

HEATONS AND REDDISH AREA COMMITTEE
APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS

15 MARCH 2024

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

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	11 October 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Area of footpath, Priestnall Road, Heaton Mersey
Proposal	Refusal of prior approval of permitted development rights for a proposed 5G telecoms installation HG3 15m street pole and equipment cabinets
Case Officer	Jeni Regan
Appeal Decision	Dismissed

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	11 October 2023
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Area of grass verge, Belmont Way, Heaton Norris
Proposal	Refusal of prior approval of permitted development rights for a proposed 5G telecoms installation HG3 15m street pole and equipment cabinets
Case Officer	Jeni Regan
Appeal Decision	Pending

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	21 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	6-8 Shaw Road, Heaton Moor
Proposal	Refusal of planning permission part retrospective application for the retention of white rendered wall, black sliding gate and retention of tarmacadam surface of the customer car park and proposed alterations to the shop frontage
Case Officer	Jeni Regan
Appeal Decision	Pending

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	9 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Queens Drive, Heaton Moor
Proposal	Refusal of prior approval for the installation of electronic communications apparatus
Case Officer	Jeni Regan
Appeal Decision	Pending

ENFORCEMENT APPEALS

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	12 February 2024
Appeal Procedure	Written Representations
Location	5 Hibbert Street, Reddish
Proposal	Without the benefit of planning permission, the material change in use of the land from a passageway to residential use
Case Officer	Dave Westhead
Appeal Decision	Appeal dismissed compliance by 15 June 2024.

AREA COMMITTEE: HEATONS & REDDISH

Appeal date	21 February 2024
Appeal Procedure	Written Representations
Location	6-8 Shaw Road, Heaton Moor
Proposal	Without the benefit of planning permission the construction of a breezeblock and rendered wall with a gate, around the car park
Case Officer	Dave Westhead
Appeal Decision	Pending

ENFORCEMENT NOTICES

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
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

Action	Enforcement Notice Served
Location	18 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	Complied with.

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
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. Awaiting first court date. First court date 25 th April 2024

EA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
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 Notice complied with

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
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. Notice not complied with owner has confirmed will be complied with by 31 st March 2024

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
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

Action	Enforcement Notice Served
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	Debbie Whitney
Notice Served Date	6 November 2023
Compliance Date	11 June 2024 Appeal submitted

AREA COMMITTEE: HEATONS & REDDISH

Location	Climax Works, Station Road Reddish
Description	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.
Case Officer	Dave Westhead
Notice Served Date	14 November 2023
Compliance Date	2 nd April 2024

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
Location	6 – 8 Shaw Road, Heaton Moor
Description	Without the benefit of planning permission the resurfacing of the customer car park and the construction of a breezeblock and rendered wall with a gate around the car park
Case Officer	Dave Westhead
Notice Served Date	15 January 2024
Compliance Date	13 May 2024 Appeal submitted

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
Location	6 – 8 Shaw Road, Heaton Moor
Description	Without the benefit of planning permission the replacement of wooden sliding sash windows to the 1 st floor and the replacement of the front existing wooden conservatory extension windows and door with metal framed windows and door
Case Officer	Dave Westhead
Notice Served Date	14 March 2024
Compliance Date	18 October 2024 Appeal submitted

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice and Stop Notice Served
Location	Dessert Phobia 94 Longford Road West, North Reddish
Description	Without the benefit of planning permission the material change in the use of the land from a shop with accommodation at first floor to a hot food takeaway with accommodation at first floor
Case Officer	Dave Westhead
Notice Served Date	Stop Notice – served 7 December 2023 Cease the use of the land for the preparation and sale of hot food including but not limited to burgers, kebabs, fried chicken, chicken sandwiches, chips/fries, has browns or pizzas for consumption off the premises including by customers walking into the premises to order, ordering for collection or delivery compliance by 12 December 2023. Enforcement Notice or the removal of equipment served 7 December 2023
Compliance Date	7 March 2024 Complied with

AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
Location	Asda Superstore, 6 Manchester Road, Heaton Norris
Description	Failure to comply with planning condition conditions regarding the relocation/replacement of existing cycle parking facilities
Case Officer	Dave Westhead
Notice Served Date	7 March 2024
Compliance Date	Notice effective on service