balconies, alterations to shop fronts and new entrance lobby at ground level (remaining ground floor uses to be retained), associated infrastructure, parking and landscaping.

Note: Comments submitted by Damian Utton on behalf of the Design Forum. Existing ground floor retailers are to remain.

19 April 2022

107278/FUL/22 Bollin Hotel, 58 Manchester Road, Altrincham WA14 1PJ

Change of Use and conversion of existing ten bedroom hotel to six self-contained one- bedroom flats with associated car and cycle parking provision, including external alterations and demolition of the existing single storey rear extension and two storey side extension.

3 May 2022

107877/FUL/22 The Bowdon Hotel, 5 Langham Road, Bowdon WA14 2HT

Redevelopment of site for a mixed use including retention and extension of Hydro building to provide a 95 place children's day care nursery, erection of 53 bedroom care home, retention and conversion of 2 villas into 6 apartments, erection of 6 townhouses, demolition of all other buildings and structures on site and provision of car parking, landscaping and associated works.

Note: A meeting has been arranged for 17.05.22 with Jordan Kennedy (site owner) and A&B Civ Soc following which our comments will be submitted.

9 May 2022

107773/LBC 16 Old Market Place, Altrincham WA14 4DF

Listed Building Consent for internal and external alterations, including layout, wall and fenestration adjustments (part retrospective).

Additional Notes on Consultations

Trafford Housing Trust have invited comments on their draft proposals for regeneration on their site on New Street, Altrincham to provide feedback prior to the submission of their planning application.

More information can be found via www.traffordhousingtrust.co.uk/newstreet

Appendix 2

Bowdon Hotel Site Redevelopment

An on-site meeting was held at the Bowdon Hotel with Jordan Kennedy of Patrick Properties (Owners of the site) and representatives of the McGoff Group (The developer). This is a large site with buildings of local historic interest. Our various queries were answered, every attempt has been made to integrate new buildings with the old and to provide adequate parking for both residents and visitors and those who work on the site. It is understood that charging units for electric vehicles will be installed. Heat pumps etc are to be provided to reduce the dependency on gas, although it is not yet clear whether solar panels will be fitted on the roofs.

Our main concern is the 95 places that are to be provided for the young children's day care nursery. The outside play area for the facility seems to be too small. It is suggested that the number of places is reduced.

The increase in traffic on the surrounding roads will present problems and may require alteration in the settings of the traffic lights on the Ashley Road, Marlborough Road and Stamford Road junction.

Altrincham & Bowdon Civic Society supports this development which occupies a prominent site that has become dilapidated for several years.