

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

WERNETH AREA COMMITTEE

PLANNING APPEALS

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 NONE CURRENT

ENFORCEMENT NOTICES

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.
Compliance Date 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.

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 was mid-April. However, due to Covid restrictions and difficult access with locked gates meaning the land owner needed to attend, a site visit was not arranged until 12 August 2020 (when it was arranged that the landowner would allow safe access under Covid-19 guidelines and then remain off the site while officers inspected).</p> <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.</p> <p>Owner did not attend on site. Second letter sent for access on 26 August 2020 or the Council will seek a warrant to enter the land.</p>

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. Prosecution file with Legal