

HEATONS AND REDDISH AREA COMMITTEE
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

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	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.

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	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	The enforcement notice served on the owners of the above shop has been complied with. The owners have an extant planning permission for a brick extension

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	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 & REDDISH

Location	5 Hibbert Street, Reddish
Description	Without the benefit of planning permission the material change of use from land forming a passageway to a single dwellinghouse use by the erection of a rear timber extension into a public access area
Case Officer	Dave Westhead
Notice Served Date	6 November 2023
Compliance Date	11 June 2024

AREA COMMITTEE: HEATONS & REDDISH

Location	Climax Works, Station Road Reddish
Description	<p>The following condition of planning permission DC/078979 has not been complied with: Condition no 13: Condition 13 requires that one-way access routes shall be provided within the site in accordance with the details indicated on drawing SK21903-30 'Proposed Access, Movement and Operation Strategy Wider Site". Details of a scheme to provide signage and carriageway markings that outline the site's one-way access arrangements shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the signage and carriageway markings have been provided in accordance with these approved details. The one-way access routes and associated signage and carriageway markings shall then be retained at all times.</p>
Case Officer	Dave Westhead
Notice Served Date	14 November 2023
Compliance Date	14 January 2024

