

## **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	24 August 2020
Appeal Procedure	Written Representations
Location	12 Aysgarth Avenue, Romiley
Proposal	Appeal against the refusal of prior approval for a proposed single story rear extension
Case Officer	Rachel Bottomley
Appeal Decision	Dismissed

Appeal Date	1 December 2020
Appeal Procedure	Householder appeals service
Location	123 Werneth Road, Woodley
Proposal	Appeal against refusal of planning permission for a rear extension and decking
Case Officer	Rachel Bottomley
Appeal Decision	Pending

Appeal Date	1 December 2020
Appeal Procedure	Householder appeals service
Location	123 Werneth Road, Woodley
Proposal	Refusal of planning permission for the erection of a greenhouse
Case Officer	Rachel Bottomley
Appeal Decision	Pending

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**

Appeal Date	17 August 2020
Appeal Procedure	Written Representations
Location	43 Queens Avenue, Bredbury
Proposal	Appeal against High hedge Notice

Case Officer Dave Westhead  
Appeal Decision Pending.

## **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**

### **Compliance Date**

11<sup>th</sup> February 2019 following dismissal of appeal. Application for potential alternative use submitted, Council to consider application.

The application needs to be a Committee decision, due to both the number of objections and support lodged against it. A planning report was on the agenda for the Werneth Area Committee in July but was deferred by Cllrs following a request from the applicant. We are currently awaiting further details from the applicant.

**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.

<b>Action</b>	Tree Replacement Notice
<b>Location</b>	Land adjacent to Unity Mills, Poleacre Lane, Woodley
<b>Case Officer</b>	Dave Westhead
<b>Description</b>	<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>6<sup>th</sup> March 2020 – replant is required to take place within 12 months of 11<sup>th</sup> 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. No response was received. Contact has now been made with the owner's agent rather than directly and he has confirmed that he will try to arrange access. If this course of action is non-productive, the Council will consider applying for 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. Legal are waiting for a court date.