

## **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 Zoe Allan on 0161 474 3138

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

# AGENDA ITEM

## **CENTRAL STOCKPORT AREA COMMITTEE**

### **PLANNING APPEALS**

|                  |   |
|------------------|---|
| Appeal date      | 21 October 2019   |
| Appeal Procedure | Written Representations   |
| Location         | 250 Wellington Road South   |
| Proposal         | Appeal against the refusal of planning permission for the change of use from Class B1 (a) Offices with prior approval for form 7 flats (implementation of prior approval DC/062964) to form 22 bedroomed HMO. |
| Case Officer     | Andrew Cotton   |
| Appeal Decision  | Dismissed   |

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|------------------|--|
| Appeal date      | 02 December 2019   |
| Appeal Procedure | Written Representations  |
| Location         | 17 Frewland Avenue, Davenport  |
| Proposal         | Appeal against the refusal of planning permission for the lowering of a chimney stack and the reinstatement of the existing roof together with repairs to the front wall and the addition of coping stones metal railings and gates.   |
| Case Officer     | Anthony Smith  |
| Appeal Decision  | The appeal is dismissed insofar as it relates to the removal of the chimney stack and reinstatement of the existing roof. The appeal is allowed insofar as it relates to repairs and alterations to the front boundary wall and the installation of metal railings and gates, and planning permission is granted for repairs and alterations to the front boundary wall and the installation of metal railings and gates |

|                  |   |
|------------------|---|
| Appeal date      | 28 November 2019  |
| Appeal Procedure | Informal Hearing on 4 February 2020   |
| Location         | Land adj to Mentor House, Chestergate   |
| Proposal         | Appeal against the refusal of planning permission for the erection of B1 light industrial/B8 storage & distribution warehouse units and associated means of access, parking, servicing and landscaping. |
| Case Officer     | Mark Jordan   |
| Appeal Decision  | Decision after the hearing is pending   |

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|------------------|---|
| Appeal date      | 12 December 2019  |
| Appeal Procedure | Written Representations   |
| Location         | Go Outdoors, Stockport Road, Cheadle Heath  |
| Proposal         | Appeal against the refusal of planning permission for the installation of anti-vandal spin guards to existing paladin fencing |
| Case Officer     | Mark Jordan   |
| Appeal Decision  | Pending   |

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|------------------|--|
| Appeal date      | 24 January 2020  |
| Appeal Procedure | Written Representations  |
| Location         | Streetworks, Hillcrest Road, Offerton  |
| Proposal         | Appeal against refusal of planning permission for the installation of a replacement 20m monopole accommodating 12 antenna in an open headframe together with the upgrade of the equipment cabinets and ancillary development |
| Case Officer     | Chris Smyton   |
| Appeal Decision  | Pending  |

### **ENFORCEMENT APPEALS**

|                  |   |
|------------------|---|
| Appeal Date      | 14th October 2019                             |
| Appeal Procedure | Written Representations                       |
| Location         | 36 The Crescent, Davenport, Stockport SK3 8SN |
| Proposal         | Unauthorised gates within a Conservation Area |
| Case Officer     | Amanda Hopkins                                |
| Appeal Decision  | Appeal lodged                                 |

## **ENFORCEMENT NOTICES**

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

Checks with the Land Registry reveal that a new registration (ownership) is pending. Land Registry can take up to 3 months to make changes. A follow up Land Registry search will be made and then the Council will work with new owner to resolve issues with this building. Action to deal with site is ongoing.

|                           |   |
|---------------------------|---|
| <b>Action</b>             | Enforcement Notice Served   |
| <b>Location</b>           | Land at 43, 45, & 47 Middle Hillgate, Stockport SK1 3DG   |
| <b>Description</b>        | Without the benefit of planning permission, the removal of wooden window frames to the first and second floor front elevation of a locally listed building within a Conservation Area and the replacement of them with u-PVC frames.  |
| <b>Case Officer</b>       | Dave Westhead   |
| <b>Notice Served Date</b> | 20 <sup>th</sup> August 2018  |
| <b>Compliance Date</b>    | 20 <sup>th</sup> May 2019 The Enforcement Notice is now varied to extend the compliance period to: <ul style="list-style-type: none"> <li>(i) 12 months from the 31 October 2018 to fit windows in full compliance with steps 1 to 6 to the first floor elevation to Middle Hillgate.</li> <li>(ii) 18 months from 31 October to fit windows to the 2<sup>nd</sup> floor elevation to Middle Hillgate.</li> </ul> <p>Notice not complied with, prosecution file being produced but windows to first floor now replaced in accordance with Notice.</p> |

|                           |  |
|---------------------------|--|
| <b>Action</b>             | Enforcement Notice Served  |
| <b>Location</b>           | Mac Court, St. Thomas Place, Stockport   |
| <b>Description</b>        | Enforcement notice to build gable wall in compliance with approved plans   |
| <b>Case Officer</b>       | Dave Westhead  |
| <b>Notice Served Date</b> | 2/5/17   |
| <b>Compliance Date</b>    | Notice not complied with and after considering all options Council has prosecuted for a failure to comply with notice. First court date 21/5/19. Not guilty plea entered adjourned to 11/2/2020 for trial. New date following defence request for adjournment. |

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|---------------------------|--|
| <b>Action</b>             | Enforcement Notice Served  |
| <b>Location</b>           | 36 The Crescent, Davenport   |
| <b>Description</b>        | Without the benefit of planning permission, the installation of gates and posts (over 1 metre in height) adjacent to a highway and within the Egerton Road / Frewland Avenue Conservation Area |
| <b>Case Officer</b>       | Amanda Hopkins   |
| <b>Notice Served Date</b> | 13/08/19 effective from 13/10/19   |
| <b>Compliance Date</b>    | Appealed   |