

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 the named officer relating to the relevant appeal

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

AGENDA ITEM

HEATONS AND REDDISH AREA COMMITTEE

PLANNING APPEALS

Appeal date	11 October 2019
Appeal Procedure	Written Representations
Location	Elsa Waste Paper Ltd, Units 1-3 Station Road Reddish
Proposal	Appeal against the refusal to vary conditions to allow an extension of operational hours from 0700-1830 Mon-Fri to 0700-2000 Mon-Fri and 0700-1600 Sat
Case Officer	Mark Jordan

Appeal Decision The premises shall not be opened for business and no processing carried out; no vehicles or machinery shall be operated within the site, or any waste material brought into the site; except between the hours of 7:00am until 18:30pm Mondays to Fridays inclusive; and 7:00am until 13:30pm on Saturdays there should be no working on Sundays or Bank Holidays.

The appeal was allowed and condition no.2 was subsequently amended to the following:

The premises shall not open for business and no processing be carried out; or machinery operated within the site; except between the hours of 0700 hours until 2000 hours Mondays to Fridays inclusive; and 0700 hours until 1330 hours on Saturdays. There shall be no working on Sundays, Bank or Public Holidays.

The amended condition removed the restriction on vehicles and extended the midweek operational hours to 8pm (rather than 18.30pm as originally proposed by the Council). PINS imposed further conditions (18 in total) generally in favour of the Council, including:

Condition 3 – vehicle restriction: No vehicles shall be operated within the site except between the hours of 0700 hours until 1830 hours Mondays to Fridays inclusive; and 0700 hours until 1330 hours on

Saturdays. During operational hours 1830 until 2000 hours Monday to Friday and 0700 hours until 1600 hours on Saturdays no forklift trucks shall be used externally.

Condition 4 – extended operational hours restrictions: During operational hours 1830 to 2000 hours Monday to Friday and 0700 hours until 1600 hours on Saturdays all doors and openings including the conveyor opening at the side elevation, will remain closed except for access and egress.

Condition 5 – restriction on extended hours until noise mitigation scheme has been implemented: Until the approved noise mitigation scheme as set out in the Noise Assessment Report Ref. 226STOCKPORT has been fully implemented, there shall be no working outside 0700 until 1830 hours Monday to Friday. Upon implementation of the approved noise mitigation scheme specified in this condition, that scheme shall thereafter be retained.

Appeal date	15 January 2020
Appeal Procedure	Written Representations
Location	Streetworks, Gorton Road, North Reddish, Stockport,SK5 6RS
Proposal	Appeal against the refusal of planning permission for the installation of a replacement 20m monopole accommodating 12 no. antennas in an open head frame together with the upgrade of the equipment cabinets and ancillary development thereto.
Case Officer	Mark Burgess
Appeal Decision	Dismissed

Appeal date 7 February 2020
Appeal Procedure Written Representations
Location 51 Elms Road, Heaton Moor
Proposal Refusal of planning permission for a roof dormer to the rear of the property
Case Officer Jeni Regan
Appeal Decision Dismissed

Appeal date 26 February 2020
Appeal Procedure Written Representations
Location 71 Longford Road West, North Reddish
Proposal Granted planning permission for the erection of 2 dwellinghouses subject to conditions to which the appellants objects
Case Officer Jeni Regan
Appeal Decision The appeal is allowed and the planning permission Ref DC/074197 for the erection of 2 no. dwellinghouses with vehicular access from Longford Road West at 71 Longford Road West, granted on 13 September 2019 by Stockport Metropolitan Borough Council, is varied by deleting condition 17 which states that: Prior to first occupation of any dwelling hereby approved, a scheme for the provision and maintenance of formal recreation and children's play space and facilities, including a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full.

ENFORCEMENT APPEALS

Appeal Date	03 February 2020
Appeal Procedure	Written Representations
Location	12 Moorfield Grove, Heaton Moor
Proposal	Unauthorised installation of a satellite dish on the front of a property within a Conservation Area
Case Officer	Debbie Whitney
Appeal Decision	Appeal lodged

ENFORCEMENT NOTICES

Action	Section 215 Notice
Location	48 Downham Road, Heaton Chapel, Stockport SK4 5EG
Description	Land the condition of which is detrimental to the amenity of the local area
Case Officer	Debbie Whitney
Notice Served Date	24/05/19
Compliance Date	Planning now working with other agencies to look at a long term resolution S215 Notice now withdrawn.

Action	Prosecution for failure to comply with Breach of Condition Notice
Location	Elsa Waste Paper, Station Road, Reddish
Description	Prosecution is in relation to a failure to comply with a notice requiring compliance with hours of operation.
Case Officer	Amanda Hopkins
Notice Served Date	N/A
Compliance Date	Guilty plea entered Elsa Waste fined £2200 plus full costs

Action	Notice Served
Location	7 Peel Moat Road, Heaton Moor
Description	Failure to comply with conditions 2,3 & 4 of planning permission DC/068522
Case Officer	Debbie Whitney
Notice Served Date	14/08/19
Compliance Date	14/10/19 - Work to fully comply with notice under way, Council is monitoring to obtain full compliance.

Action Temporary Stop Notice Served

Location Land off Norfolk Avenue, to the rear of numbers 422 & 424 Wellington Road North, Heaton Chapel

Description Without the benefit of planning permission the carrying out of development consisting of the construction of a detached dwellinghouse which is not in accordance with the plans submitted and approved as part of planning permission DC/062212.

Case Officer Debbie Whitney

Notice Served Date 14/01/20

Compliance Date Notice complied with-owner has agreed not to carry out any further works pending the submission of a retrospective planning application and its determination. PP granted.

Action Enforcement Notice Served

Location 12 Moorfield Grove, Heaton Moor

Description Without the benefit of planning permission the erection of a satellite dish to the front of a dwellinghouse within a Conservation Area.

Case Officer Debbie Whitney

Notice Served Date 16/12/19

Compliance Date 16/03/20. Appeal submitted.

Action	Enforcement Notice Served
Location	51 Elms Road, Heaton Moor
Description	Notice served to remove an unauthorised rear dormer extension in a Conservation Area.
Case Officer	Debbie Whitney
Notice Served Date	20/01/20
Compliance Date	24/04/20. Appeal submitted.