

## ENFORCEMENT APPEALS

### AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	19 September 2023
Appeal Procedure	Written Representations
Location	6 Clwyd Avenue, Stockport
Case Officer	Dave Westhead
Proposal	Without the benefit of planning permission, the erection of a raised platform (decking) over 300mm in height covering the whole rear garden of the dwellinghouse
Decision	Pending

### AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

# AGENDA ITEM

**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Decision	Appeal Withdrawn

**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	<p>Appeal dismissed on 20/7/2021 notice now effective and must be complied with by 20/10/2021</p> <p>Site visit pending. Information received that notice may be being breached.</p> <p>Gathering evidence to support prosecution, Council needs evidence to criminal standard, beyond any reasonable doubt..</p> <p>No evidence to prove offence obtained, case closed pending any new evidence</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"><li>• The substitution of the plan annexed to Planning Inspectorate's decision for the plan attached to the enforcement notice;</li><li>• The addition of the words 'connected with the car wash use' after the word 'equipment' in requirement 2 at section 5 of the notice.</li></ul> <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> <p>Notice complied with</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 2024.

**AREA COMMITTEE: MARPLE**

**AREA COMMITTEE: STEPPING HILL**

**AREA COMMITTEE: WERNETH**

## ENFORCEMENT NOTICES

### AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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

### AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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

**AREA COMMITTEE: CENTRAL STOCKPORT**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	287 Wellington Road South, Heaviley
<b>Description</b>	Untidy Land
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	19th December 2016
<b>Compliance Date</b>	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.work to comply with notice underway, compliance extended to 29/10/2023 and site visit pending

**AREA COMMITTEE: CENTRAL STOCKPORT**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	6 Clwyd Avenue, Stockport
<b>Description</b>	Without the benefit of planning permission the erection of a raised platform (decking) over 300mm in height covering the whole garden of the dwellinghouse
<b>Case Officer</b>	Debbie Whitney
<b>Notice Served Date</b>	11 July 2023
<b>Compliance Date</b>	11 August 2023 Appeal submitted



**AREA COMMITTEE: CENTRAL STOCKPORT**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Flat 2, 3 The Grove Cale Green
<b>Description</b>	Without the benefit of planning control the erection of a garage to the front of the property
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	11 October 2021
<b>Compliance Date</b>	<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>1<sup>st</sup> 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 16<sup>th</sup> 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 18<sup>th</sup> January 2023 at 1.30pm.</p> <p>Guilty plea, £200 fine. Follow up visit to be arranged.</p>

**AREA COMMITTEE: CENTRAL STOCKPORT**

<b>Action</b>	Enforcement notice served
<b>Location</b>	4 Ashfield Grove, Davenport SK3 8UF
<b>Description</b>	Enforcement notice to remove unauthorised two storey side extension and dormer roof extension.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	13/10/2023
<b>Compliance Date</b>	12/8/2024

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	5 Mona Avenue, Heald Green
<b>Description</b>	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.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	22 January 2021
<b>Compliance Date</b>	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. No evidence to prove a breach of the notice has been obtained, notice marked as complied with and case closed pending any further evidence

**AREA COMMITTEE: CHEADLE**

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

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	46 Grasmere Road, Gatley
<b>Description</b>	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.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	26 April 2023
<b>Compliance Date</b>	1 <sup>st</sup> hearing adjourned to 4 October 2023 to provide us with an opportunity to consider papers submitted by the defendant on 11 September 2023 notice complied with, defendant pleaded guilty to a failure to return PCN given a conditional discharge and ordered to pay council costs.

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	82 High Street, Cheadle
<b>Description</b>	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
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	12 July 2023
<b>Compliance Date</b>	12 February 2024

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Section 215 Notice
<b>Location</b>	28 Ladybridge Road, Cheadle Hulme
<b>Description</b>	Land and buildings detrimental to the amenity of the local area.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	27 September 2023
<b>Compliance Date</b>	27 February 2024

**AREA COMMITTEE: HEATONS & REDDISH**

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

**AREA COMMITTEE: HEATONS & REDDISH**

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

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Location</b>	Fern Cliff, 18 Mauldeth Road, Heaton Moor
<b>Description</b>	Without the benefit of planning permission the removal of stone gate posts and metal gates at the access to the property.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	7 December 2022
<b>Compliance Date</b>	18 April 2023 – Not complied with. Awaiting first court date

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Location</b>	Land at 613-615 Gorton Road, Reddish
<b>Description</b>	Without the benefit of planning permission the erection of a galvanised metal extension to a shop on the land.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	21 December 2022
<b>Compliance Date</b>	9 August 2023 Site visit to be carried out week commencing 25 September 2023 notice complied with

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Location</b>	20 Princes Street, Heaton Moor
<b>Description</b>	Without the benefit of planning permission the installation of PVC windows to the ground and 1 <sup>st</sup> floor elevations of the dwellinghouse situated in the Mauldeth Road Conservation area
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	8 June 2023
<b>Compliance Date</b>	8 January 2024

**AREA COMMITTEE: HEATONS & REDDISH**

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



**AREA COMMITTEE: HEATONS & REDDISH**

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

**AREA COMMITTEE: HEATONS AND REDDISH**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Land at Holly Head, Hollywood Road Mellor
<b>Description</b>	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.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	23 February 2022 - Compliance date is 23rd March 2025.

**AREA COMMITTEE: MARPLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	83 Stockport Road, Marple
<b>Description</b>	Without the benefit of planning permission the material change in use of the land from a drinking establishment to a restaurant
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	22 November 2022
<b>Compliance Date</b>	Appeal submitted against refusal of planning permission to retain platform and wooden building to house a pizza oven. Appeal dismissed Enforcement notice now effective and compliance by 1/11/2023

**AREA COMMITTEE: WERNETH**

<b>Action</b>	High Hedge Remedial Notice Served
<b>Location</b>	12 Green Croft, Romiley
<b>Description</b>	High Hedge Remedial Notice
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	23 August 2023
<b>Compliance Date</b>	16 February 2026

**AREA COMMITTEE: STEPPING HILL**

<b>Action</b>	High Hedge Notice Served
<b>Location</b>	Bosden House, Offerton Road, Offerton
<b>Description</b>	The hedge at Bosden House is taking light and sunlight from habitable rooms and windows at 17 Arne Close.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	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
<b>Compliance Date</b>	April 2025