

18 October 2021

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	20 July 2021
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	

Location	427 Wellington Road North, Heaton Chapel
Proposal	Appeal against refusal of planning permission for the change of use of part of the ground floor from class E (commercial Business and service) to create a studio flat with minor elevational alterations
Case Officer	Jeni Regan
Appeal Decision	Pending

Appeal date	16 September 2021
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	

Location	40 Queens Drive, Heaton Mersey
Proposal	Appeal against refusal of planning permission for a side extension to the property including demolition of existing modern single storey side garage, plus building up the ground level and driveway to the front of the proposed extension.
Case Officer	Rachel Bottomley
Appeal Decision	Pending

Appeal date	5 October 2021
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	

Location	5 Stanley Grove Heaton Moor
Proposal	Appeal against refusal of planning permission for the hip to gable roof alteration and a rear dormer
Case Officer	Rachel Bottomley
Appeal Decision	Pending

ENFORCEMENT APPEALS

Appeal Date	9 September 2021
Appeal Procedure	Written Representations
Location	8 Edale Avenue, North Reddish
Proposal	Without the benefit of planning permission the erection of a 2 storey side extension to the property
Case Officer	Debbie Whitney
Appeal Decision	Appeal withdrawn Variation notice issued to extend compliance period to 9 months.

ENFORCEMENT NOTICES

Action	Enforcement Notice Served
Location	7 Peel Moat Road, Heaton Moor
Description	Reinstatement of boundary gates within a Conservation Area.
Case Officer	Amanda Hopkins
Notice Served Date	28 October 2019
Compliance Date	<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> <p>Work not carried out prosecution file submitted to legal.</p>

Location	8 Edale Avenue, North Reddish
Description	Without the benefit of planning permission the erection of a two storey side extension to the dwellinghouse
Case Officer	Debbie Whitney
Notice Served Date	9 August 2021
Compliance Date	9 March 2022
	Appeal withdrawn Variation notice issued to extend the compliance period to 9 months

Location	51 Chandos Road, Heaton Chapel
Description	The developer has failed to comply with Condition 3 of permission DC/071389 by failing to install a window which is non-opening.
Case Officer	Debbie Whitney
Notice Served Date	18 June 2021
Compliance Date	Complied with.

Location	72 Longford Road West, North Reddish
Description	Without the benefit of Planning Permission the erection of a conservatory extension.
Case Officer	Debbie Whitney
Notice Served Date	20 September 2021
Compliance Date	18 April 2022