

APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS

Report of the Deputy Chief Executive

1. MATTER FOR CONSIDERATION

- 1.1 This report summarises recent appeal decisions, lists current planning appeals and dates for local inquiries and informal hearings, progress upon authorised enforcement action set out by area committee.

2. INFORMATION

- 2.1 The appeal decisions, details of current appeals and current enforcement action for each committee area are appended.

3. RECOMMENDATION

- 3.1 That the report be noted.

BACKGROUND PAPERS

There are no background papers.

Anyone with enquiries relating to planning appeals should telephone Paul Cassidy on 474 5142

Anyone with enquiries relating to enforcement activity should contact Dave Westhead on 0161 474 3520

AGENDA ITEM

PLANNING APPEALS

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

Appeal Date	14/09/17
Appeal Procedure	Written Representations
Location	Woodford Grange, Wilmslow Road, Woodford
Proposal	Appeal against the refusal of planning permission for the Conversion and extension of detached former coach house to a separate dwelling including new vehicular access
Case Officer	Jane Chase
Appeal Decision	Pending

Appeal Date	17/10/17
Appeal Procedure	Written Representations
Location	Land at Foden Lane, Woodford
Proposal	Appeal against the refusal of planning permission for 2 x 5 bedroom detached houses with 2 parking bays for each house
Case Officer	Jane Chase
Appeal Decision	Appeal allowed, costs application by Appellant dismissed

AREA COMMITTEE: CENTRAL STOCKPORT

NONE CURRENT

AREA COMMITTEE: CHEADLE

Appeal Date	03/11/17
Appeal Procedure	Written Representations
Location	12 Crescent Road, Cheadle
Proposal	Retrospective planning application of the fitment of 3 no velux roof windows to rear elevation
Case Officer	Anthony Smith
Appeal Decision	Appeal allowed, planning permission granted

AREA COMMITTEE: HEATONS AND REDDISH

Appeal Date	21 November 2017
Appeal Procedure	Written Representations
Location	2A Mersey Road, Heaton Mersey
Proposal	Appeal against the refusal of planning permission for remodelling of the property to include increase in ridge height, first floor/single story extension, side extension, first floor rear extension, single storey front extension and rear extension
Case Officer	James Appleton
Appeal Decision	Appeal Dismissed

Appeal Date	21 November 2017
Appeal Procedure	Written Representations
Location	9 Shoreditch Close, Heaton Moor
Proposal	Appeal against the refusal of planning permission for a 2 nd floor rear extension
Case Officer	James Appleton
Appeal Decision	Dismissed

AREA COMMITTEE: MARPLE

Appeal Date	26 September 2017
Appeal Procedure	Written Representations
Location	Land to the North of Mill Brow, Marple Bridge
Proposal	Appeal against the refusal of planning permission for provision of 2 detached bungalows
Case Officer	Dominic Harvey
Appeal Decision	Dismissed

AREA COMMITTEE: STEPPING HILL

Appeal Date	5 December 2017
Appeal Procedure	Written Representations
Location	1 Yew Tree Avenue, Hazel Grove
Proposal	Appeal against the refusal of planning permission for provision a detached dwelling in the curtilage of an existing dwelling with the provision of parking to the front and alterations to the windows and door openings of the existing dwelling.
Case Officer	Chris Smyton
Appeal Decision	Pending

AREA COMMITTEE: WERNETH **None Current**

ENFORCEMENT APPEALS

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

None Current

AREA COMMITTEE:CENTRAL

Appeal Date	11 July 2017
Appeal Proceedure	Fast Track
Location	33 Heath Road Davenport
Proposal	Appeal against a tree replant notice served due to the felling of a Copper Beech tree situated in the Cale Green conservation area
Case officer	Dave Westhead
Appeal Decision	Awaiting appeal decision on replant notice

AREA COMMITTEE:CHEADLE

None Current

AREA COMMITTEE:HEATONS & REDDISH

None Current

AREA COMMITTEE:MARPLE

Appeal Date	02/06/17
Appeal Procedure	Written Representations
Location	Land at Lower Capstone Farm, Mellor
Proposal	Appeal against an enforcement notice for the unauthorised material change in the use of land from agricultural land within the greenbelt to garden in connection with the dwellinghouse at Lower Capstone Farm including the construction of a conservatory/greenhouse, raised planting beds, hard surface/patio area and posts and netting over the raised planting beds
Case Officer	Dave Westhead
Appeal Decision	Pending
Appeal Date	22/08/17
Appeal Procedure	Inquiry
Location	The Garden House, Lakes Road Marple
Proposal	Without the benefit of planning permission, the material change in the use of land to a visitor attraction including the formation of hard surfaced areas; provision of wooden buildings for uses in connection with the visitor attraction including (but not limited to) toilet facilities, café, stables, community rooms, animal housing & storage; shipping containers; goods vehicle bodies, play equipment and a mobile home.
Case Officer	Dave Westhead
Appeal Decision	Inquiry dates 9 th , 10 th & 11 th January 2017. Matter to be held in abeyance for 12 weeks until 1 February 2018 to allow parties to resolve this matter.

Appeal Date	11/09/17
Appeal Procedure	Written Representations
Location	Lower Station Farm, Buxton Road, High Lane
Proposal	Without the benefit of planning permission the material change in the use of land from agricultural land to mixed uses as agricultural land and a use for the reception, repair/maintenance, storage and disposal of heavy goods vehicles including articulated tractor units, semi-trailers, rigid heavy goods vehicles and trailers and use for the importation and storage of soil, building rubble and other materials.
Case Officer	Dave Westhead
Appeal Decision	Pending
Case Officer	Dave Westhead
Appeal Decision	Pending
Appeal Date	13/11/17
Appeal Procedure	Written Representations
Location	144 Stockport Road, Marple
Proposal	Without the benefit of planning permission the construction of a hard surfaced area to the front of 144 Stockport Road, Marple, Stockport to facilitate a vehicle access/parking area from a classified road.
Case Officer	Dave Westhead
Appeal Decision	Pending

AREA COMMITTEE:STEPPING HILL

Case Officer	Dave Westhead
Appeal Decision	Pending
Appeal Date	23/10/17
Appeal Procedure	To be Confirmed
Location	Unit 1 Fletcher House, Newby Road SK7 5DA
Proposal	Failure to comply with condition 4 of planning permission J14911 by allowing working to be carried out before 7am and condition 5 of planning permission J14911 by allowing vehicle movements to take place before 7am.
Case Officer	Dave Westhead
Appeal Decision	Pending

AREA COMMITTEE:WERNETH

None Current

ENFORCEMENT NOTICES

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

Action	Enforcement Notice Served
Location	35 Station Road, Cheadle Hulme
Description	Without the benefit of planning permission the erection of a fence over 2 metres in height
Case Officer	Dave Westhead
Notice Served	30th June 2016
Compliance Date	Planning permission granted for revised boundary treatment, awaiting implementation of the new permission which will overcome the reasons for issuing the notice

Action	Breach of Condition Notice served
Location	35 Station Road, Cheadle Hulme
Description	The failure to comply with conditions 3,7,8,9,13 & 14 of planning permission DC057945
Case Officer	Dave Westhead
Notice Served Date	30 June 2017
Compliance Date	30 th July 2017. Complied with

Action	Enforcement Notice served
Location	17 Shiredale Close, Cheadle Hulme, SK8 5RY
Description	Without the benefit of planning permission the material change of use of the land from a dwellinghouse to a mixed use as a dwellinghouse and a business use as a hairdressers
Case Officer	Dave Westhead
Notice Served Date	26 July 2017
Compliance Date	Appeal Pending

Action	Enforcement Notice Served
Location	378 and 380 Chester Road, Woodford
Description	Material change of use of land from golf course to residential garden
Case Officer	Dave Westhead
Notice Served Date	30 th January 2017
Compliance Date	Notices initially appealed, appeals subsequently withdrawn. Notice amended and compliance now due 1 st February 2018

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice Served
Location	33 Heath Road, Cale Green, Stockport
Description	Unauthorised demolition of boundary wall and erection of CCTV cameras and security lights
Case Officer	Peter Loughlin
Notice Served Date	13 th June 2016
Compliance Date	Complied with

Action	Enforcement Notice Served
Location	287 Wellington Road South, Heaviley
Description	Untidy Land
Case Officer	Dave Westhead
Notice Served Date	19 th December 2016
Compliance Date	Further action pending.

Action	Breach of Condition Notice Served
Location	Land at Mac Court, St Thomas Place
Description	Failure to comply with a condition of the planning permission by not completing the rebuilding of the gable wall.
Case Officer	Dave Westhead
Notice Served Date	9 August 2017
Compliance Date	11 December 2017, appeal pending

Action	Tree replant Notice served
Location	33 Heath Road. Davenport
Description	A Copper Beech tree situated in the Cale Green conservation area was removed in contravention of section 211 of the TCPA 1990. Under section 213 of the TCPA 1990 the landowner is under a duty to plant another tree.
Case Officer	Dave Westhead
Notice Served Date	21 April 2017
Compliance Date	Appeal pending

AREA COMMITTEE: CHEADLE

Action	S215 Enforcement Notice served
Location	15 Gloucester Road, Heald Green
Description	The property is having a detrimental impact on the amenity of the neighbouring properties and area as a whole due to the condition of the fabric of the building and overgrown nature and condition of the gardens.
Case Officer	Dave Westhead
Notice Served Date	22 August 2017
Compliance Date	Section 215 complied with. Direct action has been carried out on this empty property by Housing Standards, a charge will be placed on the land.

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice served
Location	2 Sibley Road, Heaton Moor
Description	Without the benefit of planning permission the construction of 1 st floor extensions to an existing bungalow to raise the eaves height, provide a rear dormer extension, side extension and front porch.
Case Officer	Dave Westhead
Notice Served Date	9 th August 2017
Compliance Date	Appeal pending

AREA COMMITTEE: MARPLE

Action	Enforcement Notice Served
Location	Land at Lower Capstone Farm, Mellor
Description	Unauthorised material change in the use of land from agricultural land within the greenbelt to garden in connection with the dwellinghouse at Lower Capstone Farm including the construction of a conservatory/greenhouse, raised planting beds, hard surface/patio area and posts and netting over the raised planting beds
Case Officer	Dave Westhead
Notice Served Date	7 th March 2017
Compliance Date	Appeal pending

Action	Enforcement Notice Served
Location	Lower Station Farm Buxton Road High Lane
Description	Unauthorised material change in the use of land from agricultural land to a mixed use as agricultural land and a use for the reception, repair/maintenance, storage and disposal of heavy goods vehicles including articulated tractor units, semi-trailers, rigid heavy goods vehicles and trailers and a use for the importation and storage of soil, building rubble and other materials.
Case Officer	Dave Westhead
Notice Served Date	17th May 2017
Compliance Date	Appeal pending

Action	Enforcement Notice Served
Location	Land at Lakes Road, Marple (The Garden House),
Description	Without the benefit of planning permission, the material change in the use of land to a visitor attraction including the formation of hard surfaced areas; provision of wooden buildings for uses in connection with the visitor attraction including (but not limited to) toilet facilities, café, stables, community rooms, animal housing & storage; shipping containers; goods vehicle bodies, play equipment and a mobile home.
Case Officer	Dave Westhead
Notice Served Date	13 th June 2017
Compliance Date	Matter held in abeyance for 12 weeks until 1 February to allow parties to resolve matters.

Action	Enforcement Notice Served
Location	144 Stockport Road, Marple
Description	Without the benefit of planning permission the construction of a hard surfaced area to the front of 144 Stockport Road, Marple, Stockport to facilitate a vehicle access/parking area from a classified road.
Case Officer	Dave Westhead
Notice Served Date	22 June 2017
Compliance Date	Appeal pending

AREA COMMITTEE: STEPPING HILL

Action	Enforcement Notice and Stop Notice Served
Location	Unit 1 (Fletcher House) Newby Road, Hazel Grove
Description	Failure to comply with condition 4 of planning permission J14911 by allowing working to be carried out before 7am and condition 5 of planning permission J14911 by allowing vehicle movements to take place before 7am.
Case Officer	Dave Westhead
Notice Served Date	22 nd September 2017
Compliance Date	Appeal pending

AREA COMMITTEE: WERNETH

Action	S215 Untidy Land Notice
Location	10 Bunkers Hill, Romiley
Description	Untidy Land
Case Officer	Dave Westhead
Notice Served Date	2 nd October 2017
Compliance Date	30 th December – awaiting site visit