

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

CHEADLE AREA COMMITTEE

PLANNING APPEALS

Appeal date	8 December 2020
Appeal Procedure	Written Representations

Original Determination
Level

Nominated Councillor for
Appeal (Overturns Only)

Location

Lomond Road, Heald Green

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 equipment cabinets and ancillary development
----------	--

Case Officer	Rebecca Whitney
--------------	-----------------

Appeal Decision	Pending
-----------------	---------

Appeal date	18 February 2021
-------------	------------------

Appeal Procedure	Written Representations
------------------	-------------------------

Original Determination

Level

Nominated Councillor for
Appeal (Overturns Only)

Location

Land Adjacent to 1 Ash Grove, Heald Green.

Proposal

Non Determination of Planning Permission for the erection of detached dwelling with associated parking, landscaping and boundary treatment and change of use of land to residential/curtilage (unadopted).

Case Officer

Rebecca Whitney

Appeal Decision

Pending

ENFORCEMENT APPEALS

Location

Breach of Planning Control at the former Standard Chemicals site at Mill Lane, Cheadle

Case Officer

Dave Westhead

Appeal Decision

It transpired that Remediation of the site had not been provided which invalidated the planning permission for the development. Following protracted correspondence between the Council and the applicant, an application for an injunction was made to oblige the applicant to cease development and submit a planning application. A Court Order was obtained on 17 December 2019 requiring the applicant to submit a validated planning application by 1 July 2020. Due to the pandemic the Council granted an extension of time to 26 August 2020 and a further extension of time was then granted which will expire on 16 November 2020. Defendants have filed with the High Court to extend compliance period with injunction. Court date not yet known.

Appeal Date	23 September 2020
Appeal Procedure	S217 appeal
Location	108 Crossefield Road, Cheadle Hulme
Proposal	Appeal against a S215 Enforcement Notice land detrimental to the amenity of the area
Case Officer	Amanda Hopkins
Appeal Decision	Pending. Case listed for 18 February at Stockport Magistrates Court. Appeal withdrawn on date of hearing, work has been carried out to comply with the notice.

ENFORCEMENT NOTICES

Compliance Date	18/12/20
Action	S 215 Enforcement Notice Served
Location	106 Crossefield Road, Cheadle Hulme
Description	Land detrimental to the amenity of the area
Case Officer	Amanda Hopkins
Notice Served Date	2 July 2020
Compliance Date	28 December 2020. Pending appeal in relation to 108 further action paused pending appeal decision as issues are similar. Following withdraw of appeal at 108 owner to be written to and required to comply within 3 months.

Action	S 215 Enforcement Notice Served
Location	73 Crossefield Road, Cheadle Hulme
Description	Land detrimental to the amenity of the area
Case Officer	Amanda Hopkins
Notice Served Date	2 July 2020
Compliance Date	28 December 2020. Pending appeal in relation to 108 further action paused pending appeal decision as issues are similar. Following withdraw of appeal at 108 owner to be written to and required to comply within 3 months.

Action	S 215 Enforcement Notice Served
Location	108 Crossefield Road, Cheadle Hulme
Description	Land detrimental to the amenity of the area
Case Officer	Amanda Hopkins
Notice Served Date	2 July 2020
Compliance Date	28 December 2020. Owner has appealed the Notice. In Magistrates court on 18 February 2021. Appeal withdrawn and notice complied with.

Action	Enforcement Notice Served
Location	5 Mona Avenue, Heald Green
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.
Case Officer	Amanda Hopkins
Notice Served Date	22 January 2021
Compliance Date	20 May 2021. Appeal submitted awaiting Start Letter from PINS.