

PLANNING AND HIGHWAYS REGULATION COMMITTEE 6 JULY 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 AND HIGHWAYS REGULATION COMMITTEE

PLANNING APPEALS

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|--|---|
| Appeal date | 30 September 2022 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | 13 Regent Close, Bramhall |
| Proposal | Appeal against the refusal of planning permission for the demolition of existing bungalow and the construction of x4 detached dwellings with alterations to access |
| Case Officer | Jane Chase |
| Appeal Decision | The appeal is allowed, and planning permission is granted for demolition of existing bungalow and construction of four detached dwellings with alterations to access at 13 Regent Close, in accordance with the terms of the application, Ref DC/082350 |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|--|--|
| Appeal date | 8 December 2023 |
| Appeal Procedure | Inquiry |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Chesters Croft, Cheadle Hulme |
| Proposal | Refusal to grant a certificate of lawful development for the use of land as part of a caravan site including the stationing of caravans for human habitation and use in conjunction with land on which caravans are situated |
| Case Officer | Dominic Harvey |
| Appeal Decision | Pending |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|--|--|
| Appeal date | 27 February 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Land adjacent to Holm Lea, Bridle Road Woodford |
| Proposal | Refusal of planning permission for the erection of 2 detached dwellings with associated access and landscaping |
| Case Officer | Jane Chase |
| Appeal Decision | Pending |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|--|--|
| Appeal date | 17 May 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | 23 Patch Lane, Bramhall |
| Proposal | Refusal of planning permission for the demolition of existing detached residential property and replacement with 2no detached residential properties |
| Case Officer | Osian Perks |
| Appeal Decision | Pending |

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 | 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 (l) 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 |

AREA COMMITTEE: CHEADLE

| | |
|--|--|
| Appeal date | 5 May 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | 3 Milton Crescent, Cheadle |
| Proposal | Appeal against the refusal of a lawful development certificate for a change of use from a single dwellinghouse to mixed use as a dwellinghouse and a community centre. |
| Helen Hodgett | Helen Hodgett |
| Appeal Decision | Pending |

AREA COMMITTEE: CHEADLE

| | |
|--|---|
| Appeal date | 25 May 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Cheadle Heath Sports Centre, Norbreck Avenue, Cheadle |
| Proposal | Appeal against the refusal to vary a condition to extend the hours of floodlight operation from 21.00 to 22.00 Monday to Friday |
| Helen Hodgett | Rebecca Whitney |
| Appeal Decision | Pending |

AREA COMMITTEE: CHEADLE

| | |
|--|--|
| Appeal date | 19 June 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | 38 Lavington Avenue, Cheadle |
| Proposal | Appeal against the refusal of planning permission for a single storey garden room to the rear of the dwelling with matching facing brickwork and finished with a flat roof and glazed rooflight. |
| Helen Hodgett | Anthony Smith |
| Appeal Decision | Pending |

AREA COMMITTEE: HEATONS & REDDISH

NONE CURRENT

AREA COMMITTEE: MARPLE

| | |
|--|---|
| Appeal date | 26 May 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Werneth Hall, Cowlshaw Brow, Romiley |
| Proposal | Appeal against the refusal of planning permission for the erection of front and rear dormer extensions at 1 st floor level balcony with balustrade to the rear elevation erection of porch to front entrance and a single storey garden office to the rear PV to proposed garden office proposed dormers and existing garage |
| Case Officer | Anthony Smith |
| Appeal Decision | Pending |

AREA COMMITTEE: STEPPING HILL

| | |
|--|--|
| Appeal date | 16 January 2023 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Area of footpath, Macclesfield Road, Fiveways Hazel Grove |
| Proposal | Appeal against the refusal of prior approval of permitted development rights for a proposed 5G 17m telecoms installation H3G street pole and additional cabinets |
| Case Officer | Helen Hodgett |
| Appeal Decision | Dismissed |

AREA COMMITTEE: WERNETH

NONE CURRENT

ENFORCEMENT APPEALS

AREA COMMITTEE: CENTRAL STOCKPORT

NONE CURRENT

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

NONE CURRENT

AREA COMMITTEE: CHEADLE

| | |
|------------------|---|
| Appeal date | 26 January 2023 |
| Appeal Procedure | Written Representations |
| Location | Land at the junction of Lymm Walk and Malpas Close, Cheadle |
| Case Officer | Dave Westhead |
| Proposal | Unauthorised erection of a telecommunications mast and equipment cabinets |
| Decision | Pending |

AREA COMMITTEE: CHEADLE

| | |
|------------------|--|
| Appeal date | |
| Appeal Procedure | Court Hearing |
| Location | Breach of Planning Control at the former Standard Chemicals site at Mill Lane, Cheadle |
| Case Officer | Dave Westhead |
| Appeal Decision | Court dates 7 & 8 August 2023. |

AREA COMMITTEE: CHEADLE

| | |
|------------------|---|
| Appeal date | 29 March 2021 |
| Appeal Procedure | Written Representations |
| Location | 5 Mona Avenue, Heald Green |
| Proposal | Without the benefit of planning permission the material change in the use of the land from a dwellinghouse to a mixed use as a dwellinghouse and a use for the repair of motor vehicles. |
| Case Officer | Dave Westhead |
| Appeal Decision | Appeal dismissed on 20/7/2021 notice now effective and must be complied with by 20/10/2021 Site visit pending. Information received that notice may be being breached. Gathering evidence to support prosecution, Council needs evidence to criminal standard, beyond any reasonable doubt. |

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 | The developer has 3 months to comply with varied notice, which expires at the end of May. If not complied with the council will issue prosecution proceedings. |

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 | It is directed that the enforcement notice is varied by deleting 'Six months' from section 6 (Time for compliance) and substituting 'Twelve months' i.e. by 1 November 2023 Subject to that variation, the appeal is dismissed, the enforcement notice is upheld . |

AREA COMMITTEE: HEATONS & REDDISH

| | |
|------------------|--|
| 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 |

AREA COMMITTEE: MARPLE**NONE CURRENT****AREA COMMITTEE: STEPPING HILL****NONE CURRENT**

AREA COMMITTEE: WERNETH

NONE CURRENT

ENFORCEMENT NOTICES

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|---------------------------|--|
| Action | High Hedge Remedial Notice Served |
| Location | 13 The Grove, Cheadle Hulme |
| Description | Hedge at 13 The Grove Cheadle Hulme, Stockport is taking light and sunlight from the rear garden and habitable room windows of 9 High Bent Avenue, Cheadle Hulme, Stockport |
| Case Officer | Dave Westhead |
| Notice Served Date | 17 October 2022 |
| Compliance Date | <p>Notice becomes effective 25 November 2022 6 months to comply. Appeal submitted, no start letter yet. Hedge owner has reduced height of conifers in accordance with notice which dealt with issues caused with regard to light loss. Amended notice issued removing Hawthorn from notice and appeal to be withdrawn.</p> <p>Appeal withdrawn. Initial action to reduce the height of the conifers has been complied with the owners are aware of the requirement for on going maintenance.</p> |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|---------------------------|---|
| Action | High Hedge Remedial Notice Served |
| Location | 44 Carwood Road, Bramhall |
| Description | Hedge at 44 Carwood Road is taking light and sunlight from habitable rooms at 1 Leryn Drive |
| Case Officer | Dave Westhead |
| Notice Served Date | 9 June 2023 effective on 7 July 2023 |
| Compliance Date | 2 stages stage 1 withinn 10 months of 7 July 2023 stage 2 within 22 months of 7 July 2023 |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

| | |
|---------------------------|---|
| Action | High Hedge Remedial Notice Served |
| Location | 44 Hill Top Avenue, Cheadle Hulme |
| Description | Hedge at 44 Hill Top Avenue, Cheadle Hulme is taking light from the garden of 8 Dennison Road, Cheadle Hulme. |
| Case Officer | Dave Westhead |
| Notice Served Date | 14 February 2023 |
| Compliance Date | Notice becomes effective 13 March 2023 compliance by 13 March 2024. Appeal submitted |

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 | 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, 12/9/2023 . New notice served as additional items need to be dealt with. |

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> |

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 |

AREA COMMITTEE: CENTRAL STOCKPORT

| | |
|---------------------------|---|
| Action | Enforcement Notice served |
| Location | 40 Ashburton Road, Adswood |
| Description | Without the benefit of planning permission the material change of use of the land from a single story dwellinghouse to a mixed use as a dwelling house and for the storage of catering equipment and chairs including the construction of a wooden lean to extension. |
| Case Officer | Dave Westhead |
| Notice Served Date | 13 June 2023 effective 12 July 2023 |
| Compliance Date | 12 August 2023 |

AREA COMMITTEE: CHEADLE

| | |
|---------------------------|---|
| Action | Enforcement Notice Served |
| Location | 5 Mona Avenue, Heald Green |
| Description | Without the benefit of planning permission the material change in the use of the land from a dwellinghouse to a mixed use as a dwellinghouse and a use for the repair of motor vehicles. |
| Case Officer | Dave Westhead |
| Notice Served Date | 22 January 2021 |
| Compliance Date | 20 May 2021. Appeal submitted. Appeal dismissed compliance by 21/10/2021 Site visit pending. Information received that the notice may be being breached officers carrying out visits/observations to gather evidence. An update will be provided once evidence has been gathered and a file has been prepared to issue a summons. |

AREA COMMITTEE: CHEADLE

| | |
|---------------------------|--|
| Action | Enforcement Notice Served |
| Location | Land at the junction of Lymm Walk and Malpas Close, Cheadle. |
| Description | Without the benefit of planning permission the erection of a telecoms mast and equipment cabinets. |
| Case Officer | Dave Westhead |
| Notice Served Date | 18 November 2022 |
| Compliance Date | 28 February 2023. Appeal submitted. |

AREA COMMITTEE: CHEADLE

| | |
|---------------------------|--|
| Action | Enforcement Notice Served |
| Location | 46 Grasmere Road, Gatley |
| Description | Without the benefit of planning permission the material change of use of the land from a dwellinghouse to a mixed use as a house and business use as a dispensing chemist. |
| Case Officer | Dave Westhead |
| Notice Served Date | 26 April 2023 |
| Compliance Date | 26 August 2023 |

AREA COMMITTEE: CHEADLE

| | |
|---------------------------|--|
| Action | Enforcement Notice Served |
| Location | 246 Kingsway, Gatley |
| Description | Without the benefit of planning permission the erection of a wooden extension and decking to the rear of the property. |
| Case Officer | Dave Westhead |
| Notice Served Date | 18 January 2023 |
| Compliance Date | 23 May 2023. Complied with. |

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 – Not complied with prosecution being prepared |

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 | 11 July 2022 Appeal withdrawn Variation notice issued to extend the compliance period to 9 months |

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.

Site visit pending.

Compliance by 1 December 2022 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.

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 full accordance with drawing number 0008_3_21_B approved by planning permission DC/085811 granted on 19/10/2022.

3 months to comply.

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 took effect (compliance by 22 March 2023).

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.

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 accomodation |
| Case Officer | Dave Westhead |
| Notice Served Date | 26 April 2023 |
| Compliance Date | 26 August 2023 |

AREA COMMITTEE: HEATONS & REDDISH

| | |
|---------------------------|---|
| Location | 271 Green Lane, Heaton Norris |
| Description | Without the benefit of planning permission the installation of u-PVC windows to the 1 st floor front elevation of a dwellinghouse situated within the Green Lane Conservation Area |
| Case Officer | Dave Westhead |
| Notice Served Date | 14 June 2023 effective 19 July 2023 |
| Compliance Date | 19 January 2024 |

AREA COMMITTEE: HEATONS & REDDISH

| | |
|---------------------------|--|
| Location | 16 Locksley Close, Heaton Norris |
| Description | Without the benefit of planning permission the erection of raised decking over 300mm in height |
| Case Officer | Dave Westhead |
| Notice Served Date | 9 June 2023 effective 8 July 2023 |
| Compliance Date | 8 October 2023 |

AREA COMMITTEE: HEATONS AND REDDISH

| | |
|---------------------------|---|
| 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: MARPLE

| | |
|---------------------------|--|
| Action | Enforcement Notice Served |
| Location | Land at Holly Head, Hollywood Road Mellor |
| Description | Without the benefit of planning permission the material change in the use of the land to a residential use including the construction of a building in use as a dwellinghouse. |
| Case Officer | Dave Westhead |
| Notice Served Date | 23 February 2022 |

AREA COMMITTEE: MARPLE

| | |
|---------------------------|---|
| Action | Enforcement Notice Served |
| Location | 83A Stockport Road, Marple |
| Description | Without the benefit of planning permission the material change in use of the land from a drinking establishment to a restaurant |
| Case Officer | Dave Westhead |
| Notice Served Date | 22 November 2022 |
| Compliance Date | 3 April 2023 appeal submitted against refusal of planning permission, further action on notice on hold pending appeal decision. |

AREA COMMITTEE: MARPLE

| | |
|---------------------------|--|
| Action | Tree Replant Notice Served |
| Location | Land to the rear of 53A Lower Fold, Marple Bridge |
| Description | The removal of 5 Sycamore trees in the Marple Bridge Conservation Area, Replant Notice for 2 Birch Trees, 2 Rowan Trees and 1 Alder tree. |
| Case Officer | Dave Westhead |
| Notice Served Date | 20 January 2023 |
| Compliance Date | This notice has been complied with and 5 native trees of different species have been planted which will improve the bio-diversity of the area. |

AREA COMMITTEE: WERNETH

NONE CURRENT

AREA COMMITTEE: STEPPING HILL

| | |
|---------------------------|--|
| Action | High Hedge Notice Served |
| Location | Bosden House, Offerton Road, Offerton |
| Description | The hedge at Bosden House is taking light and sunlight from habitable rooms and windows at 17 Arne Close. |
| Case Officer | Dave Westhead |
| Notice Served Date | 18 December 2022 effective 12 January 2023 compliance in 3 stages final compliance by April 2025. The owners have reduced the hedge in height so that it complied with the requirements for a phased reduction. Final reduction is by April 2025 |
| Compliance Date | April 2025 |

