

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	Dismissed

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	Dismissed

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

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

Mark Jordan

Appeal Decision

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.

Appeal is linked to appeal against an Enforcement Notice for the same site and will be dealt with as one appeal.

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

AREA COMMITTEE: STEPPING HILL
None Current

AREA COMMITTEE:
WERNETH

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	20 July 2020
Appeal Procedure	Written Representations
Location	87 Higher Bents Lane, Bredbury
Proposal	Change of use of existing workshop/store & lock up garage to offices, and alterations to elevations
Case Officer	Karyn Clarke
Appeal Decision	Pending

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	Appeal dismissed in respect of the gates, gate posts allowed to remain.

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	Dismissed

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

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.

Appeal is linked to appeal against refusal of planning permission for the same site and will be dealt with as one appeal.

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

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	<p>28th 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.</p> <p>Appeal dismissed, notice not complied. Prosecution proceeding – not guilty plea entered; trial date 17/03/20. Trial adjourned as part of Courts response to Covid-19. New trial date will be allocated by the Court, likely to be October/November.</p>

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. Appeal decision received 21/1/2020 with nine months to comply. Notice has to be complied with by 20/9/2020.

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. Appeal not submitted. However there were claims from a 3 rd party that they owned the land on which the hedge was growing that the Council had to check. Council satisfied that notice served correctly on all interested parties however given time taken to check land ownership compliance period extended to 4/11/2020.

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 th December 2016
Compliance Date	Further action pending.

The owners of the land are subject to a freezing order on their accounts under the provisions of the Proceeds of Crime Act. At this time the Crown Prosecutor will not allow any funds to be released to carry out works to building. They therefore have a defence to any prosecution in that the actions of a 3rd party are preventing compliance. Council is investigating options to deal with the condition of the building.

Action	Enforcement Notice Served
Location	Land at 43, 45, & 47 Middle Hillgate, Stockport SK1 3DG
Description	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.
Case Officer	Dave Westhead
Notice Served Date	20 th August 2018
Compliance Date	<p>20th May 2019 The Enforcement Notice is now varied to extend the compliance period to:</p> <ul style="list-style-type: none"> (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 2nd floor elevation to Middle Hillgate. <p>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 1/7/2020 and if 2nd floor windows not fitted an extension of time to comply will be allowed.</p>

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. Awaiting first court date, given backlog due to Covid first court date likely to be October/November.

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice
Location	604 Didsbury Road, Heaton Mersey Stockport.
Description	Material change of use of garage to a single dwellinghouse.
Case Officer	Dave Westhead
Notice Served Date	19/5/2020
Compliance Date	21/2/2021

Notice served during Covid period to protect the Council and to stop the enforcement clock as breach may be approaching 4 years at which point it would become lawful. To take account of restrictions Council allowed a period of 3 months before the notice became effective rather than 1 month. This is to allow developer to obtain his own advice. Compliance period expires on 21/2/2021 to ensure that the occupier is not made homeless during current covid situation which is in keeping with Ministerial Statement and to allow for alternative accommodation to be found.

Action

Location

Prosecution for failure to comply with Breach of Condition Notice

Description

Elsa Waste Paper, Station Road, Reddish

Case Officer

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

Notice Served Date

Amanda Hopkins

Compliance Date

N/A

Guilty plea entered Elsa Waste fined £2200 plus full costs. Council is monitoring compliance with the notice and if required gathering evidence for a second prosecution.

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. Notice complied with.

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. Awaiting appeal decision form PIN's

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. Appeal withdrawn, notice effective, compliance date 20/1/2021. Notice complied with.

AREA COMMITTEE: MARPLE

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	<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 notice served 31/10/18 requiring compliance of the following steps:-</p> <ol style="list-style-type: none">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 land4. Remove from the land all shipping containers and goods vehicle bodies5. 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 land7. 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 awaiting public inquiry date.

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 th May 2020 (3 day trial). Now adjourned to 9 th & 10 th November for trial.

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

11/05/20. Appeal against refusal of planning permission and enforcement notice submitted.

Compliance Date

Planning Appeal dismissed, Enforcement Appeal Withdrawn. Compliance date 15/6/2020. Planning appeal was dismissed on effect on Conservation Area only, Inspector found no evidence of harm to residential amenity.

A new planning application has been received in an attempt to overcome Conservation Issues. Once application has been determined Council will consider allowing for removal of decking subject of notice and installation of new decking as one action if granted, if application refused, Council will allow 1 month to remove decking. Determination date for application is 10/8/2020

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 12th December 2019 the Defendant attended Court and agreed to pay the Council to carry out all highways works; case adjourned to 8th 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 was given a formal caution and paid all the Councils costs in bringing the prosecution.

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

Action	High Hedge Remedial Notice
Location	4 Hornsea Road, Offerton.
Description	Hedge the height of which is taking light and sunlight from garden of complainants property.
Case Officer	Debbie Whitney
Notice Served Date	20/03/2020
Compliance Date	21/12/2020

AREA COMMITTEE: WERNETH

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

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. 20/07/20. Owner submitted an application for alternative smaller extension along with removal of several outbuildings. Application was granted. To allow for work to be carried out as one action and given covid restrictions notice compliance date extended to 21/1/2021.
Compliance Date	

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.

Action	Tree Replacement Notice
Location	Land adjacent to Unity Mills, Poleacre Lane, Woodley
Case Officer	Dave Westhead
Description	<p>Plant a mixture of 100 native woodland trees as 2 year old whips of a minimum size of 40 centimetres in a random pattern at 2 metre intervals.</p> <p>6th March 2020 – replant is required to take place within 12 months of 11th March 2019. The usual time for planting is between the end of September and the end of March.</p> <p>The owner of the land was prosecuted and convicted for cutting down 34 trees in a woodland TPO and a subsequent replant notice was served requiring the plantation of a mixture of 100 native woodland trees as 2 year old whips (each whip is to be supported with a cane and protected with a commercially available rabbit tube for a period of 3 years). The compliance date had been mid-April. However due to Covid restrictions a site visit has not been carried out to ascertain whether the notice has been fully complied with to date. The land is not easily accessible due to locked gates and the owner will need to attend on site to allow for safe access to the land. The owner will be contacted now that the situation has improved and will be required to unlock gates to allow access to the land but to then wait in his vehicle whilst council officers alone attend on site. Following the visit an update to ward members will be provided.</p>