

## **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

## **HEATONS AND REDDISH AREA COMMITTEE**

### **PLANNING APPEALS**

Appeal date	18 November 2020
Appeal Procedure	Householder Appeals Service
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	

Location	6 Ranworth Avenue, Heaton Mersey
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Proposal	Refusal of planning permission for a ground floor extension with a parapet flat roof featuring 2 roof lanterns and large glazed sliding doors to the rear elevation.
Case Officer	Rachel Bottomley
Appeal Decision	Dismissed

### **ENFORCEMENT APPEALS**

None Current

## **ENFORCEMENT NOTICES**

**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.

Following positive discussions between the owner and the Council an application which will overcome the reasons for service of the notice will be submitted. The Notice has now been varied so that it become effective on 19/12/20. This allows for the application to be submitted and determined without the need to deal with an appeal. The compliance date will be extended by 4 months. Valid application to vary condition received. Matter with case officer. Notice effective date further extended to 19/2/2021 as app will go to committee following objections made. Application withdrawn and new one submitted. Notice withdrawn to allow proper consideration of new application. Council can re-serve a notice if required.

<b>Location</b>	7 Peel Moat Road, Heaton Moor
<b>Description</b>	Reinstatement of boundary gates within a Conservation Area.
<b>Case Officer</b>	Amanda Hopkins
<b>Notice Served Date</b>	28 October 2019
<b>Compliance Date</b>	<p>Compliance by 28 February 2020. Notice not complied with but extension allowed due to Covid-19 situation. Owner has demonstrated he has quotes from several specialists to manufacture new gates. If notice not complied with within approx. one month a prosecution will be considered.</p> <p>Given the high number of new and continuing cases a prosecution will be considered in 2021. Property has been sold and new owner has contacted the Council. He is aware that the notice is in place and that he is liable for compliance. He will deal with this as a priority.</p>