

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

PLANNING APPEALS

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	4 May 2022
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	11 Hooley Range Heaton Moor
Proposal	Appeal against the refusal of planning permission for the retention of a domestic garden outbuilding
Case Officer	Rachel Bottomley
Appeal Decision	Pending

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	20 June 2022
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	1 Tarvin Avenue, Heaton Chapel
Proposal	Appeal against the refusal of planning permission to renew a 6 ft timber fence and gate to the side of the property and to erect a 6 ft timber fence with concrete posts to the remainder side of the property and to the front including entrance gate.
Case Officer	Rachel Bottomley
Appeal Decision	Pending

ENFORCEMENT APPEALS

AREA COMMITTEE: HEATONS & REDDISH

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Appeal Decision	Appeal withdrawn Variation notice issued to extend compliance period to 9 months.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**AREA COMMITTEE: HEATONS & REDDISH**

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> <p>Defendant did not attend court on 14 February 2022. Clerk noted letter and witness statement provided in December requested 3 months adjournment and court had adjourned for only 2. Court not prepared to proceed in the defendant's absence today and case adjourned for him to attend next time. Action -Court to send out adjournment notice and SMBC to write to defendant too.</p>

AREA COMMITTEE: HEATONS & REDDISH

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	<p>11 July 2022</p> <p>Appeal withdrawn Variation notice issued to extend the compliance period to 9 months</p> <p>They have now engaged a planning agent who is working with Council and will be submitting a planning application for alterations to the extension to comply with Council policies. If granted Council will vary notice to require the extension to be removed, or to be completed in accordance with the approved plans.</p>
AREA COMMITTEE: HEATONS & REDDISH	
Location	2 Houldsworth Square, North Reddish
Description	Unauthorised development by way of an enlarged roof terrace that has been created including the erection of metal railing around the perimeter.
Case Officer	Dave Westhead
Notice Served Date	22 November 2021

Compliance Date	<p>20 February 2022. Appeal submitted.</p> <p>Start letter received, Councils statement to be submitted to Inspectorate by 28th February. Decision expected in June/July subject to PIN's delays.</p> <p>Appeal dismissed – Notice to be complied with by 15/9/22</p>
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AREA COMMITTEE: HEATONS & REDDISH

Location	Units 1 & 2 Demeter Buildings, Brighton Road Heaton Mersey
Description	Without the benefit of Planning Permission the provision of extraction flue to the building.
Case Officer	Debbie Whitney
Notice Served Date	Enforcement Notice and Stop Notice served 15/12/21
Compliance Date	Stop Notice immediate. Enforcement Notice 15 April 2022.

AREA COMMITTEE: HEATONS & REDDISH	
Location	Unit 3A Demeter Buildings, Brighton Road, Heaton Mersey, Stockport, SK4 2BE
Description	Without the benefit of planning permission the addition of razor wire and metal spike bars to the roof of the building.
Case Officer	Dave Westhead
Notice Served Date	19 July 2022
Compliance Date	<p>19 November 2022</p> <p>Planning agent advised that they intend to appeal the notice.</p>