

**CHEADLE AREA COMMITTEE**  
**APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS**  
**30 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: CHEADLE</b>	
Appeal date	12 March 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	89 Brown Lane, Heald Green
Proposal	Appeal against the refusal of planning permission for a bungalow conversion into 2 storey house, 2 storey side extension accommodation with loft space and front porch including an outhouse replacing the existing garage
Helen Hodgett	Rob Farris
Appeal Decision	Dismissed

**AREA COMMITTEE: CHEADLE**

Appeal date	20 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	14 Wilton Avenue, Heald Green
Proposal	Appeal against the refusal of planning permission for a 2 storey side and rear extension with rear dormer loft extension and single storey rear extension
Helen Hodgett	Ethan Smyth
Appeal Decision	Dismissed

**AREA COMMITTEE: CHEADLE**

Appeal date	20 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	35 Broadway, Cheadle
Proposal	Appeal against the refusal of planning permission for amendment to loft general arrangement from approved plans and for the retention of roof window
Helen Hodgett	Rob Farris
Appeal Decision	Dismissed

**AREA COMMITTEE: CHEADLE**

Appeal date	21 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	141 Gatley Road, Gatley
Proposal	Appeal against the refusal of planning permission for the demolition of existing property and replacement with 9 apartments
Helen Hodgett	Rebecca Whitney
Appeal Decision	Dismissed

**AREA COMMITTEE: CHEADLE**

Appeal date	13 February 2024
Appeal Procedure	Written Representations
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	11 Greenbank Road, Gatley
Proposal	Appeal against the refusal of planning permission to change the angle of pitch on garage roof
Helen Hodgett	Rob Farris
Appeal Decision	Dismissed

## **ENFORCEMENT APPEALS**

<b>AREA COMMITTEE: CHEADLE</b>	
Appeal date	27 February 2024
Appeal Procedure	Written Representations
Location	244 Outwood Road Heald Green
Case Officer	Dave Westhead
Proposal	Without the benefit of planning permission the construction of a fence over 1m in height adjacent to the highway used by vehicular traffic
Appeal Decision	Appeal withdrawn - compliance by 21/11/2024

<b>AREA COMMITTEE: CHEADLE</b>	
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	Court date vacated – parties have agreed for new planning application to be submitted by 30/8/2024
<b>AREA COMMITTEE: CHEADLE</b>	
Appeal date	22 November 2023
Appeal Procedure	Written Representations
Location	29 Broadway, Cheadle appeal against an enforcement Notice served for without the benefit of planning permission the erection of a front boundary wall with railings, gates including gate posts over 1m in height adjacent to the highway.
Case Officer	Debbie Whitney
Appeal Decision	Allowed



## **ENFORCEMENT NOTICES**

<b>AREA COMMITTEE: CHEADLE</b>	
<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 - not complied with. Prosecution file being prepared. The owners have been contacted and have advised that the notice has now been complied with (awaiting site visit).

<b>AREA COMMITTEE: CHEADLE</b>	
<b>Action</b>	Enforcement Notice Served
<b>Location</b>	29 Broadway, Cheadle
<b>Description</b>	Without the benefit of planning permission the erection of a front boundary wall with railings, and gates including posts over 1m in height adjacent to the highway
<b>Case Officer</b>	Debbie Whitney
<b>Notice Served Date</b>	20 October 2024
<b>Compliance Date</b>	Appeal Allowed

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	244 Outwood Road, Heald Green
<b>Description</b>	Without the benefit of planning permission construction of a fence over 1m in height adjacent to the highway
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	17 January 2024
<b>Compliance Date</b>	21 November 2024. Appeal withdrawn and therefore the notice is effective.

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Land to the rear of 119 Silverdale Road, Gatley
<b>Description</b>	<p>Without the benefit of planning permission the material change in use of the land to a garden for the use of 119 Silverdale Road including the construction of an area of raised decking, step access and wooden fences.</p> <ol style="list-style-type: none"><li>1. Cease the use of the land as garden in connection with the occupation of 119 Silverdale Road.</li><li>2. Remove from the land the raised area of decking including all posts, handrails and support frame and steps to access the decking.</li><li>3. Remove the 2m high fence used to enclose the land.</li><li>4. Install a 1.8m high close boarded wooden fence along the original rear boundary of 119 Silverdale Road so that it prevents access to the land.</li></ol>

	<p>Variation Notice served 10 July 2024 Notice effective immediately</p> <p><b>Step 3 is varied to read:-</b>  Remove the 2 metre high fence used to enclose the land <b>or</b> provide wildlife access holes to all of the fence elevations. If the wildlife holes are provided then they shall be maintained.</p> <p><b>Step 4 is varied to read:-</b>  Install a 1.8 metre high close boarded fence along the original rear boundary of the garden, <b>or</b> plant a hedge along the original rear boundary of the garden. The hedge shall consist of 0.5 metre high species planted 30 to 45 centimetres apart.  Any hedging plants that are damaged, become diseased or die within 5 years of planning shall be replaced with plants of a similar species within the next planting season</p>
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	Notice took effect on 12 June 2024
<b>Compliance Date</b>	Step 1-one month; Steps 2-4 six months

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Land to the rear of 115 Silverdale Road, Gatley
<b>Description</b>	<p>Without the benefit of planning permission the material change in use of the land to a garden for the use of 115 Silverdale Road including the construction of an area of raised decking, step access and wooden fences.</p> <ol style="list-style-type: none"><li>1. Cease the use of the land as garden in connection with the occupation of 115 Silverdale Road.</li><li>2. Remove from the land the raised area of decking including all posts, handrails and support frame and steps to access the decking.</li><li>3. Remove the 2m high fence used to enclose the land.</li><li>4. Install a 1.8m high close boarded wooden fence along the original rear boundary of 115 Silverdale Road so that it prevents access to the land.</li></ol>
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	Notice took effect on 12 June 2024
<b>Compliance Date</b>	Step 1-one month; Steps 2-4 six months Appeal submitted.

**AREA COMMITTEE: CHEADLE**

<b>Action</b>	Enforcement Notice Served
<b>Location</b>	Yard and the rear of 39 Old Road, Cheadle
<b>Description</b>	<p>Without the benefit of planning permission the material change of use in the use of the land and yard at the rear of 39 Old Road from a mixed use of yard/office to the use of the land for a waste transfer and management station.</p> <ol style="list-style-type: none"><li>1. Cease the use of the land for the importation, holding, sorting and transfer of waste products.</li><li>2. Remove from the land all skips, transport vehicles, wheelie bins, storage bins, cylinders and other material that has been imported to the land and then stored on it.</li></ol>
<b>Case Officer</b>	Lisa McGrane
<b>Notice Served Date</b>	Notice took effect on 12 June 2024
<b>Compliance Date</b>	Step 1 one month; Step 2 four months