

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: WERNETH

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

ENFORCEMENT APPEALS

AREA COMMITTEE: WERNETH

None Current

ENFORCEMENT NOTICES

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 alteration submitted, Council to consider application. Application under consideration by planning
Action	Enforcement Notice Served
Location	123 Werneth Road, Woodley
Case Officer	Dave Westhead
Description	Enforcement Notice served to remove unauthorised rear extension. Notice served effective 20/01/20.
Compliance Date	20/07/20. Owner submitted an application for alternative smaller extension along with several outbuildings. Application was granted. To allow for work to be carried out as and given covid restrictions notice compliance date extended to 21/1/2021.

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>

The owner has been contacted and required to provide covid safe access to land on 12 August 2020 follow up to be provided after site visit.

Action

Stop Notice and Enforcement Notice

Location

Land at Mill Lane, Romiley

Case Officer

Dave Westhead

Description

Without the benefit of planning permission the material change in the use of the land for the importation, sorting, storage and disposal of soil, building rubble and other materials.

Compliance Date

Stop Notice compliance by 3 June 2019, Enforcement Notice compliance by 1 July 2019. Whilst the Notice was initially complied with a prosecution file was prepared following a breach.