

CENTRAL AREA COMMITTEE

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: CENTRAL STOCKPORT

Appeal date	16 January 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Area of footpath at Brinksway, Edgeley
Proposal	Appeal against the refusal of prior approval of permitted development rights for a proposed 5G 20m telecoms installation H3G street pole and additional cabinets
Case Officer	Dan Hewitt
Appeal Decision	Pending

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	22 February 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	12 Ravenoak Road, Stockport
Proposal	Appeal against the refusal of planning permission for a roof extension involving L shaped dormer
Case Officer	Anthony Smith
Appeal Decision	Dismissed

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	27 February 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	17 Lorgill Close, Davenport
Proposal	Appeal against the refusal of planning permission for the demolition of a detached garage and the erection of a new detached dwelling
Case Officer	Jane Chase
Appeal Decision	Dismissed

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	6 February 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Pavement at Thomson Street, Stockport
Proposal	Refusal of prior approval of permitted development rights for 1 no. 15m high Hutchinson Engineering "Phase 5" streetworks pole with 3no. shrouded antennas, 2x 300mm dia. microwave dishes and GPS node mounted on a D9 root foundation 1no. MK5B Link AC cabinet - 0.6m (l) x 1.2m (w) x 1.5m (h) 1no. Ericsson RBS 6130 cabinet - 0.65m (l) x 0.7 Metres (w) 0.95m (h) 1no. Wiltshire cabinet Length - 1.65m 9l) x x 2.0m (w) x 0.75m (h) Plus associated ancilliary development. Cabinets are to be mounted on concrete foundation and steel plinths. Cabinets and mast are to be galvanised metal / steel – finished in Light Grey.
Case Officer	Chris Smyton
Appeal Decision	Dismissed

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	27 April 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	48 Brinnington Road, Portwood
Proposal	Refusal of planning permission for the demolition of a single storey garage site clearance and erection of a 2 bedroom 2 storey detached house
Case Officer	Chris Smyton
Appeal Decision	Pending

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	26 May 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	13 Whitelea Drive, Stockport
Proposal	Refusal of planning permission for the erection of a double storey side extension single storey rear extension with dormer across roof
Case Officer	Dominic Harvey
Appeal Decision	Pending

ENFORCEMENT APPEALS

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	28 November 2022
Appeal Procedure	Written Representations
Location	Former Nicholsons Arms, Lancashire Hill, Heaton Norris
Proposal	Without the benefit of planning permission the change of use of the land to use as a hand car wash including the construction of metal and plastic buildings
Case Officer	Dave Westhead
Appeal Decision	Pending

ENFORCEMENT NOTICES

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice Served
Location	287 Wellington Road South, Heaviley
Description	Untidy Land
Case Officer	Dave Westhead
Notice Served Date	19th December 2016
Compliance Date	<p>The owners of the land are subject to a freezing order on their accounts under the provisions of the Proceeds of Crime Act. At this time the Crown Prosecutor will not allow any funds to be released to carry out works to building. They therefore have a defence to any prosecution in that the actions of a 3rd party are preventing compliance. Council is investigating options to deal with the condition of the building. Totally Local Company providing quote to deal with vegetation.</p> <p>Vegetation has been removed from the roof.</p> <p>Following change of ownership original notice under Section 215 withdrawn and new notice served on 14/4/2023, effective 14/5/2023 and four months to comply. New notice served as additional items need to be dealt with.</p>

AREA COMMITTEE: CENTRAL STOCKPORT	
Action	Enforcement Notice Served
Location	Flat 2, 3 The Grove Cale Green
Description	Without the benefit of planning control the erection of a garage to the front of the property
Case Officer	Dave Westhead
Notice Served Date	11 October 2021
Compliance Date	<p>11 February 2022</p> <p>Site visit scheduled for 13 April. Occupier is unresponsive to contact from Council and Landlord, Landlord will be complying with notice, to allow for him to obtain contractors compliance extended to 14/5/2022 The notice was not complied with and as a result a prosecution file has been prepared and forwarded to Legal Services waiting for first court date.</p> <p>1st court date 6 October 2022 at Greater Manchester Magistrates Court.</p> <p>The defendant did not attend court on 6 October 2022 (service could not be confirmed) case adjourned until 18 November 2022, Council to write to the defendant with new hearing date.</p> <p>The defendant appeared at Tameside Magistrates Court on 16th November 2022, she was not represented and stated that she wanted to speak to a solicitor, no pleas were entered and the Magistrates adjourned the matter to 18th January 2023 at 1.30pm.</p> <p>Guilty plea, £200 fine. Follow up visit to be arranged..</p> <p>Follow up visit to be arranged.</p>

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice Served
Location	36 Eccleston Road, Adswood
Description	Without the benefit of planning permission the construction of a single storey side extension extending more than 50% of the width of the existing dwellinghouse.
Case Officer	Dave Westhead
Notice Served Date	27 October 2022
Compliance Date	25 February 2023 Complied with

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice and Stop Notice Served
Location	Former Nicholson's Arms, Lancashire Hill Heaton Norris
Description	Without the benefit of planning permission the material change in the use of the land from a shop with associated car parking to a use as a hand car wash including the construction of metal and plastic buildings.
Case Officer	Dave Westhead
Notice Served Date	Stop Notice served Cease the use of the land for the washing and valeting of motor vehicles. This notice took effect on 14 October 2022 and all the activity specified in this notice must cease within 3 days. Enforcement Notice served 14 October 2022 Without the benefit of planning permission the material change in the use of the land from a shop with associated car parking to a use as a hand car wash including the construction of metal and plastic buildings. Compliance within 1 month.
Compliance Date	25 February 2023 Appeal Submitted

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Breach of condition notice
Location	72 Northgate Road, Edgeley
Description	Failure to comply with condition 1 of planning permission DC/072704
Case Officer	Dave Westhead
Notice Served Date	26 April 2023
Compliance Date	26 August 2023