

TRAFFORD COUNCIL

Report to: Executive
Date: 25 July 2016
Report for: Decision
Report of: Executive Member for Economic Growth, Environment and Infrastructure

Report Title

Conservation Area Appraisals and Management Plans

Summary

This report provides a summary of the consultation responses received to the draft Conservation Area Appraisals (CAAs) and draft Management Plans (CAMPs) for Ashley Heath, Bowdon, Devisdale, Hale Station and Sandiway.

This report seeks approval to the final documentation for adoption as Supplementary Planning Documents (SPD).

Recommendation(s)

That the Executive will be asked to:

1. Note the consultation responses and amendments made to the CAAs and CAMPs for Ashley Heath, Bowdon, Devisdale and Sandiway as set out in Appendix 3;
2. Approve the following for adoption and publication as Supplementary Planning Documents, as set out in Appendices 4-13:-
 - Ashley Heath CAA
 - Ashley Heath CAMP
 - Bowdon CAA
 - Bowdon CAMP
 - Devisdale CAA
 - Devisdale CAMP
 - Hale Station CAA
 - Hale Station CAMP
 - Sandiway CAA
 - Sandiway CAMP
3. Delegate responsibility for approving any minor amendments to the wording of the documents, to the Director of Growth and Regulatory Services, prior to their publication.

Contact person for access to background papers and further information:

Name: Richard Roe (Director of Growth and Regulatory Services)

Extension: 4265

Background Papers: None

Relationship to Policy Framework/Corporate Priorities	The CAAs and CAMPs contribute to a number of Corporate Priorities, in particular: Economic Growth and Development and Safe Place to Live - Fighting Crime.
Financial	The preparation of the CAAs and CAMPs has been funded from the Strategic Planning and Growth budget, within the EGEI Directorate's overall budget.
Legal Implications:	The Appraisals and Management Plans are being produced in accordance with the requirements of s.69(2) Planning (Listed Buildings & Conservation Areas) Act 1990. Once adopted, planning decisions will be taken in accordance with the resultant designations and policies, unless material considerations indicate otherwise.
Equality/Diversity Implications	The Core Strategy Equality Impact Assessment has been applied to the preparation of these CAAs and CAMPs and is considered to be compatible to the work to be carried out under the appraisals because they will help to deliver some of the objectives and policies of the Core Strategy.
Sustainability Implications	The main strategic objective of the CAAs and CAMPs is the same as the objective of Policy R1 of the Trafford Core Strategy which was found to be sustainable.
Resource Implications e.g. Staffing / ICT / Assets	The CAAs and CAMPs have been prepared by consultants and staff within the existing Strategic Planning and Growth Team. The documents will be available to view electronically via the web.
Risk Management Implications	The appraisals support the delivery of the Council's Core Strategy and Development Management function. If the appraisals are not progressed it could undermine the delivery of Council policy.
Health & Wellbeing Implications	None
Health and Safety Implications	None

1.0 Background

1.1 Trafford Borough contains 21 designated Conservation Areas (CAs), many of which were created in the 1970s and whose boundaries have not been changed since. The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England states that boundaries of existing Conservation Areas should be reviewed regularly.

1.2 Conservation Areas are designated because the area is considered worthy of preservation or enhancement due to its special architectural or historic interest. They

are not to show the progression of development from the past to the present. The Conservation Area boundaries need to be viewed within a wider context of urban development. Designated Conservation Areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas.

- 1.3 Historic England guidance (namely Guidance on Conservation Area Appraisals, (2006), para 2.8, Guidance on Conservation Area Appraisals, (2005), Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, (2011), paras 1.7 & 1.9), sets out that designation is not sufficient to preserve and enhance the conservation areas; the Trafford Core Strategy reflects this guidance in Policy R1 of its Core Strategy, committing the Council to reviewing these boundaries and preparing new CAAs and CAMPs.
- 1.4 The Historic England Guidance states that the concept of conservation should not be devalued through the designation of areas that lack special interest. Where drawn too tightly, the CA should be extended to include more recent phases or plots associated with buildings of historic interest. The CAA's outline the special characteristics of an area and the CAMPs act as a tool for managing them, they do not prevent development.
- 1.5 The Executive approved adoption of the first 5 CAAs for Old Market Place, Stamford New Road, Goose Green, George Street and The Downs on 27th October 2014. On 21st March 2016 CAAs and CAMPs for Barton Upon Irwell and Linotype and CAMPs for Old Market Place, Stamford New Road, Goose Green, George Street and The Downs were approved for adoption. The status of the draft CAAs and CAMPs for the remaining Conservation Areas is set out in Appendix 1.

2.0 Key features, issues, threats and development principles which have emerged through the CAA and CAMP documents

- 2.1 The CAAs contain a wealth of information on heritage assets, including identifying landmark buildings and buildings which contribute positively to the conservation area; an assessment of key views and vistas in to and out of the conservation areas; an assessment of threats which exist and which may be undermining the heritage asset, and; the identification of "negative" areas which need positive treatment to enhance them.
- 2.2 The CAAs for Ashley Heath, Bowdon, Devisdale, Hale Station and Sandiway also include proposed extensions to the Conservation Areas (Appendix 2) to include areas that are now considered under the most recent guidance from Historic England to be of sufficient historic interest to be in a conservation area. These extensions are fairly extensive in Bowdon and Sandiway. There are also 2 very small areas proposed for exclusion in Bowdon and Devisdale and a slightly larger area in Ashley Heath.
- 2.3 The CAMPs provide further detail than that contained in the CAAs on architectural style, building materials, shop fronts, upper floors, boundary treatments, rear extensions and details of the public realm and streetscape. Policies then set out parameters to manage future change to the Conservation Area. It is not the intention to necessarily prohibit change; the policies stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed. An Article 4 direction removing permitted development rights is proposed for almost all the properties in Sandiway Conservation Area and Hale

Station. This will be subject to further consultation with individual properties prior to it being adopted by Planning Committee.

3.0 Public Consultation and the summary of responses received on the draft documents

3.1 Executive Member approval was given to consult on the draft documents. The public consultation process involved writing to all addresses within the existing Conservation Areas and any proposed extensions. The draft documents were also made available to view in libraries and online on the Strategic Planning web pages via following the links:-

• <http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/local-plan-consultations.aspx>

• <http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/previous-local-plan-consultations.aspx>

3.2 In addition a number of drop in sessions were held in the local area, attended by over 130 people. The consultation resulted in relatively few comments to each document; with 54 local residents or organisations making comments. A summary of the comments received, is provided below with more detail and the Council's proposed response to them provided in Appendix 3.

3.3 Comments were received from Historic England, The Bowdon Downs Residents Association, National Trust, Altrincham and Bowdon Civic Society, planning consultants and local residents.

4.0 Summary of Responses Received

General Comments

- The inclusion of further wording and rewording to better reflect national policy and legislation on dealing with positive contributing buildings and designated heritage assets, for example listed buildings
- Requests for clarity in the policies and suggestions for additional text covering historical information
- Request for the inclusion of a policy to cover street lighting in all CAMPs which specifies warm LED lights and appropriate column styles in CAs
- Proposal for a Conservation advice leaflet for householders

Specific Comments

Ashley Heath

- Disagreement with the inclusion of St Emillie Church and Our Lady Nursing Home within the proposed Conservation Area extension
- An objection to the proposed extension into the south and west into the Green Belt
- General support for the policies with some minor amendments suggested to references and the policy covering historic hedgerows

Bowdon

- The Bowdon Conservation Group (BCG) welcomes the CAA and proposed extensions but suggests more emphasis is needed on the importance of trees,

issues of parking, loss of boundary treatments and some more specific recommendations for the Management Plan with a specific policy for adverts.

- Support for the inclusion of The Vale and Apsley Grove
- Objections from local residents to the inclusion of the McCarthy and Stone 1994 building Springbank, Winton Road, The Lawns and Belgrave Road in the proposed extensions to the CA.
- The Bowdon Residents Group proposes a further extension to include Vicarage Lane, York Road, Primrose Cottage and Brick Kiln Row
- General support for the policies with some minor amendments suggested to policies covering banners, rain water goods, materials and scale and massing.
- Objection to the Mercure hotel being a positive contributor and the area round the hotel being considered as open space.

Devisdale

- BCG agrees with the proposed extensions but stresses that there needs to be emphasis on the importance of a landscape strategy, inclusion of key views and a programme for tree replacement.
- A resident of Bow Green Road objects to theirs and other properties being included on the Road
- A request for clarity over why Byeways and the Golf Club are included in the proposed extension.
- General support for the policies with some minor amendments suggested to policies covering, rain water goods, materials and upvc windows
- Suggestion to alter character areas so Green Walk is in Character Area C not B.
- Support from the National Trust with some suggested minor amendments
- A resident questioning the inclusion of the modern Hill Rise development within the proposed extension

Hale Station

- Resident comments on the problems of speeding traffic in the area, more priority to cyclists and pedestrians
- Issue raised about the problems of commercial litter and refuse bins
- Issue of loss of residential frontages to parking and loss of timber windows
- Suggestion that traffic problems could be alleviated by widening the A56

Sandihay

- Mixed views on the proposed Article 4
- More needs to be done to improve the appearance of pubs and hotels in the area
- Objection to the inclusion of Oldfield Road and Church Street into the proposed extension to the CA

- 4.1 The majority of the suggested changes, outlined above have been taken on board in the documents. However some of the suggestions have not been accepted.

The main changes accepted are listed below:-

- Minor corrections and additions to the general text
- Change to the draft proposed boundary to Bowdon to now not include Spring Bank
- Change to the draft proposed boundary for Devisdale to now not include Bow Green Road
- Change to the draft proposed boundary for Ashley Heath to now not include Green Belt land west of the Conservation Area but to make a revision to include the Lodge associated with the original historic house which forms part of the Vale Nursing Home
- The addition of and changes to the position in the text of photographs

- Changes to the text and policies to add more detail, improve clarity and ensure conformity with legislation and NPPF

The main suggestions which are not accepted and the reasons for this are listed below:-

- Objections to the proposed boundary extensions in relation to Winton Road, The Lawns and Belgrade Road in Bowdon Conservation Area, Oldfield Road and Church Street in Sandiway Conservation Area, St Emillee Church and Vale Nursing home (with open space to the north of it) in Ashley Heath Conservation Area. These objections are not accepted as the extensions are considered necessary, in line with Historic England Guidance, to protect the historic importance of properties and their setting in within the Conservation Areas
- Objections to the introduction of new Article 4 areas. These objections are not considered to be justified because under the current permitted development rights historic features such as timber windows are being inappropriately replaced. The introduction of Article 4 areas will restrict these permitted development rights and help to ensure retention or appropriate replacement of these features
- Several issues were raised that are considered beyond the scope of the CAMPs for example parking, traffic and litter.

5.0 Sustainability Appraisal

5.1 Sustainability Appraisal (SA) is a process used to assess how sustainable development is being addressed and included in plans and strategies prepared by organisations. Because this process was undertaken as part of the preparation of the Trafford Core Strategy (in particular in relation to Policy R1) it was considered unnecessary to subject the CAAs to full Sustainability Appraisal because these documents seek to deliver (in part) Policy R1.

6.0 Next Steps

6.1 Following approval of the CAAs and the CAMPs for Ashley Heath, Bowdon, Devisdale, Hale Station and Sandiway, the documents will undergo the formal procedure for adoption as Supplementary Planning Documents.

6.2 In relation to the draft CAAs and CAMPs for the remaining Conservation Areas, future reports will be presented to the Executive, detailing the results of the public consultations for those documents.

Other Options

The production and adoption of CAAs and CAMPs will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out that designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs. Therefore to not progress with CAAs and CAMPs would be contrary to both government guidance and the Council's own planning policy.

Consultation

The draft CAAs and CAMPs were subject to a period of public consultation in line with both s69(2) Planning (Listed Buildings & Conservation Areas) Act 1990 and the Council's Statement of Community Involvement. In addition to this formal consultation, the consultants met with a number of key stakeholders during the production of the drafts. Comments from these stakeholders have been incorporated into the final CAAs and CAMPs.

Reasons for Recommendation

The production and adoption of CAAs and CAMPs will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out, designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs.

Key Decision – Yes

If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance: PC

Legal Officer Clearance: CK

Helen Jones

CORPORATE DIRECTOR'S SIGNATURE

Appendix 1 – Status of CAA and CAMP documents for all Conservation Areas

	Conservation Document	Area	CAA and CAMP Status
Linotype	CAA		Document Adopted 21 March 2016
	CAMP		Document Adopted 21 March 2016
Barton upon Irwell	CAA		Document Adopted 21 March 2016
	CAMP		Document Adopted 21 March 2016
Old Market Place	CAA		Approved October 2014
	CAMP		Document Adopted 21 March 2016
Stamford New Road	CAA		Approved October 2014
	CAMP		Document Adopted 21 March 2016
George Street	CAA		Approved October 2014
	CAMP		Document Adopted 21 March 2016
Goose Green	CAA		Approved October 2014
	CAMP		Document Adopted 21 March 2016
The Downs	CAA		Approved October 2014
	CAMP		Document Adopted 21 March 2016
Hale Station	CAA		Document for Approval July 2016
	CAMP		Document for Approval July 2016
South Hale	CAA		Consultation comments being considered
	CAMP		Consultation comments being considered
Sandiway	CAA		Document for Approval July 2016
	CAMP		Document for Approval July 2016
Bowdon	CAA		Document for Approval July 2016
	CAMP		Document for Approval July 2016
Devisdale	CAA		Document for Approval July 2016
	CAMP		Document for Approval July 2016
Ashley	CAA		Document for Approval July 2016

Heath	CAMP	Document for Approval July 2016
Ashton on Mersey	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Brogden Grove	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Dunham Town	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Dunham Woodhouses	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Empress	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Flixton	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Longford	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016
Warburton	CAA	Awaiting consultation July 2016
	CAMP	Awaiting consultation July 2016

Appendix 3 – Summary of Representations Received and the proposed Council Response

Bowdon

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
01-Sep-15	Local Resident	1374	CAA Bowdon Draft-2015	Objection to dwelling of 9 The Lawns being included in Conservation Area as the Council already has many restrictions and safeguards in place to tackle any issues that may arise or contravene the beauty of this area.	It is not the intention of the Conservation Area designation to prevent development; rather it is a means of managing the process of change so that it does not have a negative effect on the recognised character of the Conservation Area.
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	<p>The draft conservation area appraisal is both wholly insufficient and inadequate with regards to its assessment of positive features and does not adhere to Historic England guidance. As a result, the proposals to extend the conservation area boundaries are fundamentally flawed. The vague description in Appendix 1 does not form a sound basis for making an informed assessment of whether a particular feature is of 'special interest' for the purposes of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In fact, it is precisely the same wording as that used for most of the other 140 or so assessments of 'positive contributors' made at Appendix 1.</p> <p>In the absence of any site-specific assessments to support Map 13 of the draft conservation appraisal document, an assessment with regard to nos. 1, 2, 4 and 6 Winton Road (the group identified at Appendix 1 of the draft appraisal document) against the Historic England checklist questions is provided.</p> <p>With regard to age, historic maps show that nos. 1, 2, 4 and 6 Winton Road post-date the existing housing within the Bowdon Conservation Area and the housing further along Winton Road to the east (beyond the Enville Road junction). However, the draft appraisal document inaccurately states that Winton Road was developed between 1870s and 1910 (paragraphs 4.3.108 to</p>	<p>It is not the intention of the Conservation Area designation to prevent development, rather it is a means of managing the process of change so that it does not have a negative effect on the recognised character of the Conservation Area.</p> <p>Winton Road exhibits a number of features which are identified as characteristic in the CA. These include:_ The low level front boundary wall comprising distinctly shaped roughly hewn blocks of masonry. The presence of Art and Crafts inspired architectural features including scalloped roof tiles, decorative roof tiles, gable and bay windows and reference to the Cheshire or Tudor Revival Style.</p> <p>Collectively and individually these buildings on Winton Road continue the character of the area and it is considered this is a sound</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				<p>4.3.109).</p> <p>There is a clear distinction between the older housing to east of Enville Road, indicative of late Victorian and Edwardian expansion in form and detailing, and the unremarkable subsequent expansion along Winton Road to the west of Enville Road and north of St Marys Road.</p> <p>Paragraph 4.36 of the draft appraisal document provides a rather vague description of the style and form within 'Zone E' (includes Winton Road) of the conservation area, which itself indicates that there is no predominant characteristic within Zone E:</p> <p>However, paragraph 4.3.106 of the draft appraisal document then states that the dominant architectural style is of three-storey semi-detached housing and this is reflective along Winton Road. This is clearly not the case of the section of Winton Road to the west of Enville Road, which post-dates the earlier housing.</p> <p>The architectural styles for the houses numbered 2, 4 and 6 along Winton Road do not reflect the characteristics above:</p> <p>The draft appraisal document does not take the recent property alterations into account, and it is unclear whether the authors are aware of the planning history</p>	<p>reason for their inclusion.</p> <p>The specific important details of the properties on Winton Road are included in the text commentary of the appraisal rather than in the Appendix under the headings of "architectural style" etc.</p> <p>Text will be added to the appraisal as further justification.</p> <p>Much of Winton Road was developed in the 1970s period. However the part to the West of Enville Road was 1908 to 1936 so text has been amended to say 1898-1936. The date mapping shows there are many other houses of this age proposed to go into the Conservation Area.</p> <p>Many changes are still permitted to properties within a Conservation Area to the rear of the property or through permitted development see link :- http://www.legislation.gov.uk/uksi/2015/596/contents/made</p> <p>4.3.110 acknowledges the rear extension to 6 Winton Road</p>
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	<p>The council's 'blanket' approach to extending the conservation area boundary without sufficient justification calls into question the legitimacy of and undermines public confidence in the conservation area process</p>	<p>The Council's heritage consultants carried out a full appraisal using Historic England methodology to assess areas suitable for inclusion in the Conservation. Justification of the historic interest of these area within proposed extension is included in the draft CAA</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jul-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>Errors to be corrected:</p> <p>p.60 Photograph 91 should read Stamford Road (not Stamford Park Road). The photograph was taken when the boarding was in place around Altrincham preparatory School. I have enclosed another photograph to replace that one which shows the fine wall bounding Bell Field Stamford Road.</p> <p>p.71 Photograph 124 The Spindles is in St. Mary's Road (not Winton Road).</p> <p>p.58 Photograph 86 should read Bell Field Stamford Road. Bell Field is bounded by Stamford Road on the north side, South Road on the west side and West Road on the south side and east side.</p> <p>p.70 Photograph 119 should read grass verges and new trees in Winton Road</p> <p>p.70 Photograph 121 Setts and yellow lines on Enville Road</p>	Text changed on photograph 91 and text changes as proposed on photograph 124
30-Sep-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>Photographs included:</p> <p>p.60 new photograph to replace photograph 91 which shows the walls without boarding</p> <p>p.73 new photograph to show the trees in leaf in Enville Road instead of photograph 127</p> <p>Photograph included of brickwork at the rear of Rosehill, South Road.</p> <p>Photographs of 43 Stamford Road included.</p>	Photographs 91 and 127 replaced with photographs provided

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jul-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>There should be information on the management in the Conservation Areas of:</p> <ul style="list-style-type: none"> Street lighting Trees Boundary treatments Advertisements Noise pollution Light pollution Odour pollution Properties which become empty and begin to become derelict Traffic management Road maintenance 	Partially agree. More information is proposed to be provided in the Management Plan on Street lighting, trees, boundary treatments, adverts and empty properties. The other items listed are beyond the scope of the CAMP.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Bowdon Conservation Group welcomes the publication and form of the Conservation Area Appraisal for the Bowdon Conservation Area. In general this is a detailed and fair assessment of the area we live in, enjoy and whose attractive features we seek to protect.	Support Welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Bowdon Conservation Group strongly welcomes the extensions proposed to the conservation area. The large plot sizes and low density of the proposed Character Zone E are an important characteristic and we would welcome this low density being specifically included in the summary of features of special interest in the conservation area in Section 3.1 of the CAA and the descriptions of the relevant character zones.	Support Welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Greater emphasis on the value as a vital local amenity that off street parking has would be welcome. The importance of off street parking to the conservation area greatly diminishes any development potential, and that the statements in 4.3.29 if anything overstate the development potential in this part of the village.	Agree. Text added to 4.3.29 to acknowledge the importance of car parking

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	<p>The CAA does not include significant detail on the issue of street lighting, although this is a significant contributor to the character of a Conservation Area.</p> <p>Wherever possible a column height of 5m should be adopted - and where Trafford have, in the past, fitted 'odd' 6m columns in a stretch of road where the norm is 5m, those 'odd' columns should be shortened. In respect to 'standard' lanterns it is crucial that they are not of a design which appears 'incongruous'. Bowdon Conservation Group proposes a maximum CCT of 2700K for LED lighting in Conservation Areas. The refurbishment of all existing heritage columns, or their replacement with replicas which meet current regulations - or a hybrid of both options is supported.</p>	Partially agree. Guidance on street lighting is provided within the CAMP but the level of detail suggested is not considered appropriate.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	<p>Issues which need to be addressed in greater detail include: changes to boundary treatments, increases in density and pressure on trees and landscaping.</p> <p>Trafford should enforce strictly a presumption against the subdivision of existing plots and to further restrict the extent of 'permitted development', using an Article 4 Direction. Make full use of its existing powers to protect the trees and landscaping.</p>	Article 4 has not been proposed for the area. However the Management Plan contains policies that cover spaciousness of plots.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 27: The colour key on this map is wrong and does not correspond to the Proposed Character Zones. The key should be amended.	Agree. The key has been redrawn.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 58: Photograph 86 should be titled Bell Field, Stamford Road. Bell Field is bounded by Stamford Road, South Road and two parts of West Road.	Text changed as proposed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Number 1 South Road is Laurel Bank and Altrincham Prep School and Number 50 Stamford Road is Bank Place, however these names are no longer in use.	No change necessary as names are not used

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11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 60: Photograph 91 should be titled View along Stamford Road, not Stamford Park Road.	Noted, change has been made
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 71: Photograph 124 The Spindles is in St. Mary's Road (not Winton Road).	Text changed as proposed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Advertisements: We would welcome specific mention of detrimental advertisements as an intrusion and negative factor detracting from the characteristics of the conservation area. While, happily, there are not a large number of such advertisements in the area, there have been problems in the past with unsuitable, intrusive signs on some particular sites. The conservation area management plan should incorporate appropriate restrictions on the categories of advertisements allowed.	Noted. The Management Plan covers this issue in more detail.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Blue plaques: We would welcome special mention of the blue plaques in the area as they contribute to the history of the area. Street sign: The Victorian oval street sign on Stamford Road opposite the entrance to Heald Road deserves photographic inclusion. 43 Stamford Road: The windows on the east side deserve photographic inclusion.	Noted. Text has been included in 4.3.42 to mention these.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Rosehill, West Road: The mosaic work around the windows at the rear of Rosehill, which can be seen from South Road, deserves photographic inclusion.	Noted.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Changes to the chapter on Plans for Further Action are suggested, with new sections of text.	Some changes made to the text where appropriate. However some issues are too detailed for CAA and instead are covered in the Management Plan.

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11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	The lack of a 'detailed' description of the landscape function that the trees provide and the issues that affect these functions results in lack of clarity in the conclusions set out in Section 8 'A Plan for Further action'. It shows a lack of understanding the life expectancy of trees in specific localities but also of the timescales needed for such landscape to develop and maintained. A more technical landscape appraisal should have been undertaken similar to that taken on the built form. Section 8 fails to detail the tree elements that make up the key landscape tree cover of the character areas. An evidence base should be built up both for directing the location and form of new plantings but also the protection of those key trees within the landscape.	Disagree. It is considered text as suggested is not appropriate for the appraisal. No change proposed However further actions concerning trees are provided in the Management Plans.
13-Jul-15	Local Resident	1338	CAA Bowdon Draft-2015	We welcome the proposal to include our property in the expanded Bowdon Conservation Area. The draft Conservation Area Appraisal is very thorough and systematic.	Support welcomed
03-Sep-15	Bowdon Downs Residents Association	1159	CAA Bowdon Draft-2015	The house on the front cover is not at all typical of Bowdon. I therefore attach two alternatives.	Agree. This has been changed
12-Jan-16	Local Resident	1406	CAA Bowdon Draft-2015	The document indicates that timber windows should only be replaced with timber, not uPVC, for example. Surely if the style and size of the window is maintained compared with the original, it makes sense to allow householders to enjoy the benefits of uPVC in terms of low maintenance, draught reduction and double glazing (which helps keep down energy consumption)?	Timber is preferable as it respects the original character. However the policy says "should" not "must" so any individual planning application on an extension etc. would be considered on its own merits.
15-Feb-16	Local Residents	1416	CAA Bowdon Draft-2015	As residents of Enville Road, we support the extension of the conservation area to include Enville Road, Winton Road and St Mary's Road	Support Welcomed
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	The proposals to extend the conservation area boundary, and identify our client's property as a 'positive contributor', fails to satisfy the statutory tests with regard 'special interest' and	Disagree. No. 6 Winton Road exhibits a number of features which are identified as characteristic in the CA. These include:_

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				national planning policy guidance.	<p>The low level front boundary wall comprising distinctly shaped roughly hewn blocks of masonry.</p> <p>The presence of Art and Crafts inspired architectural features including scalloped roof tiles, decorative roof tiles, gable and bay windows and reference to the Cheshire or Tudor Revival Style.</p>
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	<p>On behalf of the residents at Springbank I would like to object to the inclusion of our properties in the conservation area. The building is of no historical or architectural significance being built in 1994. The houses to the left, next to us, are older and have been missed off the conservation area. On the map, the red inclusion line has been routed round our building but we are at a loss to know why.</p>	<p>Agree. Springbank Park constitutes the grounds of the now lost Springbank house. The current Springbank building is a modern construct which does not warrant inclusion within the boundary of the Bowdon CAA on the basis it has "no special architectural interest". The boundary will be amended to exclude this property.</p>
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	<p>Our property is leasehold and therefore already adheres to strict guidelines. The development is purpose built by McCarthy & Stone and therefore will not be adding any extensions.</p>	<p>Agree. Springbank Park constitutes the grounds of the now lost Springbank house. The current Springbank building is a modern construct which does not warrant inclusion within the boundary of the Bowdon CAA on the basis it has " no special architectural interest". The boundary will be amended to exclude this property.</p>
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	<p>Trees were already given TPO's at time of planning so we cannot see what possible reason there is for us to be included in the conservation area.</p>	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	With regard to the extension of existing buildings, it is unclear as to how developers should interpret such a policy and for what purpose this policy would serve for the wider objectives for managing change within conservation areas.	Agree. Policy 42 has been amended to encourage extensions to be of high quality and in keeping with the character of the Conservation Area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	Seriously concerned that a number of the draft policies require significant re-drafting or deletion with due regard for the provisions of the NPPF and the need for a positive approach to managing appropriate and desirable change within the Bowdon Conservation Area.	Noted. Some policies have been redrafted to be more positive
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The Council should undertake a thorough reassessment of the Draft Appraisal. The identification of the Bowdon Mercure Hotel complex of buildings as a 'Positive Contributor' with the grounds comprising 'Open Space' should be deleted.	Agree. Wording has been added to recognise that the building has inappropriate additions and the reference to open space deleted. However it is still considered to be a positive contributor.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	<p>There is no justification within the Draft Management Plan or the Draft Appraisal for the Townscape Analysis to identify the grounds of the hotel as being 'Open Space'. The grounds of the hotel comprise hardstanding car park. There is no soft landscaping with very few boundary trees. There is no access to the public.</p> <p>The grounds of the building are not characteristic of the 'green, semi-rural feel' of the area (Character Zone C) noted at paragraph 4.3.81 of the Draft Appraisal. There is no justification for identifying the grounds as 'Open Space'; indeed it is inappropriate and misleading to do so.</p>	Agreed. The Townscape Analysis map has been amended to take off the open space annotation.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The identification of the site as a 'Positive Contributor' fails to meet the test set out within this guidance document at the footnote of page 14.	Disagree. It is considered the hotel meets the criteria as a positive contributor despite its alteration.
27-Jan-	Local	1423	CAMP	Support for the proposals	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
16	Resident		Bowdon - Jan 2016		
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The Draft Appraisal underlying the Draft Management Plan is fundamentally flawed in its assessment of the key characteristics of the conservation area, and the Bowdon Mercure Hotel site in particular. The document falls well short of what is required to justify the Townscape Analysis Map and list of 'Positive Contributors'.	Disagree. The draft appraisal has been carried to Historic England guidance and it is considered the Bowdon Hotel is representative of the characteristic architectural Bowdon Villa style in the area. A large part of the hotel is an historic building dating from 1871. Its former use as the Bowdon Hydropathic Establishment is representative of the historic development in the area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The wording of Policy 42 provides a basis for perpetuating poor, low-quality development within the conservation area. It will clearly not be appropriate for extensions to all buildings to 'echo' the existing. Secondly, it is a very well-established practice to design extensions to historic buildings such that the addition represents a contemporary departure from the historic form of the existing (see for example the 'Building in Context: New Development in Historic Areas' document by Historic England and CABE).	Partially agree. Policy 42 has been amended to encourage extensions to be of high quality and in keeping with the character of the Conservation Area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	A number of the forty-seven draft policies within the Draft Management Plan are vague and difficult to understand within the context of development management and for the purposes of assessing planning applications. Furthermore, a number of the draft policies, and those within Section 3.8 in particular (Demolition, Extensions and New Development), are wholly incompatible with the National Planning Policy Framework (NPPF).	Partially agree. Policy 42 has been amended

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15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	<p>Loss, substantial harm or less than substantial harm to a heritage asset may be considered acceptable in certain instances such as where public benefits outweigh the harm (see paragraphs 133 and 134). This is consistent with a positive strategy for the historic environment that facilitates appropriate and desirable change over time.</p> <p>Policies 44 and 45 of the Draft Management Plan state that there will be no instances where demolition, partial demolition or substantial alteration to a 'Positive Contributor' will be considered acceptable. It is worth noting that a 'Positive Contributor' relates to a building or ground of buildings that are not of such heritage interest that they warrant formal designation. This approach fundamentally conflicts with the provisions of the NPPF.</p> <p>Furthermore, there is no recognition whatsoever of the instances where harm, even the loss of or substantial harm of a heritage asset, may be desirable for the local planning authority and the wider community e.g. desirability of putting heritage assets to viable uses or 'enabling development' (see for example paragraphs 133 and 140 of the NPPF).</p>	Noted. Policy 45 has been amended to include reference to public benefits outweighing harm.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The provisions of Policies 44 and 45 are of even more acute concern given the fundamentally flawed nature of the Townscape Analysis at Map 3 of the Draft Management Plan. For instance, there would be no mechanism for the demolition, partial demolition or substantial alteration of any of the existing Bowdon Mercure buildings, which mostly comprise inappropriate and poorly designed 1970/80s additions that contribute negatively to the character of the conservation area.	Partially agree. Map 3 has been amended and Policies 44 and 45 have been amended to encourage the alteration of inappropriate features.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	There is no mechanism within the Draft Management Plan for securing modern, distinctive design that sits well within the historic environment. Rather than providing for a positive and proactive starting point, the Draft Management Plan takes a negative approach to contemporary development with Policy 41 stating that "Modern design is not prohibited within the Conservation Area but ...". There is no acknowledgement of the benefits associated with securing new development of a high quality and contemporary idiom.	Partially agree. Policy 41 has been amended to delete the negative wording
27-Jan-16	Local Resident	1423	CAMP Bowdon - Jan 2016	Boundaries of existing CA's should be kept under review	Agree. The CAMP makes reference to being reviewed on a regular basis.
27-Jan-16	Local Resident	1423	CAMP Bowdon - Jan 2016	We support the proposed Boundary 'Extension A' area.	Support Welcomed
13-Feb-16	Local Resident	1421	CAMP Bowdon - Jan 2016	Write to enquire as to the methodology used in choosing buildings of 'positive interest'. Any building of some age seems to have been included without having regard to its merit or usefulness. The sheds adjoining the Stamford pub are one example: Yes, the sheds lining the Firs are attractive examples of brickwork, but the sheds behind are an eyesore. Yet they are all listed.	A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. The methodology is written by Historic England. The sheds are former stables that are positive contributors for their place in the character of the area. They are not listed buildings.

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18-Dec-15	Environment Agency	1096	CAMP Bowdon - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted
12-Jan-16	Local Resident	1406	CAMP Bowdon - Jan 2016	In the draft map that divides the conservation area into various character zones. The houses in Birchdale (there are 5 in total, built in late 1970s) are allocated to a zone called 'Ch/?? (cannot read the plan as it is fuzzy) and Commercial Area'. The houses in Birchdale are all residential so I do not understand this categorisation	The Zone is "A2 and called "The Civic and commercial" zone. The Appraisal which supports the Management Plan has more detail on the area and states that "The area is characterised by larger buildings, most of which are not residential in use, and large areas of open space." Hence its name
15-Jan-16	Health & Safety Executive	1250	CAMP Bowdon - Jan 2016	Has no comment to make	Noted
10-Feb-16	Local Resident	1420	CAMP Bowdon - Jan 2016	As residents of Vale Road in Bowdon we whole heartedly support these proposals.	Support welcomed
10-Feb-16	Natural England	1037	CAMP Bowdon - Jan 2016	Natural England does not consider that these Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted

Hale Station

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Policy 60. In agreement with this policy. Cars go through Hale much too fast and it should be a 20 MPH area.	Support welcomed, however introducing a 20mph area would be beyond the scope of the CAA
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	No 4 Heath Road has 2 Leylandi trees which were in the house when it was bought 30 years ago. They are out of character with the area. The occupants would like to talk to someone about how this policy could be moved forwards.	Noted. Permission should be sort from the tree officer if these trees are wanted to be removed.
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Policy 41, page 42. Indicates that the occupants cannot paint their stone gate pillars. These are already painted and now need re-painting; does this mean occupants cannot re-paint these pillars?	Policy 41 reworded to clarify gates pillars that are presently unpainted should remain so.
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Page 33 has a photograph of the back of No. 4 Heath Road, with the caption 'has potential for enhancement'. The occupants / this respondent would be very interested to know exactly what this means.	<p>The term means to improve the heritage values/significance of a place.</p> <p>The end elevation of that house is somewhat aesthetically detrimental to significance in terms of the mismatch of rainwater goods, the balcony and modern extension. Therefore it could be 'enhanced' with minor alterations to materials/design/condition etc.</p> <p>Minor wording change to the photo to make this clearer.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	2.11.8 should refer to number 1 not 2 Heath Road. Number 2 has not developed the cellars in any manner. However across the road the cellar has been developed into a garage, with entry from road level.	Noted. Change made to refer to No1 not 2 Heath Road
12-Jan-16	Local Resident	1405	CAMP Hale Station - Jan 2016	2.3.21 refers to 2-4 Heath Rd. This does not describe the property at No.4, which is south facing. This point should refer only to number.2. The property is referred to as 'Mid-20th century - the deeds of No.4 go back to 1870. No 4 is believed to be Victorian.	Agree. Para 2.3.21 has been revised to say:- "No. 2-4 Heath Road is a substantial 1880s pair of semi-detached villas in buff brick with projecting veranda, ground floor windows and a north facing turret extension above the roofline.
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest embedded stones set in road at entrance to village on Ashley Road to indicate start of village	Noted. Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Approve of the draft plans	Support welcomed
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Proposes a 20 mph speed limit through the village.	Noted. However this is beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Vehicle engines should be switched off when train barrier down	This is beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggests avoidance of bin clutter by use of communal refuse bins	Noted Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the prohibition of audible business alarms. These are regularly causing nocturnal disturbance.	Beyond the scope of the CAMP

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12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest that all food outlets be responsible for collecting refuse and debris in vicinity of premises and disposing of same.	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the gradual elimination of UPVC windows and doors throughout Conservation Area	Noted. Policies in the CAMP for the introduction of an Article 4 area should ensure the replacement of more timber windows
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggests the putting of pedestrians and cyclists before motorists	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the improvement of the pedestrian area around Hale Clock by expanding it.	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest no loss of frontages of properties especially for parking.	Noted. Policies in the CAMP seek to encourage this through Article 4 designation

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
07-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	David Miller's booklet on Peel Causeway has been provided for information.	Noted
14-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The history at the back is of Altrincham, but needs to be the one of Hale as that is far more relevant. Please incorporate any amends from David Miller.	Disagree. Although medieval Hale was part of the barony of Dunham-Massey, its recent history, to which the Hale Station Conservation Area directly relates, is much more closely connected to the history of the wider area of Altrincham. Altrincham's historical development is therefore included. No change proposed
07-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	List of amendments provided by David Miller	Noted. Amendments made
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The bottom picture at 4.3.6 is actually Ashley Road in Altrincham (looking towards Railway Street), so should be deleted.	Agree. Change made
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	Attached are some postcards which could be used. Please credit Altrincham Area Image Archive	Noted. Added as appropriate
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The extensions should be far wider, as many more roads in Hale need protection	Noted. Further extensions are being consisted as part of South Hale CA that is adjacent to Hale Station

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14-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	A rewrite of paragraph 4.3.6 is provided	Noted. Text added
10-Feb-16	Natural England	1037	CAMP Hale Station - Jan 2016	Natural England does not consider that the Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted
10-Feb-16	Environment Agency	1096	CAMP Hale Station - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted
15-Jan-16	Health & Safety Executive	1250	CAMP Hale Station - Jan 2016	Has no comment to make	Noted

Sandiway

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	The Consultation Draft document produced implies that the decision to extend the Sandiway Conservation Area is already made.	The document states the extensions as "proposed". This is why it is a consultation draft.
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Sandiway Draft-2015	Support for the extension. Support for the Article 4's	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Sandiway Draft-2015	List of corrections and amendments for the text has been provided.	Noted. Amendments have been made.
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	The reference to Article 4 action is almost threatening in that households may be mandated to alter improvements that have been made, but no explanation to the ordinary person is given as to what Article 4 action involves.	No retrospective action is required to alter improvements unless they have been made unlawfully. This is explained in the Management Plan which accompanies the appraisal, along with a more detailed explanation of Article 4.
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	Trying to preserve what was good a hundred years ago may well be to the detriment of what is required for today. There are several comments in the report which indicate that double glazing, new doors & windows and satellite dishes are all detrimental to the appearance of the buildings but these are all part and parcel of modern everyday life. It appears analogous that at a time where we are being asked to be more digital and energy reducing, that this document is expecting the populace not to have features that reduce costs and help the environment.	The main purpose of Conservation Area designation is to acknowledge the special character of an area, but it also acknowledges that a balance must be sought between preservation, and the need for 21st century facilities. The Management Plan provides guidance on how modern features can be accommodated in a way that causes the least harm to the special interest of the Conservation Area.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>Along Oldfield Road there are 6 different types and ages of buildings being considered for inclusion in the extension. Many of these have been treated in different ways over the years. Such a mix means that the road, in itself, is not a unique feature of Altrincham unlike the Linotype estate which still has the façade with which it was originally built. Many of the houses have been improved upon and had additions to the original designs and these have made a significant modern alterations to the appearances of rooflines and more particularly the rear elevations.</p>	<p>It is considered that although the Road is not unique within Altrincham, its significance lies in its reflection of the Conservation Area in terms of age, style, materials and form, and the traditional functional character and former uses in the area. The recognisable mix of Arts & Crafts, vernacular and Victorian Revival styles utilised by speculative property developers within Altrincham in the late 19th century is part of what makes the area special, typified by the eclectic mix of housing found along Oldfield road. No change proposed</p>
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>Your document makes several mentions of the area being marred by the A56. This road should be considered for widening to reduce the congestion. Perhaps not by the council but maybe by the Highways Agency.</p>	<p>Noted. This suggestion is beyond the scope of the CAA.</p>
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>The proposal to extend the Sandiway Conservation Area lists many of the attributes of the buildings and green areas surrounding it as well as being an interesting history of the locality. It does not, however demonstrate that the features have “a degree of significance meriting consideration in planning decisions”.</p>	<p>Disagree. The heritage consultants who undertook the appraisal state that numbers 1-50 Oldfield Road have been included within a proposed boundary extension due to the high quality 19th century terraces with a good level of survival of historic features. Therefore it is considered the extension does have "a degree of significance meriting consideration in planning decisions”.</p>

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10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>There are 2 green areas in the region of the 2 public houses. The report states that these should be conserved but in actual fact they are more properly described as brownfield sites, and as such, should be built upon sympathetically to enhance the area and help reduce the housing shortage.</p>	<p>Disagree. Although these sites may have been previously developed they are now considered as greenfield as they are maintained for this purpose. Although not protected open space they have an open space use as public amenity spaces and as such they should be protected in order to retain the green character of residential areas.</p>
09-Aug-15	Local Resident	1355	CAA Sandiway Draft-2015	<p>Through no intervention from the council, the residents of Oldfield Road have looked after their properties and kept them looking wonderful. We should be given the freedom, and be offered the trust, to continue to do so. I do not want to be told that I can't replace my windows with timber double glazing if I deem that appropriate to keep the house warmer and to reduce road noise. These are expensive houses and expensive to look after. No assistance for that maintenance is offered from the local planning department and so we as residents should be allowed to make our own decisions.</p>	<p>In order to preserve the character and appearance of the Conservation Area, original features such as windows (that in this case are over 100 years old) should be retained where possible. If their repair or replacement is required, this should be carried out on a like-for-like basis to retain the historic appearance. Therefore, the council does not object to the replacement of the existing windows in timber in principle, as this is an appropriate traditional material. Approval for double glazing would be made on a case by case basis, taking into account the survival of historic glass, the current condition of the original sashes, and whether the new glazing would be a slimline unit. Normal double glazing is often inappropriate due to the use of modern glass and the high reflective surface it creates.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
09-Aug-15	Local Resident	1355	CAA Sandiway Draft-2015	The. It is considered not to be necessary to extend the Conservation Area into Oldfield Road as residents look after their properties and it is considered that although the local planning department has failed to protect this area with the development around the Wheatsheaf and the George and Dragon this is not a reason to extend the Conservation Area. Also we agree open space should be protected but this could be done by other means than a Conservation Area	Disagree. The proposed extension is considered necessary to protect the historic importance of the properties proposed for inclusion in line with Historic England Guidance. Further guidance to inform any future changes to the pubs is provided in the Management Plans to ensure any future development respects the character of the area.
23-Dec-15	Local Resident	1419	CAMP Sandiway - Jan 2016	The Plan looks very good and it is hoped it will be fully implemented.	Support welcomed
15-Jan-16	Health & Safety Executive	1250	CAMP Sandiway - Jan 2016	Has no comment to make	Noted
10-Feb-16	Natural England	1037	CAMP Sandiway - Jan 2016	Natural England does not consider that the Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	I am writing to oppose the recommendation to extend the Sandiway Conservation area to include Oldfield Rd and Church Street because national Government are currently working to reduce the need for planning permission being sought. Increasing the sizes of conservation areas would work in defiance of that intention and possibly put the council at odds with the national trend and political wishes. There is also a perception amongst some of my neighbours that this proposal is nothing more than a way for Trafford MBC to generate income and possibly reduce house prices due to the constraints placed on home owners by the need to get permission for relatively minor alterations to their properties	<p>The proposed extension is compliant with National Policy to protect historic environments. The assessment of Oldfield Road was made against Historic England guidance and deemed to be of historic interest.</p> <p>At present there is no additional charge for planning decisions that are covered under Conservation Area consent. It is a common view among many residents that being in a Conservation Area raises house prices.</p>
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	There are 2 green areas bordering the A56 - 1 beside the Wheatsheaf public house and the other on the corner with Oldfield Rd. These green areas are actually brownfield sites and I understand that as such, they should be recorded on a register of such sites with a view to building on them. Hopefully, any buildings would be in a sympathetic fashion to complement the existing area but it means that they cannot be retained as pleasant green oasis.	Although these sites may have been previously developed they are now considered as greenfield as they are maintained for this purpose. Although not protected open space they have an open space use as public amenity spaces and as such they should be protected in order to retain the green character of residential areas.
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	The A56 is described in your Consultation Draft Report as intrusive. It may well be but it is there and isn't going away. It is one of the main arterial routes into/from Manchester and the level of traffic it carries indicates that it needs widening.	Noted. The CAMP is acknowledging its intrusion, not that anything should be changed on the Road.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	The stretch of Oldfield Road you wish to designate has 6 different house styles and ages. The variety of house types leaves me unsure what style it is that is being conserved. The draft report advises that the rear of these houses will also be covered by the Conservation area but there is nothing in that report to show that anyone has looked at the current conditions. This would have been relatively easy to do from a walk in John Leigh Park or from the road running parallel to Oldfield i.e. Rutland Rd. This would show that the rear of many houses have been altered with outbuildings being removed or altered, extensions and conservatories built, rooflines being drastically changed with loft conversions and dormer windows, and basement conversion entrances being added.	It is considered that although the Road is not unique within Altrincham, its significance lies in its reflection of the Conservation Area in terms of age, style, materials and form, and the traditional functional character and former uses in the area. The recognisable mix of Arts & Crafts, vernacular and Victorian Revival styles utilised by speculative property developers within Altrincham in the late 19th century is part of what makes the area special, typified by the eclectic mix of housing found along Oldfield Road
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	It appears analogous that at a time where we are being asked to be more digital and energy saving, that the council are expecting the populace not to have features that reduce costs and help the environment.	Features that improve energy efficiency are available that are appropriate within Conservation Areas.
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	It may well be that because of the extra costs and bureaucracy involved that homeowners do not carry out improvements to the detriment of the house.	Homeowners have a responsibility to maintain their homes and the proposals in the Management Plan are not considered to be onerous or high cost but should ensure the historic interest of the area is maintained and that the area remains a desirable place to live.
10-Feb-16	Environment Agency	1096	CAMP Sandiway - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted.

Devisdale

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Do not agree with the conclusion to include 7 Bow Green Road, Bowdon and do not agree with the reasoning for the area the property is contained in as part of an extension area.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	There are no photographs or wider specific references to reasoning for special interest of the area 'Proposed Extension B' identified on map 15 save for some cobbles on the road edge of 1 Bow Green Road, which was recently demolished in July 2015 with a new property currently under construction.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	<p>There is reference to "fine examples of Arts and Crafts houses and mature planting" although this can only be seen as being possibly reference to No1 Bow Green Road (now demolished), No 9 Bow Green Road (planning approved for demolition with replacement for 3 new dwellings) and No 22 (planning approved for demolition and replacement with 3 new dwellings). So no examples remain if planning consent is implemented and they were hardly significant i.e. akin to designs influenced by Lutyens, Voysey or Baille Scot or with mature planting designed by Gertrude Jekyll otherwise Trafford wouldn't have recommended the recent applications?</p> <p>The other properties referred to are likely post 1940's including No3, No7, No5 and No20 Bow Green Road which have all been subject to extension and exterior changes since original construction. The remaining properties, no 3A is a 1970's property and No22 was built post 2000.</p>	Agree. The original survey of possible Conservation Area extensions was done in 2013 prior to many of these changes. The proposal was re surveyed by our new consultants and they recommend that due to recent development the level of historic interest has been reduced and the inclusion of Bow Green Road would undermine the special interest of Devisdale Conservation Area. Therefore it is proposed to excluded Bow Green Road from extension B
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	In terms of mature planting, this proposed extension area is no different to others immediately adjacent roads not included in the extension area and there are probably only 3-4 significant trees although you have powers to make Tree Preservation Orders where	Noted.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				you consider these of merit.	
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	The roads with the exception of the cobbles outside No1 are concrete kerbed and overall there is no significant "conservation" worthy amenity.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	This extension area is no different to the remaining part of Bow Green Road, Stanhope Road or Talbot Road that are not included in the proposed extension area or even the wider adjacent area.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	This area extension boundary is ill considered and not reflective of the planning consents you have recently granted leaving little conservation to remain.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Map 13 in the Devisdale Conservation Area appraisal is factually incorrect and requires review in relation to the building dates .This relates in particular to those identified in proposed extension area B and immediately adjacent to No 22 Bow Green road was built post 2000 not between 1909 and 1936 No 3a Bow Green Road was built post 1967 not between 1936 and 1967 Two properties (apartments) on The Springs are identified as between 1936 and 1967 and were actually built post 1994.	Noted. The dates for the properties on the Springs have been amended
13-Jan-16	Local Resident	1404	CAA The Devisdale Draft-2015	I am impressed by the scope and tone of the document (the extensive use of photographs was very helpful), and I would like to confirm that I fully support the Management Plan as described.	Support Welcomed
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Reference should be made to buildings identified that have planning consent for demolition and redevelopment i.e. No1,No9 and No24 Bow Green Road.	Reference is not appropriate. Bow Green Road is now not proposed to be an extension to the Conservation Area

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11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>The lack of a 'detailed' description of the landscape function that the trees provide and the issues that affect these functions results in lack of clarity in the conclusions set out in Section 8 'A Plan for Further action'. The plan for further action in regard to trees states the need for retention of trees along highways and that a replacement planting programme should be undertaken for trees that may die within the next 10 years, this shows a lack of understanding the life expectancy of trees in specific localities but also of the timescales needed for such landscape to develop and be maintained. A more technical landscape appraisal should have been undertaken similar to that taken on the built form. Section 8 fails to detail the tree elements that make up the key landscape tree cover of the character areas. An evidence base should be built up both for directing the location and form of new plantings but also the protection of those key trees within the landscape.</p>	<p>Conservation Area designation brings a measure of protection to trees as the council requires six weeks written notice for the proposed felling or pruning of any trees, other than the removal of dead wood and the felling of dead and/or dangerous trees. Due to the extensive and often exotic Victorian planting schemes found throughout The Devisdale, the CAA suggests that a landscape or arboriculture assessment is also carried out in the Conservation Area, when resources allow. This proposal is reflected in the Management Plan.</p>
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>The CAA does not include significant detail on the issue of street lighting, although this is a significant contributor to the character of a Conservation Area.</p> <p>Wherever possible a column height of 5m should be adopted - and where Trafford have, in the past, fitted 'odd' 6m columns in a stretch of road where the norm is 5m, those 'odd' columns should be shortened. In respect to 'standard' lanterns it is crucial that they are not of a design which appears 'incongruous'. Assuming that the technology eventually used will be LED, it is also essential that the lantern of choice does not suffer from the inherent shortcomings of existing LED products. At an early stage Trafford/Amey should consult with local residents or organisations such as Bowdon Conservation Group to identify which are the roads/streets that justify the additional cost of heritage lanterns. Bowdon Conservation Group proposes a maximum CCT of 2700K for LED lighting in Conservation Areas. In order to preserve the character of the Conservation Area, the refurbishment of all existing heritage columns, or their replacement with replicas which meet current</p>	<p>Partially agree. Guidance on street lighting is provided within the CAMP but the level of detail suggested is not considered appropriate.</p>

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				regulations - or a hybrid of both options is supported.	
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	At section 4.3.59 Key Views and Vistas, the document fails to identify the wide views of the Bowdon ridge that are seen from Agden Brow , Bucklow Hill and the farm land of Dunham Massey and Broadheath. Therefore, the landscape / tree cover of the Devisdale conservation area is of far greater benefit to a far wider group of visual preceptors than would be apparent from the document's evidence as currently drafted.	Agree. Sentence on these views added to 4.3.59
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	The Devisdale Conservation area contains two particular unique public spaces in the Devisdale and Denzell Gardens. It is hoped that The Devisdale will remain protected open space. Furthermore it is a Special Site of Scientific Interest and it is hoped that every effort will be made to manage the area in respect of that. The mature trees on the Devisdale add very significantly to its value and any plan for new plantings must incorporate this area. Denzell Gardens are an equally valued asset and every effort should be made to manage the gardens to conserve this area.	Agree. However, part of the Devisdale is a Site of Biological Interest not a Special Site of Scientific Interest. As such it is given protection under the current Local Plan and this is not affected by the CAA.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	There should be specific mention of detrimental advertisements as an intrusion and negative factor detracting from the characteristics of the conservation area. The conservation area management plan should incorporate appropriate restrictions on the categories of advertisements allowed.	Agree. This matter is addressed in the Management Plan.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Changes to the chapter on Plans for Further Action are suggested, with new sections of text.	Some text added to 8.1.1. Further detail to be in the Management Plan.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Issues which need to be addressed in greater detail include: changes to boundary treatments, increases in density and pressure on trees and landscaping. Trafford should enforce strictly a presumption against the sub-division of existing plots and to further restrict the extent of	Partially agree. An Article 4 direction is not proposed. However policies covering sub diversion of plots is covered in the Management Plan.

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				‘permitted development’, using an Article 4 Direction. Require proposals for the demolition of existing buildings and their replacement to include a comparison of both the footprint and the overall square footage of the proposed development with those of the existing property. Make full use of its existing powers to protect the trees and landscaping.	
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	This Appraisal and the suggested boundary extensions/amendments are very much welcomed.	Noted
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	List of corrections and amendments for the text has been provided.	Text has been amended as proposed
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	It is nonsense to split Green Walk into two Character Zones. The north side should be part of C and not B. Devisdale is open green unbuilt space and has its own distinct character. Not even Denzell Gardens should be included.	Partially agree. It is considered Green Courts should be moved to zone C as it is a later development but designed along similar principles of spacious villas similar to the rest of Green Walk. However Denzell House and Gardens should remain in B. While the open and green character of the Devisdale is unique, the grounds of the house form an important part of this setting today, and the lack of boundaries between the 2 areas blur the distinction between formal gardens and common land. Character zones amended.

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03-Sep-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	Attached are some photos. Credit Altrincham Area Image Archive.	Noted. Included as appropriate
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A document titled The History of The Devisdale, Dunham Massey, Cheshire by David Miller written 7/04/2006 is provided.	Noted
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A set of photographs is included	Added as appropriate
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A handy guidance leaflet for householders, sent out with the rates notification to all those houses and businesses in the Conservation Area, would be great to have.	Noted. This would be something that the Management Plan could consider but would be dependent on funding being found that is presently not available.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	There is no mention of Bowdon Road; it seems to have been overlooked.	There are references to buildings on Bowdon Road in the text. More have been added as suggested in text amendments supplied by respondents.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	<p>Most of the historic photos supplied from the Altrincham Area Image Archive are not at all relevant to the text next to which they appear and key images are missing (e.g. the view up St Margaret's Road and Green Walk). Suggestions are provided.</p> <p>It is a shame that the historic maps and modern plans appear in the reduced size PDF as such poor quality, as they are almost illegible in some cases. Can the final version please be much better quality?</p> <p>The way the images in boxes and captions (bold italics) are</p>	Noted. The provided images will be included. Unfortunately due to the size of the documents a pdf is necessary, but every effort will be made to improve the legibility of the document. Corrections to the text will be made accordingly

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				presented is very unattractive. Will this be improved?	
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	The appraisal does emphasise the strong need for the Management Plan and the appointment of a Conservation officer to give guidance and fully address the many issues.	A Management Plan has now been prepared.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	Following paragraph 87, there needs to be more text to explain how the boundary change works with redrawn Downs CA boundary and what is not included in a Conservation Appraisal.	Noted. Text has been included to explain the boundary change
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	<p>I fail to see and I do not believe that the document identifies the additional benefits either to the Community or to the Homeowner of including this property within a Conservation Area. As far as I am aware, this house is located within the Green Belt and I assume that the level of planning protection is higher within a Green Belt than in a Conservation Area. In addition, the property is located within a Wildlife Corridor and an Area of Special Landscape Value. Can you please explain what additional protection the Conservation area offers over and above the existing Green Belt, Wildlife Corridor and an Area of Special Landscape Value protection?</p> <p>Are there any plans for the property to be taken “out” of the Green Belt, Wildlife Corridor or Area of Special Landscape Value, which might make it beneficial to be included in a Conservation Area?</p>	The main purpose of Conservation Area designation is to acknowledge the special character of an area. The aim of this designation is to control the way owners can alter or develop their properties, this is often considered to be beneficial by owners as the designation sustains and even enhances the value of the property. Green Belt designation performs a different function, mainly one to prevent urban sprawl. In determining applications for development in Conservation Areas, local planning authorities must pay special attention to historic and architectural interest, and in particular ‘to the desirability of preserving or enhancing the

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					character or appearance of that area'. No change proposed
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	I also fail to understand why a portion of land to the north and east of our house, which is used as a car park by the Golf Club, would be included within the Conservation area? I also fail to understand why the Golf Clubhouse (to the south of our property), which is a 1960's building, would also be included. Can you please explain why these items have been included?	The golf clubhouse in particular has been included within the proposed boundary extension as part of the wider setting of the Conservation Area. In some instances, areas or buildings that either contribute little, or are even detrimental to the character of the conservation area, are included within the boundary because of their potential for enhancement. No change proposed
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	Byeways is covered by various covenant held by the National Trust, given that the site is "front line" to the National Trust properties – it borders National Trust property to both the north and south. The covenants were established when the building site was sold by the Earl of Stamford in the early 1920's and, as far as we are aware, remain in force today. These covenants state, for example that there can only be a "dwelling house" and "motor garage" on the site and they also dictate that any changes to the facade etc can only be made with the express permission of the National Trust. I would appreciate if you could explain where these restrictive covenants sit (in terms of priority) relative to the requirements of a Conservation Area?	National and local planning policy generally takes precedence over private covenants. However the National Trust have been consulted on the preparation of both the CAA and CAMP for The Devisdale to ensure that an agreement is reached on their properties covered by covenants. No change proposed
09-Aug-15	The National Trust	1051	CAA The Devisdale Draft-2015	Although the National Trust has been notified of the current consultation on Conservation Area Appraisals, there does not appear to have been any contact with the National Trust with respect of the drafting, such as The Devisdale Conservation Area Appraisal. The Devisdale Conservation Area Appraisal states that 'The Hall is a popular visitor attraction in the area and on average brings around 120,000 visitors per years (sic) to the area'. No source is noted for	The contact for the National Trust for drafting of the CAAs involving any land owned by NT in a Conservation Area was provided by The National Trust. A pre consultation draft of the Management for Devisdale will be sent to all National Trust consultees. Noted. The visitor numbers will be amended in the final CAA.

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				this figure and it is inaccurate; over the last 5 years the number of paying visitors has been around a quarter of a million per annum to the House and Garden with visitors to the Parkland estimated at well over half a million per annum.	
15-Jan-16	Health & Safety Executive	1250	CAMP Devisdale - Jan 2016	Has no comment to make	Noted
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Bowdon Conservation Group welcomes the publication and form of the Conservation Area Appraisal for the Devisdale Conservation Area. In general this is a detailed and fair assessment of the area we live in, enjoy and whose attractive features we seek to protect.	Support welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Suggestion of special mention of the blue plaques in the area as they contribute to the history of the area.	This is not considered appropriate
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Bowdon Conservation Group strongly welcomes the extensions proposed to the Conservation Area. The large plot sizes and low density of this area are an important characteristic of the Conservation Area as a whole and this low density being specifically included in the summary of features of special interest in the Conservation Area in Section 3.1 of the CAA and the descriptions of the relevant character zones would be welcomed.	Noted.
10-Feb-16	Environment Agency	1096	CAMP Devisdale - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted
10-Feb-16	Natural England	1037	CAMP Devisdale - Jan 2016	Natural England does not consider that these Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment	Noted

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				on this consultation.	
28-Dec-15	Local Resident	1425	CAMP Devisdale - Jan 2016	It is not considered the prohibition of uPVC double glazed replacement windows is realistic or wise. Wooden replacements are usually unsatisfactory due to the use usually of unseasoned wood. A far better result is to be had by having replacement windows in uPVC which results in a very good match totally in keeping with the original design. They are of course virtually maintenance free unlike wood which tends to warp if unseasoned and requires regular painting	The Management Plan promotes timber as this is in keeping with the original historic interest of the property. No change proposed
28-Dec-15	Local Resident	1425	CAMP Devisdale - Jan 2016	The reluctance to allow satellite dishes in this day and age is unreasonable as more and more people are signing up to broadcasters such as Sky. Dishes should of course be placed as discreetly as possible commensurate with obtaining a good signal.	Policy 19 states satellite dishes can be acceptable in the Conservation Area. However they should be discreetly located on secondary elevations. No change proposed
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	It would also seem inconsistent that Hill Rise needs to be included when Bonville Chase is to be excluded from the proposed new boundary.	Bonville Chase has not been included as it is on the edge of the Conservation area where as Hill Rise is surrounded by historic properties and considered to be within the setting of these features. No change proposed
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	Hill Rise is referred to in the report as a small housing estate which is an "inappropriate example" of buildings which have been developed with respect for the character of the area. It would appear therefore to be outside the scope of the planning policy framework as described in point 1.5.2 of the report.	Disagree. Hill Rise is acknowledged as a small area of inappropriate development. However it is surrounded by properties with historic interest and therefore is within the setting of these and historic features including examples of historic gate piers, most commonly of stone. In many cases these have been retained even when the historic property has been demolished and replaced. The wider extension area contains properties that reflect the historic character of the Conservation Area and early properties that chart the historic development of the character zone. The setting of the area as well as particular

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					features should be taken into account as per Historic England Guidelines for redrawing Conservation Boundaries. No change proposed
23-Jan-16	Local Resident	1418	CAMP Devisdale - Jan 2016	Impressed with the whole document and wish to thank those responsible for a magnificent piece of work. The photographs are excellent and illustrate both good and bad features of the building.	Support Welcomed
15-Jan-16	Local Resident	1417	CAMP Devisdale - Jan 2016	Matter of the parking of commercial vehicles on Groby Road and Devisdale Road (commonly the point where the two roads meet).	Noted. Beyond the scope of the CAMP
15-Jan-16	Local Resident	1417	CAMP Devisdale - Jan 2016	I am happy to see the importance you attach to the maintenance and improvement of the conservation area.	Support Welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.10.19 the definition of what amounts to 'inappropriate' development in the context of the significances of The Devisdale Conservation Area are noted and agreed.	Support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.9.10 it is noted that the area of woodland referred to is part of the Grade II* Registered Dunham Massey Historic Park and Garden – it is unclear what point is being made by the statement that "There are no bins, benches or street lighting in this woodland area"; however, clearly such features would be inappropriate in this particular historic parkland area.	Noted. The section covers public Realm so the wording states there are no such features in this area. However to make it clear that is not appropriate to add them wording has been added "These would be inappropriate features in this area."
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It is also noted that para 2.6.17 erroneously states that Character Zone D is "partially within Green Belt land" whereas the whole of this Zone is Green Belt land (as is all the surrounding land west of the A56).	Agree. Wording has been changed to exclude "partially".
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It is noted that one of the four areas is referred to as "Green Belt" and indeed the whole of this area is part of the Green Belt as identified in Adopted Development Plan Documents, but in fact there are other areas of Green Belt within both Character Zone A (the area at the west end of Oldfield Road around Dunham Golf Club Clubhouse) and in Character Zone B (the triangular shaped piece of land to the north west side of Dunham Road). To the unwary reader	Agree. Wording has been added to 2.2.1 and 2.2.4 to clarify the area is within a wider area of Green Belt.

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				it would be easy to make the mistake of thinking that no other parts of the Conservation Area other than Character Zone D is within the Green Belt.	
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It would be helpful if the Policies were prioritised, for example those in respect of improvements to the Public Realm – it is probably unrealistic to expect all of these to be achieved over the 5 year life time of the Plan, but it would be helpful to know which are targeted and resourced for implementation over that period.	It is considered this would be too difficult to prioritise policies as this is dependent on funding that changes from year to year. The CAMP policies are not intended to only be for a five year period but the CAMP states that they will be subject to review every five years. No change proposed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 1: There may be merit in making a more general reference to 'adopted Development Plan Documents and related adopted Documents' as inevitably the suite of relevant documents will change over time (it is also noted that the existing supplementary guidance relating to the A56 corridor is relevant to this Conservation Area).	Noted. The A56 SPD will be added as a reference to 3.7. A general reference is made to the need to consult all the Councils Planning documents in paragraph 1.5.7
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.10.13 the comments regarding the former Iranian Consulate property are noted, agreed and supported. Given the character of this part of the Conservation Area it is likely that any redevelopment will be most successful if it is generally limited to the footprint and height of the previous structure (and indeed such an approach would in broad terms also be consistent with relevant Green Belt policies.)	Noted. Support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Generally the Plan is considered to be well founded with suitable sections on the significances of the Conservation Area and the assessment of those features which add to or detract from its qualities.	Noted
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 5 to 19 : the wording of Policy 13 would bear some revisiting to provide clarity, the following wording is suggested: "Rainwater goods should be of cast iron or aluminium and painted in dark green, grey or black cast iron or aluminium."	Noted. Policy changed as suggested
16-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 21 Trafford Council should work with owners of vacant priority sites within The Devisdale in order to come to appropriate solutions for	Noted. Text amended

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				<p>the future of the buildings. Priority sites include the four vacant properties set out within 2.10.11.</p> <p>It has been noted that the four vacant properties are not referred to at para 2.10.11 but in fact appear at 2.10.14. Clearly it would be sensible if this could be up-dated for the final document</p>	
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 41 to 48 : Generally the approach set out in these Policies in respect of streetscape and public realm are to be welcomed.	support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 31 to 40 : The boundary treatments within the Conservation Area are one of its key assets and arguably the most visible to the general public, the proposed policies are supported.	support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 4: It is suggested that this Policy (undertake a Heritage at Risk Strategy) is one of the most important and that resources should be targeted on it.	Noted
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	Whilst I appreciate that having a conservation area may make the parameters for the planning process more defined, what is considered "appropriate" is still subjective under a 'conservation programme' as evidenced by Altrincham Town centre.	Noted. It is considered that the Management Plan provides an appropriate level of clarity to the planning process.
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 23 to 30: It is noted that woodland on the Dunham Massey Estate that is managed by the National Trust is looked after in accordance with the Trust's Woodland Management Plan and that will continue to guide our work in the future.	The suggested wording has been added to 2.6.18
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	The illustrative photographs are well chosen and helpfully demonstrate the different attributes of each of the four Character Zones; however, it would be preferable if these were re-distributed to better relate to the text, for example the photographs on pages 22 and 23 (and those on pages 26-28) would be of greater impact if they were moved to end of the relevant individual sub-sections relating to each of the four Character Zones.	Noted. However some of the photos illustrate issues with attributes across the character areas so were considered to be more effective grouped together. No change proposed.

Ashley Heath

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08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	Riverside is a large plot with extensive woodland. It would not be practical to contact the council to notify of work to trees and trees would be extremely difficult to individually identify.	Noted. In light of the fact that these buildings are not referred to as of importance then it is proposed to redraw the boundary to not include Riverside
08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	My property is situated in Greenbelt. Accordingly it already has many restrictions regards building control and it would seem unnecessary to impose further contradictory guidelines.	Noted. In light of the fact that these buildings are not referred to as of importance then it is proposed to redraw the boundary to not include the Green Belt land around Riverside
08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	The proposal to include my property in the Conservation Area is not warranted. The property is referred to in the report as a late 20th Century property together with its neighbouring property 'The Lodge'. Both houses were built in the mid 1960's contemporary style and bear none of the characteristics of those properties within the existing conservation area. The plot at Riverside is currently under redevelopment and a new house of similar contemporary style now exists.	Noted. In light of the fact that these buildings are not referred to as of importance it is proposed to now not include them in the Conservation Area.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	The Estate owns land within Ashley Heath together with land and buildings adjoining the proposed southern boundary of Ashley Heath Conservation Area. We support the review and preparation of an up to date Conservation Area Appraisal for Ashley Heath, providing a robust policy upon which development proposals can be assessed.	Support Welcomed
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	The proposed extension of the boundary to the south and west (Character Area B) to the River Bollin provides a clearly defined boundary. There may be a case for the inclusion of the Lady of the Vale Nursing Home and St Emilie Church,	Noted the boundary has been redrawn closer to the Lady of the Vale Nursing Home and St Emilie Church and to include the Lodge and driveway leading to this and open land north of the Church with further text added to the CAA to recognised their historical

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					however no robust evidence appears to have been provided to justify the proposed extension of the boundary across the open countryside.	importance and to protect the setting of the buildings. The open countryside land is now not proposed for inclusion.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	There is no reference as to what the historic interest of the landscape is. Neither is there a landscape character area appraisal to explain why the area is so special or sensitive to justify its allocation	Agree. The open countryside land is now not proposed for inclusion
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	It appears the only reason for including the open land in the extension is to protect key views and vistas in the Conservation Area.	The open land is important in preserving the setting of the Conservation Area. Reference to the importance of the view has been taken out and text added to recognise the importance of protecting the setting.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	From a practical perspective, the inclusion of large areas of open countryside within the Conservation Area will result in an onerous situation for both the Estate and the Council. The ongoing management of woodland within the area will require multiple applications to the Council.	Noted the boundary has been redrawn closer to the Lady of the Vale Nursing Home and St Emilie Church with the open land north of these proposed for inclusion. The wider open countryside land is now not proposed for inclusion
02 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Replace 'Sue Nichols' with 'Altrincham Area Image Archive' on photographs on pages 14 and 16	Text amended as proposed but abbreviated to 'AAIA' for reasons of formatting.
02 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Dating map on p.32 need to be thoroughly checked on the ground, not just map regression.	Noted. Further checks have been carried out on the date map and amendments made.
14 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Any ref to the Ashley Mill Lane north surface as being cobbles, needs to be changed to setts (text and Photo12).	Noted. Amendment made
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	Respondent supports the inclusion of protection of hedgerows found in 4.3.12 and 6.2.2	Support Welcomed
31 January	Local Resident	1408	CAA-Oct15	CAA Ashley	2.4.2 (page 14): This is a very important	Agree. Wording added to state that the hedgerows

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2016				Heath Draft-2015	paragraph but in addition the respondent recommends it is amended to offer some practical protection to hedgerows in its later sections.	should be protected as well as maintained
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	If the Management Plan Draft Consultation Document will replace the document entitled 'Ashley Heath Conservation Area, Appraisal Consultation Draft June 2015' the respondent recommends that the new document includes section '4.2 Historic Development of Ashley Heath' and the historical ordnance survey maps on pages 21-26 in the previous document. This is valuable information for the public that is not otherwise easily accessible.	The Management Plan will not replace the Appraisal draft June 2015. Both documents are proposed to be adopted as Supplementary Planning Guidance and should be read together
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	Section 2.7.2 (page 17) does not mention hedgerows. It seems inconsistent that protection is afforded to historic boundary walls but not to historic boundary hedges. Suggests amending the list of harmful developments in 2.7.2 to include 'the removal of historic hedgerows'.	Wording added as suggested
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	Having assessed the visual and architectural quality of the buildings within Area B, our view is that while the original house may have had, at one point, some architectural interest and visual quality, the building is so unsympathetically altered both in its own right, and that of its setting, that it is now devoid of anything that might be considered 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.	Unsympathetic extensions are not a reason for non designation as the original house still has historic interest.
01 February 2016	Local Resident	1408	CAA-Oct15	CAMP Ashley Heath - Jan 2016	Requesting the Council increase the protection afforded to historic hedgerows in the conservation area. Many hedgerows date back to 19th Century if not earlier. Many of those original hedgerows survive and have acted as continuous natural boundaries between properties to the	Mature hedgerows with a stem over 75mm are protected within Conservation Areas and any work that residents want to do in terms of pruning or clearance of such planting, must have permission from the Council's tree officer.

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					present time. They add to the character of the area, are important to birds and other wildlife and so add further to the quality and character of the area.	Wording has been added to Policy 18 to recognise the historic importance of hedges in boundary treatments:-
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The chapel which is to the north of the house, has a low quality and institutional appearance, it sits uncomfortably adjacent to, and in stark contrast to, the original front façade of Bollingworth House. Its only claim to 'landmark quality' is its dominance over what was an unassuming and attractive country residence.	Given the surrounding rural landscape the house is considered to be a dominate building and as such warrants acknowledgement as a landmark feature
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The date mapping suggests the entire Convent/Church/Nursing home complex dates to before 1877. This is clearly misleading as only the original house is from this period. The majority of the buildings are of a much later, and consequently, less significant period. As such they are not worthy of a conservation area designation.	Noted. The date mapping has been corrected
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	In the mid 1930's the house had become a convent of Our Lady Vale. This is significant as thereafter due to this use there were numerous unsympathetic additions further particularised below. By the mid-1960s the house is shown on the maps with a nursing home attached and a chapel to the north side of the original house. This is a modest convent chapel that bears no wider interest or connection to the development of the area identified as significant in the original Conservation Area designation and that set out in this recent re-appraisal	Unsympathetic extensions are not a reason for non designation as the original house still has historic interest.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The Zone B extension is quite different to the character and appearance of the rest of the Conservation Area. This is acknowledged in the appraisal document where the whole of the Zone is designated as one character area and the rest	On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character, the proposed extension does have a link to this and therefore should not be a separate

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					of the Conservation Area (including the Zone A extension) is acknowledged as another character area. This establishes that the two zones are different and should clearly demonstrate that an extension to an existing designation should at least have some aspects which share the character of the original designation.	character area. The CAA and CAMP has been amended to take out references to character areas.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	Character Zone B, and the development of the original property within that Area (Bollingworth House), were never associated with South Down Road, and form a different form of development to a suburban extension it has a clear character as a single, even more affluent, albeit modest 'country house'. This is clearly demonstrated by is associated drive and Lodge, a feature not associated with the Conservation Area, and orientated in the opposite direction from South Downs Road, indicating a lack of connection in development and historical relevance to the Ashley Heath Conservation Area.	<p>It is acknowledged the orientation of the ceremonial access for Bollingworth Hall was from the South west; however a secondary access route is discernible in historic maps leading to South Downs Road and was likely a busy service thoroughfare. It therefore has historic physical links to the main Conservation Area.</p> <p>It is agreed the early Victorian lodge is of historic interest and its link to the Hall acknowledged and this is now proposed to be included within the Conservation Area.</p>
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The Conservation Area Appraisal fails to justify adequately why Area B has been selected for inclusion..	<p>Bollingworth House, which later became Lady of Vale Nursing Home is one of the earliest of the grander detached homes in the area. It marks the beginning of the residential expansion in the area (page 14 of CAA) leading to substantial development in ensuing years on South Downs Road. Therefore it is deemed to have special historic interest warranting its inclusion in the CA.</p> <p>Further text has been added to 4.3.2 and section 7 to justify its inclusion.</p> <p>On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character the proposed extension does have a link to this and therefore should not be a separate character area. The CAA and CAMP have been</p>

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						amended to take out references to character areas.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The buildings in proposed extension B would only diminish the quality of the overall designation and create obstacles to any future attempt to improve the setting of the original house.	Designation does not prevent development but as explained in guidance by Historic England it is a means of ensuring any proposed development is appropriate and does not detract from the special interest of the Conservation area
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The Character of Zone B does not relate at all to the Statement of Significance provided in the management document.	On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character the proposed extension does have a link to this and therefore should not be a separate character area. The CAA and CAMP has been amended to take out references to character areas.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	While the previously proposed (2015) larger extension was, in theory, physically and topographically coherent with the remainder of the Conservation Area, we agree with the previous representations that it was unjustified. Having deleted the larger portion of the previously proposed extension, there is no convincing justification provided as to why the more tightly drawn proposed revised area encompassing Lady of the Vale Nursing Home, St Emilie Church, and an area of open land to the north is retained.	The Green Belt land is not proposed for inclusion following further assessment that concluded there was insufficient historic interest of this area. There however is historic interest in Our Lady of Vale Nursing home justifying its inclusion. The open space north of the Nursing home is proposed for inclusion on the basis that it contributes to the rural setting and should be protected from inappropriate development. Drawing a boundary too tight around a CA is ill advised in best practice guidance.
10 February 2016	Natural England	1037	CAMP-Oct15	CAMP Ashley Heath - Jan 2016	Natural England does not consider that these Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted
15 January 2016	Health & Safety Executive	1250	CAMP-Oct15	CAMP Ashley Heath - Jan 2016	Has no comment to make	Noted