

HEATONS AND REDDISH 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: HEATONS & REDDISH

Appeal date	29 September 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	22 Hawthorn Grove, Heaton Moor
Proposal	Appeal against the refusal of planning permission for the creation of a new driveway for 1 car
Case Officer	Aisling Monaghan
Appeal Decision	Pending

ENFORCEMENT APPEALS

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>

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 to the rear of the property
Case Officer	Dave Westhead
Appeal Decision	Appeal dismissed compliance by 15 June 2023.

ENFORCEMENT NOTICES

AREA COMMITTEE: HEATONS & REDDISH

Location	26 Broomfield Road, Heaton Moor
Description	Without the benefit of planning permission the construction of 3 dormer roof extensions to the rear of the property
Case Officer	Dave Westhead
Notice Served Date	29 September 2022
Compliance Date	Notice appealed Appeal dismissed, compliance by 5 June 2024

AREA COMMITTEE: HEATONS & REDDISH

Location	19 Broadstone Road, Reddish
Description	S215 Notice served as the condition of the land is detrimental to the amenity of the area
Case Officer	Dave Westhead
Notice Served Date	4 September 2023
Compliance Date	4 February 2024

AREA COMMITTEE: HEATONS & REDDISH

Location	1A Burnfield Road, Reddish
Description	Without the benefit of planning permission the erection of a wooden canopy with sides to cover the yard of the property
Case Officer	Dave Westhead
Notice Served Date	21 August 2023
Compliance Date	The enforcement notice to remove the large wooden shelter/building constructed in the rear yard of the property has been complied with. The structure has been removed. The residents have put up a collapsible/movable gazebo in the yard. This is not development and planning permission is not required for it.

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. Being reviewed by Legal Services.

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 Site visit to be carried out week commencing 25 September 2023

AREA COMMITTEE: HEATONS & REDDISH

Location	20 Princes Road, 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 Complied with

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	Complied with

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 Appeal dismissed:- It is directed that the enforcement notice is corrected and varied by: <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. 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. Complied with.

