

## **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

## PLANNING APPEALS

### AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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	Allowed subject to conditions and planning obligations

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	Allowed

Appeal date	9 January 2020
Appeal Procedure	Written Representations
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	Rebecca Whitney
Appeal Decision	Dismissed

Appeal date	5 March 2020
Appeal Procedure	Written Representations
Location	Land adjacent to Recreation Ground, Thorn Grove Cheadle Hulme
Proposal	Refusal of planning permission for the installation of a replacement 20m monopole, accommodating 12 no. antenna in an open headframe together with the upgrade of the equipment cabinets and ancillary development
Case Officer	Jane Chase
Appeal Decision	Dismissed

## AREA COMMITTEE: CENTRAL STOCKPORT

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

Appeal Date	27 May 2020
Appeal Procedure	Written Representations
Location	250 Wellington Road South
Proposal	Appeal against conditions for the conversion of B1(a) office to form 7 dwellings
Case Officer	Daniel Hewitt
Appeal Decision	Pending

Appeal date  
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

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	Dismissed

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	Dismissed

Appeal date	27 February 2020
Appeal Procedure	Written Representations
Location	Land at the junction of Adswood Road & Barnfield Road West
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	Dan Hewitt
Appeal Decision	Dismissed

Appeal date	4 June 2020
Appeal Procedure	Written Representations
Location	2 Grendale Avenue, Offerton
Proposal	Appeal against refusal of planning permission for the erection of a new-build 2 storey 3 bedroom dwelling
Case Officer	Anthony Smith
Appeal Decision	Pending



Appeal date	8 June 2020
Appeal Procedure	Written Representations
Location	7 Rowood Avenue, Stockport
Proposal	Appeal against refusal of planning permission for a proposed rear and single storey extension rear and side double storey extension and front porch
Case Officer	James Appleton
Appeal Decision	Pending

**AREA COMMITTEE: CHEADLE**  
**None Current**

## AREA COMMITTEE: HEATONS AND REDDISH

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 appellant 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.

## AREA COMMITTEE: MARPLE

Appeal date	06 January 2020
Appeal Procedure	Written Representations
Location	30A Winnington Road, Marple, Stockport, SK6 6PT
Proposal	Refusal of planning permission for a two storey and single storey rear extension, single storey front extension and elevational alterations.
Case Officer	Rachel Bottomley
Appeal Decision	Allowed subject to conditions:-  1) The development hereby permitted shall begin not later than 3 years from the date of this decision. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 scale Location Plan, 19-698 (01)001 PL3, 19-698 (04)001 PL3 and 19-698 (05)001 PL3. 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal date	24 January 2020
Appeal Procedure	Written Representations
Location	36 Mill Brow, Marple Bridge
Proposal	Refusal of planning permission for the retention of decking.
Case Officer	Rachel Bottomley
Appeal Decision	Appeal Withdrawn

**AREA COMMITTEE: STEPPING HILL**  
**None Current**

**AREA COMMITTEE: WERNETH**

Appeal date	26 November 2019
Appeal Procedure	Written Representations
Location	65 Townscliffe Lane, Mellor
Proposal	Appeal against the refusal of planning permission for the erection of a detached dwelling
Case Officer	Dominic Harvey
Appeal Decision	Dismissed

Appeal date 18 December 2019  
Appeal Procedure Written Representations  
Location Land at junction of Stockport Road East and Lower Bents Lane and land to the rear of the Rat Pit Social Club, Lower Bents Lane, Bredbury  
Proposal Appeal against the refusal of planning permission for the change of use of land and the erection of a car repair workshop and ancillary parking for staff and customers  
Case Officer Karyn Clarke  
Appeal Decision Dismissed

Appeal date 16 December 2019  
Appeal Procedure Written Representations  
Location Welkin Road, Bredbury  
Proposal Appeal against refusal of application for consent to display advertisement  
Case Officer Karyn Clarke  
Appeal Decision Dismissed

# ENFORCEMENT APPEALS

## AREA COMMITTEE: CENTRAL

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

### Decision

1. It is directed that the enforcement notice be corrected by deleting the last sentence of paragraph 3 and inserting at the start of paragraph 4 the following text: "This conservation area is subject to an Article 4(2) Direction, removing permitted development rights from external elevations, the surrounding curtilage and boundaries that front a 'relevant location' (defined as a highway, waterway, or open space in Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995)."
2. Appeal A is allowed insofar as it relates to the gateposts and planning permission is granted on the application deemed to have been made under section 177 (5) of the 1990 Act as amended, for the installation of gateposts at the Land at 36 The Crescent, Stockport SK3 8SN. Appeal Decision APP/C4235/C/19/3239034 & APP/C/4235/C/19/3239035  
<https://www.gov.uk/planning-inspectorate> 2
3. Subject to the correction in paragraph 1 above, the Appeals are dismissed insofar as they relate to the installation of gates and the enforcement notice is upheld. In Appeal A planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended in respect of the installation of gates at Land at 36 The Crescent, Stockport SK3 8SN.



**AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH**

None Current

**AREA COMMITTEE :CHEADLE**

**None Current**

**AREA COMMITTEE: HEATONS & REDDISH**

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

## **AREA COMMITTEE: MARPLE**

Appeal Date	22 August 2017
Appeal Procedure	Public 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	<p>Following the refusal of the retrospective planning application on the above site the Council has fully considered its options and as a result it will be withdrawing the current enforcement notice and serving a new notice which address all breaches of planning control, including further breaches which have occurred since the service of the notice.</p> <p>UPDATE New enforcement notice served on 31<sup>st</sup> October 2018 appeal submitted awaiting start letter from PINs likely to be dealt with by public inquiry. Appeal start letter received, Council statement submitted to PIN's appeal will proceed as a public enquiry. No enquiry date yet allocated.</p>

Appeal Date	17 February 2020
Appeal Procedure	Written Representations
Location	36 Mill Brow Marple Bridge
Proposal	Unauthorised decking in a conservation area
Case Officer	Dave Westhead
Appeal Decision	Appeal Dismissed

**AREA COMMITTEE: STEPPING HILL**

None Current

**AREA COMMITTEE: WERNETH**

**None Current**

## ENFORCEMENT NOTICES

### AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	67 Earle Road, Bramhall
<b>Description</b>	Unauthorised 2nd floor rear extension
<b>Case Officer</b>	Amanda Hopkins
<b>Notice Served Date</b>	10 <sup>th</sup> July 2018
<b>Compliance Date</b>	28 <sup>th</sup> 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. Trial adjourned, awaiting new date when courts start with cases again.

**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, case continuing.

**AREA COMMITTEE: CENTRAL STOCKPORT**

**Action** Enforcement Notice Served  
**Location** 287 Wellington Road South, Heaviley  
**Description** Untidy Land  
**Case Officer** Dave Westhead  
**Notice Served Date** 19<sup>th</sup> December 2016  
**Compliance Date** 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:  (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. (ii) 18 months from 31 October to fit windows to the 2 <sup>nd</sup> floor elevation to Middle Hillgate.

Notice not complied with, prosecution file being produced but windows to first floor now replaced in accordance with Notice. Given current covid restrictions site visit to be carried out and if 2<sup>nd</sup> floor windows not fitted an extension of time to comply will be allowed.

**Action** Enforcement Notice Served  
**Location** Mac Court, St. Thomas Place, Stockport  
**Description** Enforcement notice to build gable wall in compliance with approved plans  
**Case Officer** Dave Westhead  
**Notice Served Date** 2/5/17  
**Compliance Date** 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. Awaiting court date following covid restrictions on trials.

**Action** Enforcement Notice Served  
**Location** 36 The Crescent, Davenport  
**Description** 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  
**Case Officer** Amanda Hopkins  
**Notice Served Date** 13/08/19 effective from 13/10/19  
**Compliance Date** Appealed. appeal dismissed, compliance by 1/10/2020



**AREA COMMITTEE: CHEADLE**

**Action** Enforcement Notice Served

**Location** 1 Tatton Close, Cheadle

**Description** Without the benefit of planning permission, the material change in the use of the land from a dwellinghouse to a mixed use as a dwellinghouse and a use for the repair of motor vehicles including the installation of hydraulic vehicle repair equipment in the rear garden of the dwellinghouse

**Case Officer** Amanda Hopkins

**Notice Served Date** 29/08/19 effective from 27/09/19

**Compliance Date** Step 1 - 1 month from the date this Notice takes effect

Step 2 - 2 months from the date this Notice takes effect. Notice not complied with prosecution file submitted to legal

**AREA COMMITTEE: HEATONS & REDDISH**

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

Prosecution for failure to comply with Breach of Condition Notice

**Action**

Elsa Waste Paper, Station Road, Reddish

**Location**

Prosecution is in relation to a failure to comply with a notice requiring compliance with hours of operation.

**Description**

Amanda Hopkins

**Case Officer**

N/A

**Notice Served Date**

Guilty plea entered Elsa Waste fined £2200 plus full costs

**Compliance Date**

**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.

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

#### **AREA COMMITTEE: MARPLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Land at Lakes Road, Marple (The Garden House),
<b>Description</b>	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.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	13 <sup>th</sup> June 2017
<b>Compliance Date</b>	Following the refusal of the retrospective planning application on the above site the Council has fully considered its options and as a result it will be withdrawing the current enforcement notice

and serving a new notice which address all breaches of planning control, including further breaches which have occurred since the service of the notice.

UPDATE New notice served 31/10/18 requiring compliance of the following steps:-

1. Cease the use of the land as a visitor attraction/urban farm and educational facility.
2. Dismantle and remove from the land all buildings, except for the remains of the Garden House.
3. Remove all hard surfaces constructed to support or be used as floors for the buildings from the land
4. Remove from the land all shipping containers and goods vehicle bodies
5. Remove the building consisting of a wooden clad mobile home from the land including all decking steps and other external ancillary structures used to facilitate the use of it.
6. Remove all play equipment and the zip wire from the land
7. Remove all pipework, wiring or other equipment used to supply water to the buildings on the land, remove waste or foul water from the buildings or supply gas or electricity to the buildings from the land
8. Remove from the land all storage tanks used to store fresh or foul water including all ancillary structures used to support or contain the tanks.
9. Remove from the land all tanks used to store fuel oil or other liquids including all ancillary structures used to support or contain the tanks.
10. Remove from the land all gas bottles
11. Remove from the land (both the upper and lower levels) and dispose of at a licenced waste disposal site all materials including (but not limited) to cold planings used to create hard surface areas.
12. Break up the soil in the areas where the materials used to form the hard surface have been removed from and seed with a meadow grass mixture
13. Remove all advertisements relating to the Garden House and/or its use as a visitor attraction.

TIME FOR COMPLIANCE:

- Steps 1 & 13 31st December 2018.
- Steps 2 to 12 31st May 2019.
- Appeal submitted

**Action** Breach of Condition Notice Served  
**Location** 167/169 Strines Road, Marple  
**Description** Failure to comply with condition 3 of planning permission DC/051703 by externally displaying vehicles for sale  
**Case Officer** Dave Westhead  
**Notice Served Date** 14/02/19  
**Compliance Date** Notice complied with

**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** 20 June 2018  
**Compliance Date** Initially 22 October 2018 however following committal of developer to prison for 9 months following conviction for benefit fraud period to be extended to allow 2 months after release. Letter giving 2 months sent on 4/2/19 compliance is therefore 4/4/19. Council to follow up and report for next committee. Notice not complied with. Prosecution file prepared. Case to be heard at Warrington Magistrates Court on 04/10/19. Not guilty plea entered and defendant has elected Crown Court Trial. Plea and direction hearing at Liverpool Crown Court 1/11/19. Case adjourned for trial at Liverpool Crown Court on 18<sup>th</sup> may 2020 (3 day trial). Now adjourned to November for trial.

**Action** Temporary Stop Notice  
**Location** Land at Sunhill Farm, Sandhill Lane, Marple Bridge  
**Description** Tipping on land  
**Case Officer** Dave Westhead  
**Notice Served Date** 18/10/19  
**Compliance Date** All material has been removed, breach has ceased.

**Action** Enforcement Notice Served  
**Location** 36 Mill Brow, Marple Bridge  
**Description** Enforcement Notice Served to remove raised decking from the rear garden. Served 08/01/20 effective 10/02/20.  
**Case Officer** Dave Westhead  
**Compliance Date** 11/05/20. Appeal against refusal of planning permission and enforcement notice submitted. Planning Appeal dismissed, Enforcement Appeal Withdrawn.



## **AREA COMMITTEE: STEPPING HILL**

**Action** Breach of Condition Notice served

**Location** Former Hope Street Works, Hope Street, Hazel Grove

**Description** The failure to comply with condition 12 of planning permission DC/057010 by failing to reconstruct & widen the pavement to Napier Street and to provide uncontrolled crossings

**Case Officer** Dave Westhead

**Notice Served Date** 16 May 2019 compliance by 16 August 2019 – prosecution file with Legal. At Court hearing on 12<sup>th</sup> December 2019 the Defendant attended Court and agreed to pay the Council to carry out all highways works; case adjourned to 8<sup>th</sup> February 2020 to allow this to be done, further adjournment to 13/3/20 The full moneys -£12,504.89 have been paid. The prosecution was withdrawn and the defendant signed a caution.

**Action** Section 215 Notice Served

**Location** 509 Hempshaw Lane, Offerton, Stockport

**Description** Land that is detrimental to the amenity of the local area

**Case Officer** Amanda Hopkins

**Notice Served Date** 4<sup>th</sup> July 2019

**Compliance Date** 1<sup>st</sup> November 2019. Work ongoing; monitoring compliance. Site visit to be carried out before 15/3/20. Notice complied with.

**AREA COMMITTEE: WERNETH**

<b>Location</b>	Land at Hillside Farm, Werneth Low Road, Romiley
<b>Description</b>	Enforcement notice to demolish unauthorised building in the green belt
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	16 <sup>th</sup> April 2018
<b>Compliance Date</b>	11 <sup>th</sup> February 2019 following dismissal of appeal. Application for potential alternative use submitted, Council to consider application

**Action** Enforcement Notice Served  
**Location** 123 Werneth Road, Woodley  
**Case Officer** Dave Westhead  
**Description** Enforcement Notice served to remove unauthorised rear extension. Notice served 20/12/19 effective 20/01/20.  
**Compliance Date** 20/07/20

**Action** High Hedge Remedial Notice  
**Location** 43 Queens Avenue Bredbury  
**Case Officer** Dave Westhead  
**Description** High Hedge Remedial Notice served on 21/01/20 requiring hedge forming the boundary with 42 Newlyn Drive to be reduced to 2 metres. Notice becomes effective on 20/02/20.  
**Compliance Date** 31/10/20 appeal submitted.

