

HEATONS AND REDDISH AREA COMMITTEE 19 JUNE 2023

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	8 February 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	12 Ryde Avenue, Heaton Norris
Proposal	Appeal against the refusal of planning permission for atwo storey side extension
Case Officer	Aisling Monaghan
Appeal Decision	Appeal allowed, costs application refused.

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	Dave Westhead
Appeal Decision	<p>Appeal withdrawn Variation notice issued to extend compliance period to 9 months. Compliance by 1 December 2022 original application refused and a new application has been submitted. The Council has now granted planning permission for an amended extension which will overcome the harm being caused and bring it in line with the Councils adopted planning policies.</p> <p>The Council will now vary the notice so that an additional step will be included which will give the option of demolition of the extension or to complete it in fully accordance with drawing number 0008_3_21_B approved by planning permission DC/085811 granted on 19/10/2022. 3 months to comply. Contact from developer work has now started, compliance date extended to end of May.</p>

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	22 August 2022
Appeal Procedure	Written Representations
Location	Unit 3A Demeter Buildings, Brighton Road Heaton Mersey
Proposal	Without the benefit of planning permission for the addition of razor wire and metal spiked bars to the roof of the building.
Case Officer	Dave Westhead
Appeal Decision	The enforcement notice is varied by the deletion of three (3) months and the substitution of six (6) months as the time for compliance. Subject to the variation, the appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended. Appellants application for costs against the Council was dismissed.

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	15 November 2022
Appeal Procedure	Written Representations
Location	26 Broomfield Road, Heaton Moor
Proposal	Without the benefit of planning permission the construction of 3 dormer roof extensions on the rear roof slope of the property. The applicant has requested further time to give his tenant the required notice to enable the works to be completed.
Case Officer	Dave Westhead
Appeal Decision	Pending

ENFORCEMENT NOTICES

AREA COMMITTEE: HEATONS & REDDISH

Location	Fern Cliff, 18 Mauldeth Road, Heaton Moor
Description	Without the benefit of planning permission the removal of stone gate posts and metal gates at the access to the property.
Case Officer	Dave Westhead
Notice Served Date	7 December 2022
Compliance Date	18 April 2023

AREA COMMITTEE: HEATONS & REDDISH

Location	Land at 613-615 Gorton Road, Reddish
Description	Without the benefit of planning permission the erection of a galvanised metal extension to a shop on the land.
Case Officer	Dave Westhead
Notice Served Date	21 December 2022
Compliance Date	9 August 2023

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> <p>Site visit pending.</p> <p>Compliance by 1 December 2022 a new application has been submitted.</p> <p>The Council has now granted planning permission for an amended extension which will overcome the harm being caused and bring it in line with the Councils adopted planning policies.</p> <p>The Council will now vary the notice so that an additional step will be included which will give the option of demolition of the extension or to complete it in fully accordance with drawing number 0008_3_21_B approved by planning permission DC/085811 granted on 19/10/2022.</p> <p>3 months to comply.</p> <p>On 21 December 2022 a variation of enforcement notice was served. The variation enforcement notice took effect immediately with compliance extended by three months from the date the notice</p>

	<p>took effect compliance by 22 March 2023).</p> <p>Not complied with by 22 March 2023, owners have requested an extension of time. All materials are on site to carry out the works so a final extension has been granted until 1 May 2023. If not complied with the council will issue prosecution proceedings.</p>
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AREA COMMITTEE: HEATONS & REDDISH	
Location	26 Broomfield Road, Heaton Moor
Description	Without the benefit of planning permission the construction of 3 dormer roof extensions on the rear roof slope of the property.
Case Officer	Dave Westhead
Notice Served Date	29 September 2022
Compliance Date	1 May 2023 Appeal submitted

AREA COMMITTEE: HEATONS & REDDISH

Location	20 Princes Street, Heaton Moor
Description	Without the benefit of planning permission the installation of PVC windows to the ground and 1 st floor elevations of the dwellinghouse situated in the Mauldeth Road Conservation area
Case Officer	Dave Westhead
Notice Served Date	8 June 2023
Compliance Date	8 January 2024

AREA COMMITTEE: HEATONS & REDDISH

Location	176 Broadstone Road, Heaton Chapel
Description	Without the benefit of planning permission the material change of use of the land from a single dwellinghouse to a mixed use as a guest house and a business as a short term let visitor accommodation for paying guests by conversion of a detached garage to separate accommodation
Case Officer	Dave Westhead
Notice Served Date	26 April 2023
Compliance Date	26 August 2023

