

**HEATONS AND REDDISH AREA COMMITTEE**

**29 July 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**

## PLANNING APPEALS

<b>AREA COMMITTEE: HEATONS &amp; REDDISH</b>	
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**

<b>AREA COMMITTEE: HEATONS &amp; REDDISH</b>	
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	Allowed - enforcement notice quashed
<b>AREA COMMITTEE: HEATONS &amp; REDDISH</b>	
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 (appeal cojoined with planning appeal)

## **ENFORCEMENT NOTICES**

<b>AREA COMMITTEE: HEATONS &amp; REDDISH</b>	
<b>Action</b>	Enforcement Notice Served
<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>	Appeal dismissed - compliance by 5 June 2024. Two of the three dormers have been removed. Final site visit on 3 July 2024 to confirm compliance.

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Enforcement Notice Served
<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 – complied with. Full costs awarded following prosecution, to be paid in 28 days. A Collection Order was made by the Court to ensure all fines are paid.

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Enforcement Notice Served
<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 - Notice complied with

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	5 Hibbert Street, Reddish
<b>Description</b>	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
<b>Case Officer</b>	Debbie Whitney
<b>Notice Served Date</b>	6 November 2023
<b>Compliance Date</b>	Appeal allowed - enforcement notice quashed

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Location</b>	Climax Works, Station Road Reddish
<b>Description</b>	The Condition 13 of planning permission DC/078979 has not been complied with, which requires that 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.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	14 November 2023
<b>Compliance Date</b>	2 <sup>nd</sup> April 2024 - Notice complied with

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	6 – 8 Shaw Road, Heaton Moor
<b>Description</b>	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
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	15 January 2024
<b>Compliance Date</b>	13 May 2024 - appeal submitted

**AREA COMMITTEE: HEATONS & REDDISH**

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



AREA COMMITTEE: HEATONS & REDDISH

Action	Enforcement Notice Served
Location	Elsa Waste Paper Ltd 1-3 Station Road, North Reddish
Description	Condition 27 of planning permission DC078979 not complied with regarding vehicles operating on site
Case Officer	Dave Westhead
Notice Served Date	14 November 2023
Compliance Date	Notice complied with

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	The Grey Horse Public House, 99 Broadstone Road, Reddish
<b>Description</b>	<p>Without the benefit of planning permission the material change of use of the land from a drinking establishment to a mixed use as a drinking establishment and as a public laundrette including the installation of external washing machines and dryers.</p> <ol style="list-style-type: none"><li>1. Cease the use of land as a public laundrette</li><li>2. Remove from the land all laundrette equipment including washing machines, dryers and all pipework or cabling used to install them.</li><li>3. Remove the structure used to enclose the washing machines and dryers from the land.</li><li>4. Repair any damage, including holes to support cables and pipes caused to the fabric of the public house or car park using materials that are an exact match</li></ol>
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	12 June 2024
<b>Compliance Date</b>	Notice complied with

**AREA COMMITTEE: HEATONS & REDDISH**

<b>Action</b>	Breach of Condition Notices Served
<b>Location</b>	Pro Nano Car Wash 364-366 Wellington Road North, Heaton Chapel
<b>Description</b>	Breach of Condition Notices (x2):- Failure to comply with conditions 3 & 7 of planning permission DC/69553 in relation to the use of water and chemicals used in the washing of vehicles, flowing into the highway.
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	10 July 2024
<b>Compliance Date</b>	Notice has immediate effect