

HEATONS AND REDDISH AREA COMMITTEE 11 SEPTEMBER 2023
PLANNING AND HIGHWAYS REGULATION 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
NONE CURRENT

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>The developer has 3 months to comply with varied notice, which expires at the end of May.</p> <p>Complied with.</p>

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	<p>It is directed that the enforcement notice is corrected and varied by:</p> <ul style="list-style-type: none">• The substitution of the plan annexed to Planning Inspectorate's decision for the plan attached to the enforcement notice;• The addition of the words 'connected with the car wash use' after the word 'equipment' in requirement 2 at section 5 of the notice. <p>Subject to these changes, 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 Town and Country Planning Act 1990 as amended.</p>

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 – 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	<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 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> <p>Complied with</p>
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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	<p>25 February 2023</p> <p>Appeal Submitted</p> <p>Appeal dismissed:-</p> <p>It is directed that the enforcement notice is corrected and varied by:</p> <ul style="list-style-type: none"> • The substitution of the plan annexed to Planning Inspectorate's decision for the plan attached to the enforcement notice; • The addition of the words 'connected with the car wash use' after the word 'equipment' in requirement 2 at section 5 of the notice. <p>Subject to these changes, 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 Town and Country Planning Act 1990 as amended.</p>
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