

Appendix 2

Responses Received to October 2016 Consultation on the Revised Draft South Hale CAA and CAMP

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
24- Nov-16	Pwa Planning	1386	Revised CAA South Hale - Oct 2016	The character of a number of streets has been eroded over time through the removal of mature boundary planting and replacement of boundary walls, hedges and gates with modern alternatives. The typical style for boundaries in the area is a low stone wall topped with a hedge, with taller mature planting beyond. Stone gateposts and timber gates were also typical. However, brick walls, timber fences, metal railings and ornate metal gates are now very common, together with numerous signs for security companies posted on property boundaries. This means the unity of the streetscapes has been eroded.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	The proposal to remove Broad Lane from the Conservation Area is wholly justified. Full support for the reasoning provided in relation to this issue.	Support welcomed
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many of the newer houses on Broad Lane are designed in styles which are not representative of the historical Victorian and Edwardian architectural characteristics of buildings further west in the Conservation Area. There are many Neo-Georgian properties, for example, which is not a typical historical style in the area.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct	Broad Lane no longer retains the historic character and appearance to warrant its	Agree

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			2016	inclusion within the Conservation Area.	
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many properties on Broad Lane are late 20th century or early 21st century buildings with low or no architectural or historic interest. They appear to have been included in the original Conservation Area boundary because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for their retention within the Conservation Area given their low merit.	Agree
14- Oct-16	Local Resident	1440	CAA South Hale - Oct 2016	Disagree with the proposal to remove 7 The Coppice from the Conservation Area. The topography needs to be preserved. Trees at the property need protection. The Coppice is a fine example of careful planning and building development during the 1980s.	Noted. However 1980s properties do not meet the current criteria for designation in a Conservation Area
15- Oct-16	Local Resident	1391	CAA South Hale - Oct 2016	Object to the proposed boundary change of the Conservation Area. Broad Lane is one of the most beautiful roads in Hale. Each property has been under the Conservation Area restrictions, which has meant that they have been constrained with the type of building and are all in character with the road. The change of the boundary will change the appearance and character of Broad Lane, definitely not for the better.	Disagree. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Modern extensions, window additions and other features are out of keeping with the traditional character of ornate, architectural detailing of the Arts & Crafts architecture seen elsewhere in the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. Several houses

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					are very prominent in the street scene due to the removal of boundary planting and fences. This road is therefore recommended to be removed from the Conservation Area.
24- Oct-16	Local Resident	1441	CAA South Hale - Oct 2016	The properties on the south side of Warwick Drive from number 10 upwards do not have any conservation worthy attributes and should be excluded from the conservation area.	Disagree. The properties on Warwick Drive reflect elements of architectural detail and of other properties along Warwick Road and the wider South Hale Conservation Area. The buildings form a group and illustrate the development of the settlement in which they stand. It is acknowledged not all the properties are historic but the boundaries in Conservation Areas are not recommended to be drawn with small pockets of properties being excluded. Part of the criteria for Conservation Area designation is about character of the area and this is why these properties are included in the heart of the Conservation Area.
11-Nov-16	Local Resident	1339	CAA South Hale - Oct 2016	Broad Lane was included in the Conservation Area in 1986 and has hardly changed since	Disagree. There have been a number of new developments in Broad Lane despite its Conservation status
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The Architectural Practice welcomes the publication of South Hale Conservation Area Appraisal, which will help ensure the conservation area's historic and architectural interest is more accurately and clearly defined.	Support welcomed
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The boundaries of the conservation area have been carefully reconsidered and we support the logic of expanding this conservation area to the north west to include properties of nineteenth century date whilst omitting the area to the south east, by removing areas of suburban development	Support welcomed

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				and twenty-first century properties that have no special interest.	
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The north west streets of Ollerbarrow Road, parts of Westgate and Leigh Road contain buildings that are Victorian and Edwardian in date, have clear architectural quality in terms of, for example, intact Arts & Crafts detail and design quality on these buildings. AHP welcomes the Council's proposal to include these properties in the proposed boundary extension.	Agree. Support welcomed.
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	AHP considers that the draft conservation area appraisal for South Hale reflects the guidelines of Historic England's Advice Note 1, by redefining and clarifying the special interest of the area to focus on streets with good examples of Victorian and Edwardian domestic architecture.	Agree
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	Including more older properties in the boundary change is a good idea	Support welcomed
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	<p>At the moment the boundary of the conservation area finishes next door at no.27 Park Road. Our house was built at the side of no.27 in their garden, hence we are 27 a.</p> <p>No. 29 and 31 were constructed around a similar time to ours and are also not of the Edwardian style which is the prevailing style of this lower part of Park Road.</p> <p>No.31 has in the last couple of years been totally restyled but it is still of a modern appearance.</p>	Disagree. One of the purposes of the Conservation Area is to protect the historic character of an area. It is acknowledged in heritage guidance that not all the properties within a Conservation Area are historic. However the group value of houses adjacent to historic properties is a reason for their inclusion as any future changes proposed to these newer properties would have the potential to be more in keeping with surrounding historic properties. These 3 properties have historic properties next to, in front and behind them.

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				The plan to include more of the older properties in the boundary change is a good idea and keep the style of houses in the era they were built, our house 27 a was built in 1972 when the style of houses were not at their most attractive , there is no benefit to have it included in the Conservation area.	
13-Oct-16	Local Resident	1439	CAA South Hale - Oct 2016	The extension of the South Hale Conservation Area will do nothing to preserve. It will devalue existing properties and make it more difficult for families to amend their homes to meet their changing needs. The current planning laws provide all the protection that is needed.	Disagree. Conservation Area status still allows householders to amend their properties but ensures this is done in way that respects historic character and features.
29-Nov-16	Local Resident	1445	CAA South Hale - Oct 2016	There is no longer any benefit in maintaining the Conservation Area status quo, support for the change. Over the last two decades, there has been much development that is not in keeping with a conservation area.	Agree
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	One interpretation of the appraisal report is of a failure by the council to preserve and enhance the conservation area. There are many houses that don't fit the conservation area and should not have been given planning permission.	Disagree. The changes in the boundaries have been proposed as a result of criteria for defining conservation areas changing since they were originally designated. In some cases historic character has been lost due to householders making inappropriate boundary changes through permitted development. In other cases the Councils recommendations to refuse an inappropriate planning applications has been overturned at appeal.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	The original stone gateposts are generally quite slim whereas brick ones are bulkier and stand out more especially if they don't match the house. Some dressed stone posts look as out of place as brick. Wooden posts seem to work well as replacements/alternatives as	Noted. The Management Plan proposes policies to cover boundary treatments and defines harmful development as:- "The significant loss of front garden space in favour of off-road parking. Excessive parking provision above maximum standards is not

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				<p>they are slender too.</p> <p>Fences should not be given planning permission unless they are hidden behind plants. There are far too many fences already. The same applies to walls over 0.9m. This should not be retrospective but should apply to any replacements.</p> <p>If a front garden is paved over then it should have high hedge in front of it.</p>	likely to be acceptable”.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	<p>Replacement wooden windows can be difficult to meet building regulations. Modern uPVC is virtually maintenance free - doesn't need painting every year or two and is more secure. On Bower road there is one semi where one set of windows has been replaced in uPVC while next door has the original wood. The uPVC has the same style as the wood and looks very similar - the uPVC looks a bit better.</p>	Noted.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	<p>Strongly against dimming lighting or turning it off. The LED lights are not suitable for the conservation area. A colour temperature of 2700k has a much warmer, cozy and inviting feel. Replace the oldest least efficient lights first & maximise energy & cost savings. The council should run some trials of different types of LEDs to see what people think. The lamp posts painted black with gold stripes look good in both modern and more historic settings. Using them across the whole of Trafford gives a common identity. The concrete lamp posts are pretty horrible.</p>	Partially agree. A policy on LED lighting with a warm bulb is included in the Management Plan and will be at a level to comply with health and safety levels for the roads they are in. Changing the lighting columns is not appropriate for inclusion in the Management Plan
30-Nov-	Local	1446	CAA South	Narrower width double yellow lines can be	Noted. There are no proposals to change the

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16	Resident		Hale - Oct 2016	used. For white lines, this depends on the size of the roads. Any junction with A or B roads should be as clear and as large as possible. For lesser roads, there is no need for thicker white lines. Many of the roads in the conservation area are in poor condition and only seem to get fixed when they become dangerous.	width of white lines
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	With regard to trees, allowance should be made for properties added to the conservation area. Support that the cherry trees along Bower Road have more protection now, hope the same applies to the triangle at the corner of Bower Road and Warwick Drive.	Noted. Following adoption of the Conservation boundary all properties and open spaces within it will be required to seek approval from the Council tree officer for pruning works on trees above the recommended size as set out in regulations.
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	The Appraisal and Management Plan are very detailed and thorough. Broad agreement with the reports.	Support welcomed
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	Introduce a rule so that only two out of the twenty nearest houses are allowed to be out of character for the conservation area. Any replacement house breaking this rule needs to closely match the general character of the area.	Disagree. This would not be Consistent with the Historic England Guidance used in writing the Management Plan
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	Object to 59 Bankhall Lane being included within the Conservation Area since:- 1. It has no merit for Conservation Area purposes; and 2. The Property has been blighted by the grant of the permissions for the erection of the building next door; and 3. The assessment in the October 2015 and 2016 Appraisals is not considered to comprise an assessment consistent with Historic England advice; and	Disagree. As a result of the planning application at no 61 planning officers made a closer review of no. 59 and considered it to be a non-designated heritage asset. In addition comments from the residents at the consultation meeting and further discussions with Hale Civic Society provided more information on the age of properties and support for their inclusion in the Conservation Area. Therefore it was decided by the Council's heritage consultant that on balance

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				4. It is considered that to include it within the Conservation Area taking into account the above is inconsistent, irrational, irregular and unreasonable.	although the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping them within the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane does not have "special architectural or historic interest" for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Disagree. The property is believed to be built in 1900, set within a large plot with mature landscaping which is in keeping with the character of the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	As a result of the grant of the planning permission reference PP/84541/FUL/14, there will now be a property within very close proximity (of a mass and bulk) completely inconsistent with the design and appearance of 59 Bankhall Lane with a substantial negative impact on the Property	Noted.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane and that two along known as "Oak House" were built around the similar time by the same person and are of a similar architectural style and appearance, but Oak House is not deemed to be a "Positive Contributor". The description of the Property as a "Positive Contributor" (on page 77) in both the October 2015 and 2016 Appraisals is very generic (with exactly the same wording utilised in respect of numerous other properties within the Appendix) and does not specifically apply to the Property.	Noted. The Councils heritage consultant identified the positive contributors. These are identified not only on age and style but take into other criteria as set out by Historic England Guidance on page 124 of the CAA
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane must have been specifically considered in the June 2015 Appraisal not to be of sufficient quality for it to be proposed as an exclusion to the Conservation Area.	Noted. The western section of Bankhall Lane was proposed in the June 2015 first draft CAA for consultation to be excluded. However as a result of the planning application at no 61 where a case was made for no 59 to be a non-designated heritage

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					asset, comments from the residents at the consultation meeting, further discussions with Hale Civic Society and the establishment of the exact age of the property it was decided by the Council's Heritage consultant that on balance although the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping within the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	The latest draft of the CAA shows 59 Bankhall Lane it to be included and the Townscape Analysis (Map 13) amended to refer to 59 Bankhall Lane as being a 'Positive Building'. The reference to properties 59, 65 etc. not having "sufficient quality or historic architectural appearance to warrant inclusion in the Conservation Area that was in the June 2015 draft has been removed.	Noted. Further work was carried out by the Council's consultant in June 2016 to review the consultation responses received from previous consultations and any new information. As a result the information provided about No 59 led officers to consider the property to be a non-designated heritage asset and should be included in the Conservation Area and designated a positive contributor.

Responses received to the October 2016 Consultation on the draft Addendum to Bowdon CAMP

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1-Nov-16	Bowdon Conservation Group	1070	Addendum to Bowdon CAMP – Oct 2016	Support the two amendments proposed in this consultation - the new Policy 48 and the proposed amendment to Policy 37.	Support welcomed.
1-Nov-16	Bowdon Conservation Group	1070	Addendum to Bowdon CAMP – Oct 2016	The two amendments should be incorporated into the core CAMP document so that they achieve equal prominence with the rest of the management plan policies.	Noted. The Addendum will be published alongside the adopted CAMP.