

CHEADLE 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: 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	Dismissed

ENFORCEMENT APPEALS

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	Hearing took place 7 August but further applications have been made for which a court date is awaited

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.

ENFORCEMENT NOTICES

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	1 st hearing adjourned to 4 October 2023 to provide us with an opportunity to consider papers submitted by the defendant on 11 September 2023

AREA COMMITTEE: CHEADLE

Action	Enforcement Notice Served
Location	82 High Street, Cheadle
Description	Without the benefit of planning permission the erection of a projecting fascia and retractable canopy to the front elevation of the premises in the Cheadle Village Conservation Area
Case Officer	Dave Westhead
Notice Served Date	12 July 2023
Compliance Date	12 February 2024