

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

BRAMHALL & CHEADLE HULME SOUTH AREA COMMITTEE

PLANNING APPEALS

Appeal date	16 July 2018
Appeal Procedure	Inquiry
Location	Seashell Trust, Stanley Road, Cheadle Hulme
Proposal	Refusal of planning permission for detailed Application for the erection of a new school (Use Class D1) with associated kitchen and dining facilities, swimming and hydrotherapy facilities (Use Class D2), infrastructure, drop-off parking, access, landscaping and ancillary works. Outline Application (all matters reserved except access) for the demolition of the Chadderton building, Orchard/Wainwright/Hydrotherapy/Care block, Dockray building, part of existing college, 1 Scout Hut and 1 garage block, and erection of new campus facilities (Use Class D1/D2 - Reception, Family Assessment Units, Family Support Services, Administration/Training/Storage Facility, Sports Hall and Pavilion) with associated infrastructure, parking, landscaping and ancillary works. Outline Application (all matters reserved) for the erection of up to 325 dwellings (Use Class C3) in northern fields with associated infrastructure, parking, access, landscaping and ancillary works
Case Officer	Daniel Hewitt
Appeal Decision	Pending

Appeal Date	18 September 2019
Appeal Procedure	Written Representations
Location	West Lodge, Hall Road Bramhall
Proposal	Appeal against the refusal of planning permission for an extension at the back of the property
Case Officer	Callum Coyne
Appeal Decision	Appeal dismissed as appellant has not submitted requested documents within the time constraints

Appeal date	29 November 2019
Appeal Procedure	Written Representations
Location	Land adjacent to Windyridge, 65 Bridle Road, Woodford
Proposal	Refusal of planning permission for the erection of 2 detached dwellings
Case Officer	Jane Chase
Appeal Decision	Pending

Location	20 Hill Top Avenue, Cheadle Hulme
Proposal	Refusal of planning permission for the erection of a single infill dwelling with associated infrastructure to the rear of 20 Hill Top Avenue
Case Officer	Jane Chase
Appeal Decision	Pending

ENFORCEMENT APPEALS

Appeal Date	23 April 2019
Appeal Procedure	High Hedge Notice Appeal
Location	79 Hulme Hall Road, Cheadle Hulme
Proposal	A high hedge is situated at 79 Hulme Hall Road, Cheadle Hulme, The Council has decided that the hedge in question is adversely affecting the reasonable enjoyment of the property at 2a Upton Avenue, Cheadle Hulme.
Case Officer	Amanda Hopkins
Appeal Decision	Appeal decision received notice varied to allow a higher hedge height time scale for compliance remains the same.

ENFORCEMENT NOTICES

Action	Enforcement Notice Served
Location	67 Earle Road, Bramhall
Description	Unauthorised 2nd floor rear extension
Case Officer	Amanda Hopkins
Notice Served Date	10 th July 2018
Compliance Date	28 th February 2019. Following dismissal of a planning appeal concerning the same property, compliance date now 30/4/19. Notice not complied with, prosecution file being prepared. Appeal dismissed, notice not complied. Prosecution proceeding – not guilty plea entered; trial date 17/03/20.
Action	Enforcement Notice Served
Location	21 Ogden Road, Bramhall
Description	Unauthorised replacement of timber framed windows with white uPVC windows to the front elevation
Case Officer	Amanda Hopkins
Notice Served Date	04/01/19
Compliance Date	Appeal submitted but not yet started by PINs compliance date will be known once appeal decision issued. Appeal dismissed, notice to be complied with by 28/10/2020.

Action High Hedge Notice Served
Location 79 Hulme Hall Road, Cheadle Hulme
Description A high hedge is situated at 79 Hulme Hall Road, Cheadle Hulme, the hedge in question is adversely affecting the reasonable enjoyment of the property at 2a Upton Avenue. Appeal submitted.
Case Officer Amanda Hopkins
Notice Served Date 04/04/19 effective from 03/05/19
Compliance Date Appeal decision- Notice varied to allow a higher hedge height and appeal dismissed.

Action High Hedge Notice Served
Location Land to the rear of 3 Nimrod Grove, Woodford
Description A high hedge causing significant obstruction of daylight & sunlight to the rear of 3 Nimrod Grove.
Case Officer Debbie Whitney.
Notice Served Date 04/12/19
Compliance Date If no appeal is submitted compliance date is 31/03/20,