

TRAFFORD COUNCIL

Report to: Executive
Date: 21 March 2016
Report for: Decision
Report of: Executive Member for Economic Growth and Planning.
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) for Linotype and Barton Upon Irwell and draft Management Plans (CAMPs) for Linotype, Barton Upon Irwell, Old Market Place, Stamford New Road, George Street, Goose Green and The Downs.

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 for Linotype and Barton Upon Irwell and CAMPs for Linotype, Barton Upon Irwell, Old Market Place, Stamford New Road, Goose Green, George Street and The Downs as set out in Appendix 4;
2. Approve the following for adoption as Supplementary Planning Documents, as set out in Appendices 5-13:-
 - Linotype CAA
 - Linotype CAMP
 - Barton Upon Irwell CAA
 - Barton Upon Irwell CAMP
 - Old Market Place CAMP
 - Stamford New Road CAMP
 - George Street CAMP
 - Goose Green CAMP
 - The Downs
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, not to

show the progression of development from the past to the present. Their boundaries need to be seen within a wider context of urban development. Designated 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 sets out that designation is not sufficient to preserve and enhance these 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 Guidance and NPPF 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. Therefore for each Conservation Area two documents (a CAA and a CAMP) are required to complete planning guidance.
- 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 2015. Work then began on the CAAs and CAMPs for the remaining Conservation Areas. Priority was given to The CAMPs for the above approved CAAs as their approval will complete the Conservation Area planning guidance needed for these areas. In addition the CAAs and CAMPs for Barton Upon Irwell and Linotype were prioritised for approval. 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 for Linotype and Barton Upon Irwell 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 CAA for Linotype also includes an extension to the Conservation Area (Appendix 2) to include the area covered by a new development proposal. However it is considered that because some of the most important historic features of the existing listed building will remain it is worthy of future protection. This will also ensure that the character of the new build residential properties is not eroded over time and will ensure the preservation of the character of the setting of the listed building.
- 2.3 The Barton Upon Irwell Conservation Area covers Salford and Trafford. However the CAA proposed for adoption through this report, only covers the Trafford part (Salford produced its own for that part within its area). The CAA for Barton Upon Irwell proposes a minor boundary amendment to correct an error in the former boundary that had a small area of Salford within the Trafford part of the Conservation Area, (see Appendix 3).

2.4 The CAMPs provide further detail than that contained in the CAAs on architectural style, building materials, shop fronts, upper floors, boundary treatments and rear extensions and details of the public realm and streetscape is provided. 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.

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 and meetings were held with key stakeholders. 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; to date 33 people have made comments. A summary of the comments received, is provided below with more detail and the Councils proposed response to them provided in Appendix 4.

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

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
- The need for additional maps in the CAMPs to show positive contributing buildings identified in the CAAs
- 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.

Linotype CAMP

- Suggestion for minor change to policies, clarity over which areas of the CA are covered by some more specific policies and a request for more sympathetic street lights in the area

Barton Upon Irwell CAA

- Peel's representation supports the CAA and CAMP with a few suggestions to amend historical information, a request for more detailed reference to the planning application at Trafford Waters and wording changes to policies that recommend improvements to their assets to make it clear they are dependent on funding being available.
- Historic England requested further clarity over the policies that make suggestions for land owners to improve buildings and overgrown areas in the Barton Upon Irwell CAMP

Old Market Place

- General support for the policies with some minor amendments suggested to policies covering banners, rain water goods, materials and scale and massing

Stamford New Road

- General support for the policies with some minor amendments suggested to policies covering banners, rain water goods, materials and upvc windows.

Goose Green

- Disagreement with the policy which states enclosure of forecourts in front of cafes because it is considered inappropriate
- Disagree with appropriateness of public realm works
- Consideration should be given to conservatory styled frontages
- Consider that any canopies or awnings are not appropriate

George Street

- Improvements to the public realm need to be recognised on map 2

The Downs

- Support for the policies, the proposed extension to the Article 4 area but that the Article 4 area should be further extended to include Higher Downs
- Several comments were concerned about the traffic and parking issues in the area particularly on New Street
- Concern for state and maintenance of some of the buildings and public realm
- Objection from half the residents on Lyme Grove to the proposal of an Article 4 direction covering their properties
- Corrections needed to the character map and text to match adopted appraisal

- 4.1 The majority of the suggested changes, outlined above have been taken on board in the documents. However the suggestions in relation to Goose Green and the proposed detailed referencing of Trafford Waters application are not considered to be appropriate and therefore no changes have been made in relation to these matters. The main changes are listed below:-

- Addition of townscape analysis maps
- Minor corrections and additions to the general text
- 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.

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 for Linotype and Barton Upon Irwell and the CAMPs for Linotype, Barton Upon Irwell, Old Market Place, Stamford New Road, George Street, Goose Green and The Downs, 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

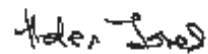
The production and adoption of CAAs and CAMPs will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out, designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council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



CORPORATE DIRECTOR'S SIGNATURE

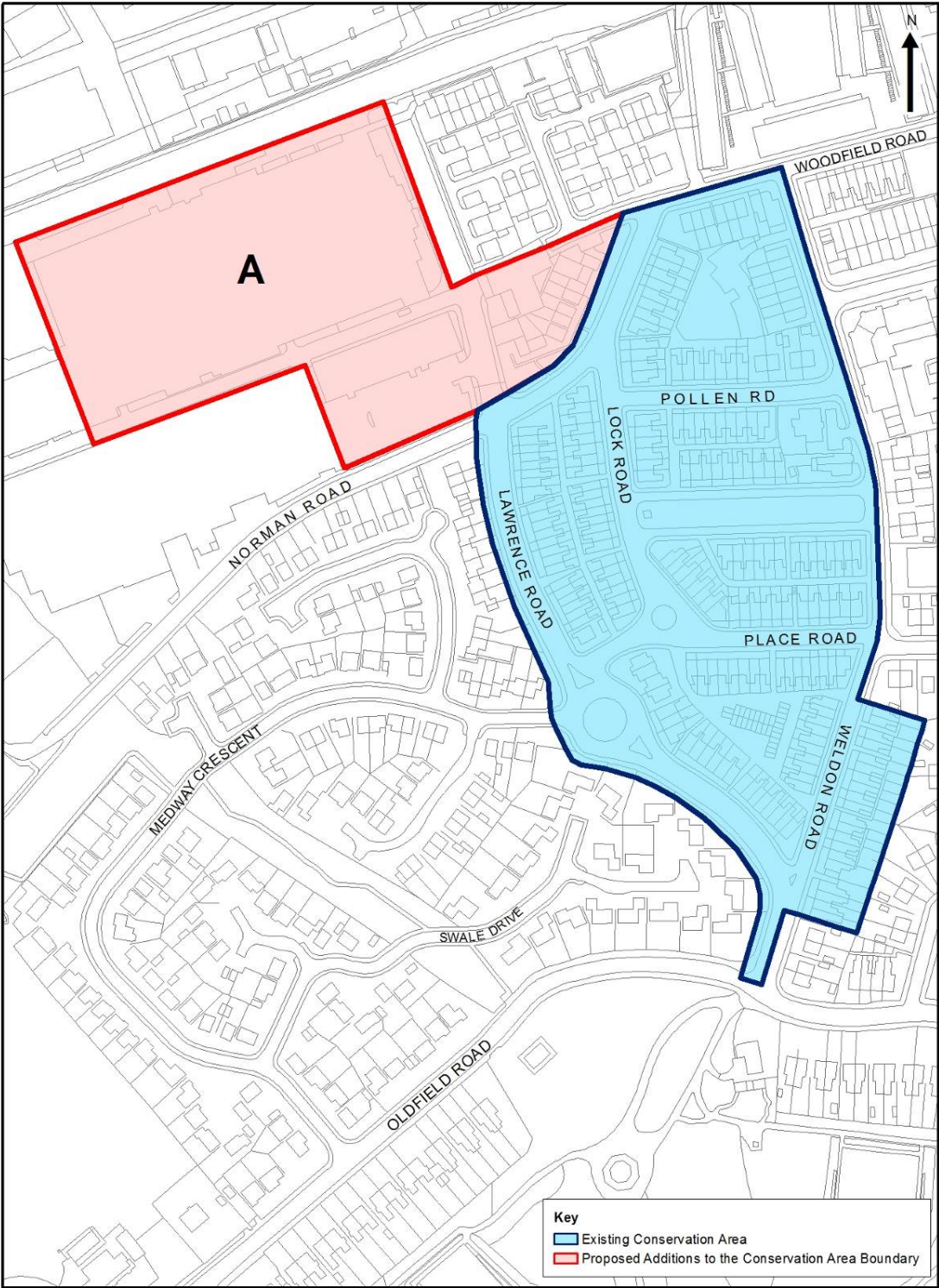
Appendix 1 – Status of CAA and CAMP documents for all Conservation Areas

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

Heath	CAMP	Consultation comments being considered
Ashton Mersey	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Brogden Grove	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Dunham Town	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Dunham Woodhouses	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Empress	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Flixton	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Longford	CAA	Awaiting consultation
	CAMP	Awaiting consultation
Warburton	CAA	Awaiting consultation
	CAMP	Awaiting consultation

Appendix 2

Linotype Conservation Area Boundary Change

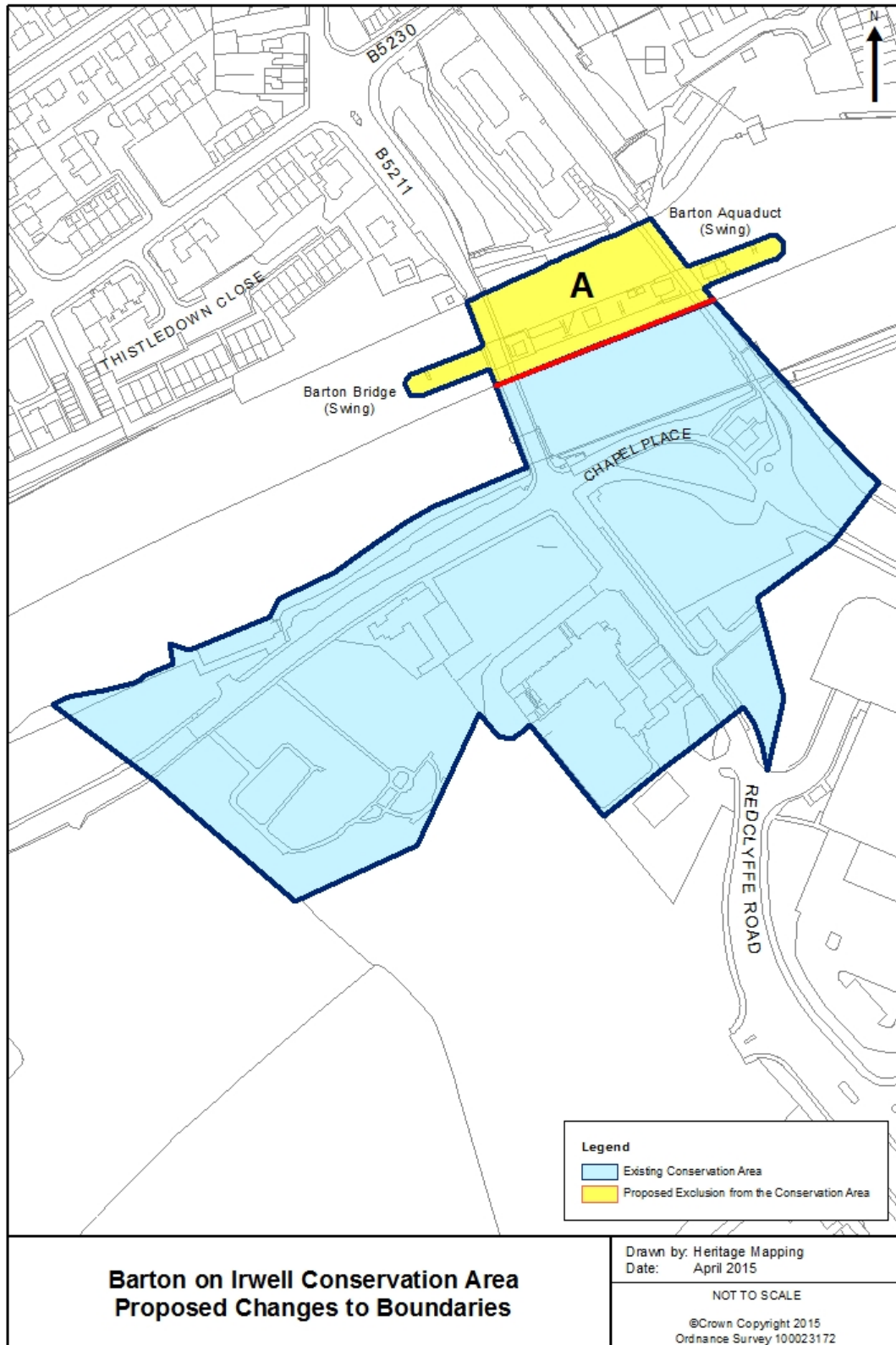


**Linotype Conservation Area
Proposed Changes to Boundaries**

Drawn by: Heritage Mapping
Date: April 2015
NOT TO SCALE
©Crown Copyright 2015
Ordnance Survey 100023172

Appendix 3

Barton Upon Irwell Boundary Change



Appendix 4 – Summary of Representations

Barton Upon Irwell

Date Received	Organisation	Person ID	Document Name	Summary Of Rep	Proposed Council Response
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	Section 8 lists the key areas within the CAA which need to be addressed and improved. We request that any reference to the condition, operation and management of privately owned commercially operated infrastructure be removed.	Disagree with this suggestion. These elements are heritage assets and therefore their condition and commentary on how they are used are fundamental to understanding the special interest of the CA
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	Amend Paragraph 6.3.3 to say: There is certainly capacity for improving various parts of the Conservation Area, such as the restoration of the Old School House and cottages if a viable long term use can be found, as well as improvements to the landscaping to Old Barton Road and Chapel Place to create a pleasant canal side walk. There is scope for further sensitively designed development in the area, provided it is of appropriate scale and takes account of the need for high quality landscaping and public realm.	Opportunities within the CA should be restricted to the restoration of the existing buildings or improvements to the public realm, or else significantly risk damaging the character of the CA
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	One overarching concern is the lack of reference to operational capacity of the Manchester Ship Canal.	text added to 4.4.10 " However the operational capacity of the Ship Canal is still important today "

12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	Section 6.3 refers to Problems, Pressures and Capacity for Change. As the landowner and driver behind the Trafford Waters vision, we feel it unnecessary to categorise development as a problem. New development, such a Trafford Waters should be seen as positive force which can be to the benefit of Conservation Areas. We accept that there is pressure to grow, which will impose change, however, it is unnecessary and unwarranted for this to be categorised as a problem for Conservation	It is considered this has been misinterpreted. Development is not considered to be a problem that ought to be avoided; rather a pressure which is acknowledged in local planning policy and needs to be managed. Further detail on this will be in the Management Plan
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	When considering the Barton Upon Irwell Management Plan, as the owners and operators of the Canals and adjoining land, The Peel Group stresses the importance of early engagement and consultation with us and other key stakeholders.	Note. An initial draft of the Management Plan will be circulated to Peel and other key stakeholders, as appropriate, prior to full public consultation
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	The description of the 19th Century Ecclesiastical Development (paragraphs 4.4.8 - 4.4.10) does not contain any reference to the de Trafford Family who funded the construction of the Church. Whilst this is referenced in paragraph 3.1.6, it should be carried forward and reiterated in later paragraphs where there is specific reference to the Church.	Noted; wording added

12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	Paragraph 4.4.7 outlines the solutions considered by Williams when proposing the cutting of the Ship Canal. It is not the understanding of our Archivist that 'Williams had originally intended to build a fixed-high level aqueduct over the Irwell replicating the Anderton boat lift on the River Weaver'. The Anderton Boat Lift works by lowering or raising a boat from one water course to another, this is a completely different kind of structure to the fixed-high level aqueduct stated within your paragraph.	Noted. Text deleted
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	Paragraph 3.6.1 outlines the significance of the Barton-Upon-Irwell Conservation Area. To ensure the CAA is accurate, the significance of the Bridgewater Canal is not as 'the first cut canal in the world', but it being the first true canal in England, independent from any natural waterway.	Noted wording added as suggested
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	When outlining the significance of the graveyard and the individuals buried there, paragraph 3.1.5 should include reference to Marshall Stevens later role as the General Manager of Trafford Park Estates.	Noted. Reference added to 3.1.5
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	The Peel Group are supportive of the Council's commitment to the retention of the conservation area and the importance which has been afforded to our assets.	Noted
12-Aug-15	Peel Holdings (Management) Limited	1373	CAA Barton-upon-Irwell Draft-2015	The statement regarding the construction material of the Aqueduct is incorrect, the Swing Aqueduct and Swing Road Bridge are made from Steel and not wrought iron as stated in Paragraph 4.8.14.	Noted. Wording amended. However the HE listing details wrought iron, therefore, HE will be informed of the error
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Avoid reference to "good quality" design (2.2.4) and instead refer to the words and policies used at S7 of the NPPF.	Noted. Wording added to para 2.2.4 "Design should take account of both Policy L7 of the Core Strategy and S7

					of NPPF. "
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Consider a policy to undertake a landscape survey of the area to tackle overgrown spaces, self-seeded trees and to identify places requiring landscape or screening.	Wording added to Policy 19 to suggest this is undertaken.
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Consideration should be given to clarifying the policies within this CAMP. It should set out the range of physical repairs needed to buildings and structures in the area or include a policy to undertake a detailed survey within a given timetable and the consequences that would follow a lack of repairs being made.	Some wording has been amended to add timetables. However it is not considered possible to add more detail to the repairs needed without owners doing more survey work. Enforcement action would not be appropriate as the assets are either not listed or if they are they are not in danger of being lost.
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	The aim of "maintain" the special interest of the conservation area should be more ambitious and be to "enhance" the area.	Agree. Word added
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	The section "Control measures brought about by law" should clarify the law and national policy relating to the alteration, extension or demolition of designated heritage assets. A caveat should be included stating that some of the CAMP policies relating to the use of specific materials to protect local distinctiveness may not be applicable when dealing with designated heritage assets.	wording added to the suggested section in Appendix C - "When applied to designated heritage assets such as listed buildings, legislation and national policy may take precedence over policies in local Conservation Area Management Plans" Wording added also to the Planning section (1.5.4, 1.5.5) to reference the Enterprise and Regulatory Reform Act (2013) to cover these points.

10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Could a policy be included to set up an advisory committee or local action group where a conservation area does not have one.	This is not appropriate for this area as there are no residents living within the Conservation Area.
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Have you considered adding a section to each management plan setting out how policies will be funded by way of an action plan. This should be approved by members, ensuring that policies are prioritised and deliverable.	It is considered that the policies will be delivered as funding becomes available and projects developed by land owners. It is not considered appropriate to put an action plan in place. Many of the policies will be delivered through conditions as part of planning permissions.
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	A target date for the production of the HAR strategy for conservation areas should be set in policy 5. This should include more about the strategy's content and overall objective.	Wording has been added to the policy to set a timetable. However it is not possible to add a target date within the CAMP.
10-Dec-15	Historic England	1074	CAMP Barton-upon-Irwell Draft-2015	Recommendation of the rewording of the policies relating to the demolition and replacement development (policy 27) to better reflect paragraphs 132-134 in the NPPF. A map clearly indicating national designations and positive contributor buildings would also help the reader.	Noted Policy 27 has been reworded and a map showing listed buildings and positive contributors added. "Demolition may only be permitted if it involves the replacement of a property that has not been defined as a positive contributor (as shown in map 2) to the Conservation Area and where any replacement development preserves or enhances the conservation area; Also it can be demonstrated that the substantial harm or loss meets criteria as set out in NPPF. The design of any replacement building must reflect the character and appearance of the Conservation Area as a whole"

14-Dec-15	Peel Holdings (Management) Limited	1373	CAMP Barton-upon-Irwell Draft-2015	The CAMP is too prescriptive and goes too far in imposing surveys, repairs, and works on buildings and operational infrastructure without the Council having engaged in direct discussions with the landowners and operators of said assets.	Officers from the Council have met with Peel and a number of text amendments and Policy changes have been made to address this matter.
14-Dec-15	Peel Holdings (Management) Limited	1373	CAMP Barton-upon-Irwell Draft-2015	Supportive of the importance being afforded to Peel's assets, however, have concerns over lack of reference to the operational status of Manchester Ship Canal. Concerned with the negative perception afforded to new, planned development within the vicinity of the conservation area, namely Trafford Waters, which have been positively received by English Heritage. Disappointing that these points have not been considered during the drafting of the CAMP.	The operational status of assets has been added to the text. Text referring to Trafford Waters in 2.6.1 has been amended as suggested, to say "any development should be carefully managed so that the significance of the Conservation Area and its heritage assets is not overlooked or adversely affected" Rather than specifying that Trafford Waters is carefully managed so that the significance
11th February 2016	Peel Holdings (Management) Limited	1373	CAMP Barton-upon-Irwell Draft-2015	In respect of the Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower the CAMP needs to stress that these are operational assets critical to the ongoing operation of the statutory harbour and the ability for vessels to pass into the Upper Reaches of the Canal and are therefore maintained to ensure integrity of operation. Therefore there is objection to the inclusion of Policies 31, 32, 33 which require a full condition survey, areas of corrosion and disrepair should be rectified, and the establishment of a maintenance plan for all parties to follow. The text and Policy 34 incorrectly refers to a disused building which is again one of our operational assets.	Wording has been changed to acknowledge the building at the end of the swing bridge is not disused in the main text and Policy 34 has been deleted. Policies 31,32 and 33 have been revised to recognise the assets heritage value is important and should not be weakened by lack of maintenance of the structures

11th February 2016	Peel Holdings (Management) Limited	1373	CAMP Barton-upon-Irwell Draft-2015	<p>acknowledge and support the Aims within Para. 3.7 – “To preserve this internationally significant heritage asset” and “To explain its importance to the wider public”. With respect to any betterment around the external appearance of our operational assets and their visual appearance this would be subject to the availability of grant funding and through a voluntary collaboration between Trafford MBC and The Manchester Ship Canal Company.</p>	<p>Wording added to 3.7 as suggested by Purcells:- “The bridge, aqueduct and control towers are still fully operational is hugely important to their heritage value as they have continually functioned as originally intended. Their on-going ability to operate as intended makes an important contribution to their significance, and regular maintenance is key to achieving this.”</p>
11th February 2016	Peel Holdings (Management) Limited	1373	CAMP Barton-upon-Irwell Draft-2015	<p>Contents (2.7 & 3.7) - for consistency “Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower”.</p>	<p>Wording amended as suggested</p>

11th February 2016	Peel Holdings (Management) Limited	1373	CAMP Barton-upon- Irwell Draft-2015	<p>Para. 1.2.1 - ought to read....."The structures are also part of the wider industrial landscape of The Manchester Ship Canal and Bridgewater Canal".</p>	Wording amended as suggested
11th February 2016	Peel Holdings (Management) Limited	1373	CAMP Barton-upon- Irwell Draft-2015	<p>Request that wording be deleted from 2.5.2 - Substantial extension or remodelling would not be appropriate. Demolition is not recommended as these are the only surviving examples of the residential terraces in Chapel Place</p>	<p>Wording as suggested is not considered appropriate as these properties do have historical value. However wording has been altered to :- Substantial extension or demolition is not recommended as these are the only surviving examples of the residential terraces in Chapel Place.</p> <p>It should also be noted wording exists that says demolition would be allowed if the public benefits of a demolition substantially outweigh the negative impact on the Conservation Area</p>

Linotype

02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	The maps in this document are of poor quality. A more professional source for the maps should be sought. An OS map and postcards are attached.	Maps are considered to be of adequate quality for the purposes of the documents and resources available.
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	Copyright is not an issue for OS maps published prior to 1964	Noted
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	More should be made of the fact that the Roman Road/Watling Street runs through the area. If any excavating is done in the future, the opportunity should be taken to do an archaeological dig.	Noted
17-Jul-15	Local resident	1342	CAA Linotype Draft-2015	In general I am in favour of the proposed extension of the Conservation Area boundary and the application of the new management plan	Support welcomed
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	I understand Trafford Council are planning to replace all street lights with those of an LED design. This type of street light would be out of character with the conservation area and out of sync with the type of area conservation the Management Plan is trying to achieve. A requirement for warmer lighting should be a key policy in the Management Plan.	A reduced lighting level has been agreed to be provided by the Council's street lighting service. Wording has been added "In residential roads lighting columns will be replaced as necessary using a standard 6m high tubular column but with reduced light levels to "warm white" LED lighting."
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	I enquired as to whether the Egerton Green Management Company had been informed of the proposals. This is the property management company formed to take care of the shared areas of the Bloor Homes development - this includes the car park to the rear of the Norman Road properties and critically the landscaped area and large trees along the Norman Road frontage both of which fall into the proposed extended boundary.	Consultation letter sent out

17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	The bullet point which currently reads 'Nos. 7-12 Norman Road' should read 'Nos. 7-11 (odd)' as the 'even-numbered' properties on Norman Road are the new properties constructed by Bloor and not an example of Type 7 properties.	Noted. Typo amended
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	There needs to be more clarity regarding how policies apply to new-build developments within the Conservation Area i.e. those constructed by Bloor Homes 2013-2014 and any further properties constructed on the Linotype Factory site. I am not clear what permitted development rights are to remove from my property by the plan.	Text has been added to the Policies section for clarity:- "• For houses not included under Article 4 such as the new Bloor properties the following policies and control measure in Appendix C will apply"

Old Market Place

07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	Policies 62 to 67 : Clearly it is significant new development that has the greatest potential to enhance or erode the character of the Conservation Area and its significances, the proposed suite of Policies is appropriate to the circumstances of the Old Market Place Conservation Area.	Support welcomed
07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	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.	Support welcomed

07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	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.	Noted. Prioritisation of funding is beyond the scope of the Plan but will be set out in other more detailed plans for the area.
07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	Policies 1 to 5: The Trust would question what relative priority is given to these Policies. It is suggested that Policy 5 (undertake a Heritage at Risk strategy) is the most important so that resources can then be targeted where they are most needed and will be most effective. Given the advice elsewhere in the draft Plan regarding Historic England concerns and the key buildings within the Conservation Area it is considered doubtful that the most pressing requirement at present is the introduction of further Article 4 controls (Policy 1) in respect of the residential properties in the Area, especially as most of these are peripheral to the main elements of the Conservation Area (i.e. Old Market Place and Market Street).	Noted. Prioritisation is beyond the scope of the Plan as funding for these elements is as yet unknown.
07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	(Policies 2 and 4 should be ‘normal practice’ and Policy 3 ‘routine’.)	Noted. However it was considered a useful reminder to include them
07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	Policies 6 to 16: generally the advice here is considered to be sound.	Support welcomed
07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	Policies 41 to 44: The conservation of traditional boundary treatments is an important element in maintaining and enhancing the Conservation Area and the proposed Policies are considered to be appropriate.	Support welcomed

07-Dec-15	The National Trust	1051	CAMP Old Market Place Draft-2015	Policies 48 to 61: Generally the approach set out in these Policies in respect of the public realm is to welcomed.	Support welcomed
10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	Suggesting the need for a policy within the CAMP, to refresh Trafford's shopfront, advert and signage guidance (dating from 1997) to better reflect current legislation and best practice.	The Shopfront guidance will be revised as resources permit.
10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	Have you considered adding a section to each management plan setting out how policies will be funded by way of an action plan. This should be approved by members, ensuring that policies are prioritised and deliverable.	It is considered that the policies will be delivered as funding becomes available and projects developed by land owners. It is not considered appropriate to put an action plan in place. Many of the policies will be delivered through conditions as part of planning permissions.
10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	Request for the consideration of the potential for Heritage Partnership Agreements in conjunction with a Local Development Order to remove obstacles to the change of use of upper floors	Wording added to policy 39 "The use of Heritage Partnership Agreements could assist with this. " The emerging Altrincham Neighbourhood Business Plan contains policies that encourage bringing upper floors back into active use.

10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	Recommendation of the rewording of the policies relating to the demolition and replacement development (policy 62) to better reflect paragraphs 132-134 in the NPPF. A map clearly indicating national designations and positive contributor buildings would also help the reader.	Noted Policy 62 has been reworded and a map showing listed buildings and positive contributors added. "Demolition may only be permitted if it involves the replacement of a property that has not been defined as a positive contributor (as shown in map 2) to the Conservation Area and where any replacement development preserves or enhances the conservation area; Also it can be demonstrated that the substantial harm or loss meets criteria as set out in NPPF. The design of any replacement building must reflect the character and appearance of the Conservation Area as a whole"
10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	The section "Control measures brought about by law" should clarify the law and national policy relating to the alteration, extension or demolition of designated heritage assets. A caveat should be included stating that some of the CAMP policies relating to the use of specific materials to protect local distinctiveness may not be applicable when dealing with designated heritage assets.	wording added to the suggested section in Appendix C - "When applied to designated heritage assets such as listed buildings legislation and national policy may take precedence over policies in local Conservation Area Management Plans" Wording added also to the Planning section (1.5.4, 1.5.5) to reference the Enterprise and Regulatory Reform Act (2013) to cover these points.
10-Dec-15	Historic England	1074	CAMP Old Market Place Draft-2015	In 1.1.1 the Old Market Place is referred to as being at risk, however, this conservation was removed from the Heritage at Risk register by Trafford Council.	Noted. This has been amended in the final version

13-Nov-15	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Unlike the Appraisals which are policy, these Management Plans seem to be only guidelines, which have far less clout. As it is the Management Plans that will be used the most, surely they should be policy and be also consistent with the appraisals? The most robust documents possible are required, in order to fulfil the duty to protect and enhance the three areas 'At Risk'.	The Management Plans will be adopted as Supplementary Planning Guidance (SPD). This planning guidance will have the same status in planning policy terms as the Conservation Area Appraisals. The "at Risk" register has now been updated and Old Market Place and Stamford New Road are now no longer on the "at Risk " register. The final Management Plans will reflect this.
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Pg. 46 Article 4 map should go immediately after pg 44 as part of appendix C	Noted. This has been amended as suggested
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	4.1.1 If only guidance then is far too weak needs same planning strength as appraisals and becomes 'policy'.	Supplementary Planning Guidance is the term used for this type of Planning documents. It will be adopted policy and form part of the Local Development Framework.
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Policy 65 Important to recognise the old 1870 facade of the Altrincham general Hospital	This is more appropriate to recognise in the text rather than the policy. More detail on dates has been added to the general text.
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Policy 64 - needs to be a separate policy to cover height and scale as it is so important and is being challenged by current planning permission applications (Central Way flats).	Wording has been added to the existing policy 64 covering roofscapes that covers scale, massing and height of new development.
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Pg 32 Policy 27 Historic town centres should not allow banners of any sort, only on the outskirts. A&B Civic society feels strongly about this and is supported by Planit-ie. Suggest banners on Woodland flyover where they would be more effective.	Disagree. Small banners maybe appropriate for temporary periods. Wording has been changed to strengthen the temporary nature and that they are high quality

11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Pg 28, policies 2,3 & 4. Disagree with NT comments. It is essential to have these phrases.	Noted. Policies have been kept
11-Jan-16	Bowdon Downs Residents Association	1159	CAMP Old Market Place Draft-2015	Policy 9 & 44 Lime mortar - need to explain why important to use it to not damage the fabric with cement mortar. It's to show there is a rationale behind.	Wording added to Policy 44 by way of explanation "in order to reduce erosion of the original material." and Policy 9 "in order to prevent damage to the original fabric"
26-Oct-15	Local resident	1380	CAMP Old Market Place Draft-2015	I have made an informal enquiry regarding the relocation of our vehicle access to (little) Groby Road. The existing location is dangerous. It would make sense for the creation of walling to match existing with planting above Regent Road to improve the conservation area by mitigating the harsh brick dominated environment around Easting wood that you allude to in section 2.8.3.	Noted
26-Oct-15	Local resident	1380	CAMP Old Market Place Draft-2015	Note and concur fully with comments at section 2.3.15. and agree with your appraisal of the modern conservatory to the rear of my property.	Noted
05-Nov-15	Local resident	1381	CAMP Old Market Place Draft-2015	Strong support to all of the proposals included in the strategy document (except for point 3 raised below)	Support welcomed
05-Nov-15	Local resident	1381	CAMP Old Market Place Draft-2015	I request that policy 11 is reworded from 'Rainwater goods should be black cast iron or aluminium' to 'Rainwater goods should be cast iron or aluminium and should be black or another subtle colour appropriate to the building'. Black is too restrictive and will not look right in all cases.	Agree. Wording changed as suggested
05-Nov-15	Local resident	1381	CAMP Old Market Place Draft-2015	Attention should be given to how the rules will be enforced.	Noted. The policies once adopted will be used to guide planning decisions in the Conservation Area.

05-Nov-15	Local resident	1381	CAMP Old Market Place Draft-2015	Policy 14 states 'Maintenance should be carried out regularly to ensure vegetation is not damaging brick or stonework and rainwater goods are clear, to avoid deterioration to fabric'. The gutters of Altrincham Town Hall urgently need cleaning out, so I suggest the Council begins by setting a good example.	Noted. This comment has been forwarded to the Councils Estate Management Service
05-Nov-15	Local resident	1381	CAMP Old Market Place Draft-2015	It is very important that the old hospital site is redeveloped/brought into alternative use as soon as possible as an empty neglected building has a negative effect on the area.	Noted.
28-Nov-15	Local resident	1394	CAMP Old Market Place Draft-2015	The Council is not clearing the pavements and there are no lights and trees etc. on the buildings, which does not help business.	This is outside the Scope of the Management Plan
03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	The draft makes references not only to preserving and enhancing, but “encouraging greater awareness and visibility”; not just conservation of but “enjoyment of the historic environment”, hopefully the proposed policies will be seen as a catalyst for progressing these lofty aspirations and not simply a dead hand that will apply restrictions for the sake of restrictions.	Noted
03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	Strongly supportive of both the guiding principles and proposals in the policies outlined in the draft plan.	Welcomed
03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	Encouraged by Policy 48, “The Old Market Place should be redesigned to reduce the dominance of vehicular traffic and to re-establish it as a central public space and gateway to the town.” This sits full-square with the view of our CEO that this key historic location is both neglected and underutilised.	Noted

03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	<p>The conservation area is bisected by the A56 which carries extremely high levels of vehicular traffic throughout the day, effectively isolating the principle open space in the Old Market Place, rendering it effectively inaccessible for any meaningful social or recreational use. The nearest pedestrian controlled lights are outside the Shell garage further along Dunham Road. These are located too far away from the Old Market Place to facilitate ease of access or encourage use of the restaurant and bar facilities. If there is to be any hope of achieving greater uses of the Old Market Place, then both traffic calming and pedestrian crossing facilities must be addressed as a priority.</p>	Noted. Comments have been forwarded to the Council Highways Development Service
03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	<p>The paved pedestrian area between The Old Bank and The Orange Tree becomes hazardously slippery after even light rain and lethal after a light frost. This constitutes a serious Health and Safety hazard that must be addressed if Policy 49 and Policy 50 are to have any practical meaning. There is no point in preserving and reinstating pavements unless this renders them safe to walk on.</p>	Noted.

03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	<p>Whilst we support the general principle behind Policy 26, and would have no wish to deface our beautiful building by displaying 'large format banners' or indeed banners of any kind, we have concerns about the requirement to shroud scaffolding in a 1:1 scale image of the building. Maintaining a Listed building means that from time to time scaffolding may need to be erected for even minor works, such as repairing a leaded window or routine painting. Should this policy require such camouflage for relatively short periods of scaffolding use, this would make the cost of routine maintenance prohibitive. We are sure that this is not the intention of Policy 26, but some rewording to make it clear that this only applies to longer term major works, and not routine maintenance would be helpful and prevent any future difficulties arising from differing interpretations of the policy.</p>	<p>Agree. Policy 26 wording has been amended to add the following:- ...for all works other than short term routine maintenance. ...</p>
03-Dec-15	Informed Solutions	1401	CAMP Old Market Place Draft-2015	<p>When the restoration of The Old Bank was being undertaken, the CEO had a vision of illuminating the unique architectural features of this iconic building, but was told by planners that this would not be countenanced at all. We are therefore greatly encouraged by Policy 35. In supporting your proposed policies, we do so in the hope that a more sympathetic view might be taken should we wish to enhance this key historic location by revisiting the illumination of The Old Bank.</p>	<p>Noted</p>

23-Nov-15	Local resident	1402	CAMP Old Market Place Draft-2015	Too much alteration to existing properties (i.e. the removal of original features) and new development of properties has taken place in the area and thus renders the inclusion of Springfield Rd into the CAMP pointless.	Springfield Road was adopted into the Conservation Area in December 2014. The CAMP will hopefully ensure future changes proposed to historic properties will be in keeping with the historic character of the area
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Stamford New Road

10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Request for the consideration of the potential for Heritage Partnership Agreements in conjunction with a Local Development Order to remove obstacles to the change of use of upper floors.	Wording added to policy 55 "The use of Heritage Partnership Agreements could assist with this." The emerging Altrincham Neighbourhood Business Plan contains policies that encourage bringing upper floors back into active use.
14-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Have you considered adding a section to each management plan setting out how policies will be funded by way of an action plan. This should be approved by members, ensuring that policies are prioritised and deliverable.	It is considered that the policies will be delivered as funding becomes available and projects developed by land owners. It is not considered appropriate to put an action plan in place. Many of the policies will be delivered through conditions as part of planning permissions.
10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Suggesting the need for a policy within the CAMP, to refresh of Trafford's shopfront, advert and signage guidance (dating from 1997) to better reflect current legislation and best practice.	The Shopfront guidance will be revised as resources permit.

10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	<p>Recommendation of the rewording of the policies relating to the demolition and replacement development (policy 57) to better reflect paragraphs 132-134 in the NPPF. A map clearly indicating national designations and positive contributor buildings would also help the reader.</p>	<p>Noted Policy 57 has been reworded and a map showing listed buildings and positive contributors added.</p> <p>"Demolition may only be permitted if it involves the replacement of a property that has not been defined as a positive contributor (as shown in map 2) to the Conservation Area and where any replacement development preserves or enhances the conservation area; Also it can be demonstrated that the substantial harm or loss meets criteria as set out in NPPF. The design of any replacement building must reflect the character and appearance of the Conservation Area as a whole"</p>
10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	<p>The section "Control measures brought about by law" should clarify the law and national policy relating to the alteration, extension or demolition of designated heritage assets. A caveat should be included stating that some of the CAMP policies relating to the use of specific materials to protect local distinctiveness may not be applicable when dealing with designated heritage assets.</p>	<p>wording added to the suggested section in Appendix C - "When applied to designated heritage assets such as listed buildings, legislation and national policy may take precedent over policies in local Conservation Area Management Plans"</p> <p>Wording added also to the Planning section (1.5.4, 1.5.5) to reference the Enterprise and Regulatory Reform Act (2013) to cover these points.</p>

15-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	Quite a few of the windows on the parades of shops are unique and very much part of the character of the building. If they are replaced due to being rotten or through double-glazing, the cheap and easy method would be to put in plain sheets of glass with standard design, rather than recreating the original. This would affect the look of the building, the streetscene and be a false economy as it devalues the building due to the historic visual impact being reduced.	Policy 14 in the CAMP has been strengthened to say "The use of UPVC window frames and plastic panes will not normally be acceptable"
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	The Policies will have far more influence if there can be a brief explanation as to why they are being implemented e.g. painted brickwork - to let it breathe so it doesn't damage the building (as well as visual coherence and original look) and lime mortar rather than cement to prevent erosion of softer brick, stone etc.	Noted. Text added with more explanation
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	Unlike the Appraisals which are 'Policy', these Management Plans seem to be only 'Guidelines'. As it is the Management Plans that will be used the most, surely they should be Policy and also be consistent with the Appraisals? Three of the Areas are 'At Risk', so the most robust documents possible are required, in order to fulfil the duty to protect and enhance.	The Management Plans will be adopted as SPD as have the appraisals. This is planning policy as part of the Local Development Framework. Stamford New Road and Old Market Place were removed from the "at risk" register in October 2015 and the final CAMPs will reflect this position.

14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	There is concern the Bowling Green will be built upon or the car park extended there, despite it being an ideal location for a public green space (or else back outdoor eating and play space for Down Hotel and Kings Court restaurants). Therefore the reference to this needs to be very robust in order protect it from this declared threat.	It is acknowledged this space should be reused but suggesting a specific use is not appropriate for this type of document as it could be restrictive. Any proposal would be considered under its designation of open space under Policy R5 of the Core Strategy
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	A major omission is any mention of The Causeway, which has so much potential as a town centre public green space and connecting route.	Noted. Wording added
13-Nov-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	There are no Article 4s proposed for Stamford New Road. This will lead to the replacement of windows with standard design, rather than recreating the original. This would affect the look of the building, the streetscene and be a false economy as it devalues the building due to the historic visual impact being reduced.	Article 4 is only considered necessary for residential houses as it takes away certain permitted development rights. Because Stamford New Road contains commercial properties which do not have the same permitted development rights as residential properties, it is not considered appropriate to introduce an Article 4 Direction to restrict the replacement of windows.

Goose Green CAMP

25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	2.3.3. The council at present have been pressing for large modern canopies and contemporary chrome and canvas dividers between all the properties. These are stylistically inappropriate.	The wording in 2.3.4 states well designed retractable awnings maybe acceptable. Therefore any new applications for awnings should be in compliance with this guidance
25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	The document contains pictures that are a mixture of pre-works and post-works, as does some of the text. It is clear that an attempt to justify the works within a conservation framework has been attempted, but without any success.	The assessment was carried out during the works. Any future works should adhere to the guidance in the policies
25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	2.5.1 This is only true now, post public realm works, as the original boundaries and brick planter features that created part of the 'secluded hamlet' have been removed. Further disagreement with appropriateness of public realm works	The public realm works were agreed prior to the CAMP but were considered against Conservation Area status and the current planning guidance
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Overall far more robust in tone than Stamford New Rd and OMP	Noted
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Windows of 8a, 9, 10, 11, 12 and 13 probably not ever small-paned as those are late Victorian houses not Georgian or early Victorian. It also shows the addition of extra windows it should certainly not be held up as a good thing	Noted Changes made
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Awnings of any kind are not appropriate in Goose Green as the buildings were originally purely domestic (north side) or domestic and workshops (west side). Muted awnings with no signage are only acceptable on parades of shops which are larger scale and designed	Awnings are present already in the area and the CAMP has a policy that details their design

					as such	to be appropriate for the Conservation Area.
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016		Would be good to see mention of a need for handy summary booklet/folded leaflet for all the town centre CAs (as done in the other CAMPs).	A section mentioning this has been added to 4.1.1
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016		It is considered there is still the lack of a List of Heritage Assets - both within and outside CAs. Those in the Appraisals are inaccurate and incomplete and technically are not a List in a NPPF sense.	Any consideration of a local list will be made outside of the CAA and CAMP process
16 February 2016	Local Resident		CAMP Goose Green Draft 2016		It is considered that the Public Realm works that have taken place in 'Goose Green' have had such a huge contemporising effect and feel that it is no longer appropriate to have Goose Green designated as a conservation area.	The public realm works were agreed prior to the CAMP but were considered against Conservation Area status and the current planning guidance
	United Utilities		CAMP Goose Green Draft 2016		No comments to make	

George Street

11 Feb 2016	Bowdon Downs Residents Association	1159	CAMP George Street 2016	George January	Shop signage areas far too large encouraging over-signage.	The CAMP has policies on this going forward and a revised SPG on Adverts will also provide more guidance.
11 Feb 2016	Bowdon Downs Residents Association	1159	CAMP George Street 2016	George January	Map 2 needs to be revised to amend yellow area in light of recent improvements made to the public realm and 73 - 75 George St need to be shown as a positive building.	Map 2 is taken from the adopted CAA so cannot be changed. However a note has been added to the text to acknowledge

						recent improvements.
11 Feb 2016	Bowdon Residents Association	Downs	1159	CAMP Street 2016	George January	Amendments needed to cover some consistency in policies with the other CAMPs and some additional historic detail needs adding
11 Feb 2016	Bowdon Residents Association	Downs	1159	CAMP Street 2016	George January	To complement the Management Plan, a Local List of Heritage Assets should be prepared for the non-designated heritage assets within the Conservation Area.
						Agreed. Policies have been added to be consistent with other CAMPs. More detailed wording has been added to cover brickwork etc.
						Any consideration of a local list will be made outside of the CAA and CAMP process

The Downs

14 Jan 2016	Local Resident		1403	CAMP The Downs January 2016		Thought should be given to stopping traffic using the road as a cut through destination. When looking altering the Downs traffic lights, it plan to reduce or eliminate New Street being used as a cut through; reducing danger to pedestrians. Access to New Street should only be for the Regent Road car park and residents. Traffic should be diverted using roads more suitable than New Street (e.g. Groby should take most of the New Street traffic). Where New Street becomes one way, this should be residents only parking. There should be a higher permit fee for the residents. The parking area could then be upgraded to reflect the Lyme Grove street scene with stone sets on the parking side, indicating parking areas.	This is beyond the scope of the CAMP
21 Jan 2016	Local Resident		1409	CAMP The Downs January 2016		Article 4 should avoid random materials, design and paint colours for doors and windows which are out of keeping for the character of the road.	Owners must seek planning permission for Article 4 properties to replace doors or windows so the Council will only give permission for appropriate designs

					and materials in line with Policy 16. The colour of the door can not be enforced as is permitted without planning permission.
21 Jan 2016	Local Resident	1409	CAMP The Downs January 2016	Article 4 already applies to New Street, and it makes sense to extend this to Lyme Grove	Support welcomed
21 Jan 2016	Local Resident	1409	CAMP The Downs January 2016	To be effective, regulations must be enforced. A house on Lyme Grove was ordered to remove fencing (no permission and appeal was dismissed). This only occurred many years later, and the new wall has inappropriate coping; now looking entirely modern. This is forming a precedent for others taking whatever action they wish.	Noted. The council will take enforcement action on unauthorised development.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Could Community Charge bills or estate agents advise new owners of their responsibilities?	The CAMP will be circulated to local estate agents.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	When will the LED replacement street lights be done. They need painting as does the Victorian post box	This is outside the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	There is a big problem with traffic in this area. HGVs have caused damage to a landmark tree	Noted. This is beyond the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	No 40 Victoria Terrace, Grad 11, has been empty for quite a while and has fallen into disrepair, how can this be allowed to happen?	This is outside the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	So pleased that New Street Green has been included. Could it be documented that it is known as New Street Green?	Support welcomed. The area of New Street Green is referenced on page 1
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	L'Armour although a landmark building is a blot on the landscape	Noted. However this is beyond the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Osborne (or Osbourne) Place is not as shown in the maps, parallel to The Downs, but is the sett-paved alley at right angles to the road leading to front of the 3-house terrace with no vehicular access. A gravelled area to the side of no 1 doesn't extend beyond its rear yard.	According to Ordnance Survey Mastermap; Osbourne Place is in the right position, but because the text has been

					enlarged for the CA maps the text covers a greater area than it ordinarily should.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Policy 48 historic pedestrian route along The Narrows should be preserved. Policy 49 maintenance of The Narrows carried out on a regular basis. How will these policies be carried out ?	This is a recommendation .If owned by the Council this will be part of the Councils maintenance contract.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Policy 2 how will unauthorised developments be reported ?	The Councils enforcement officers can be contacted through the main Council contact number
11 Feb 2016	Local Resident	1412	CAMP The Downs January 2016	support the Downs Conservation Area Management Plan as I think it is much needed and would urge you to apply Article 4 to 1 -15 Higher Downs. These early Victorian houses illustrate the transition from Georgian to Victorian architecture The exteriors are relatively untouched but are at risk from overzealous new occupiers	Support welcomed. Higher Downs has now been proposed for consideration under Article 4
12 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Request that an Article 4 is also applied to 1 - 15 (odd and even) Higher Downs. These 15 houses were all built at the same time on the first four plots of agricultural land sold in 1851 by the 7th Earl of Stamford directly to housing developers. In proportions, detailing and windows, they are of significance as they show the transition from a simple Georgian style to an increasing elaborate Victorian style. Their grouping and selection of terraced, semi-detached and detached houses of varying sizes illustrates the desire of the developers to provide a range of housing for different types of households.	Support welcomed. Higher Downs has now been proposed for consideration under Article 4
16 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Several positive contributors have been missed off the townscape analysis map.	
16 Feb 2016	Bowdon Downs	1159	CAMP The Downs	Wording changes are needed to policies to add detail and clarity	Noted. Amendments

	Residents Association		January 2016		made
16 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Request for a more detailed policy to cover street lighting in The Downs and other CAMPs to include the lighting level for warm LED lights, column style, height and repair of existing cast iron columns if possible. Should have this in all the CAMPs	A generic policy will be put in all the CAMPs for LED warm lighting but to specify lighting levels is not appropriate as there maybe changes in technology. Also the style and height of columns must meet safety standards and will vary per street so the policy will specify that where possible lighting should be designed to be appropriate to the character of the Conservation Area.
24 Feb 2016	Altrincham and Bowdon Civic Society	1330	All CAMPs	Request for a more detailed policy to cover street lighting in The Downs and other CAMPs to include the lighting level for warm LED lights, column style, height and repair of existing cast iron columns if possible. Should have this in all the CAMPs	A generic policy will be put in all the CAMPs for LED warm lighting but to specify lighting levels is not appropriate as there maybe changes in technology. Also the style and height of columns must meet safety standards and will vary per street so the policy will specify that where possible lighting should be designed to be appropriate to the character of the

					Conservation Area.
16 Feb 2016	Local Residents	1413		The following residents of Lyme Grove are opposed to the proposed Article 4 for their properties:- No 1, No 9, No 11, No 13, Hunters Moon, No 4, No 8, No 10, No 12, No 14	The CAMP sets out a comprehensive case for the proposal of Article 4 on Lyme Grove. No justification has been provided for the residents objection. However a further consultation will be held with individual property owners before an Article 4 is imposed