

**CENTRAL AREA COMMITTEE**  
**APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS**  
**1 AUGUST 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: CENTRAL STOCKPORT</b>	
Appeal date	19 September 2023
Appeal Procedure	Written Representations Householder Appeal
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	6 Clwyd Avenue, Edgeley
Proposal	Refusal of planning permission for the refurbishment and minor amendment to existing raised decking
Case Officer	Anthony Smith
Appeal Decision	Dismissed

## **ENFORCEMENT APPEALS**

<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
Appeal date	19 September 2023
Appeal Procedure	Written Representations
Location	6 Clwyd Avenue, Stockport
Case Officer	Debbie Whitney
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	Appeal dismissed on 2 May 2024 and notice upheld, 6 months to comply (2 November 2024).

<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
Appeal date	4 January 2024
Appeal Procedure	Written Representations
Location	4 Ashfield Grove, Davenport
Case Officer	Dave Westhead
Proposal	Without the benefit of planning permission the construction of a two storey rear/side extension and dormer roof extension
Decision	Pending

## **ENFORCEMENT NOTICES**

<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
<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>	Appeal dismissed – 2 November 2024

<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
<b>Action</b>	Enforcement Notice Served
<b>Location</b>	4 Ashfield Grove, Davenport
<b>Description</b>	Without the benefit of planning permission the construction of a 2 storey rear/side extension and dormer roof extension
<b>Case Officer</b>	Dave Westhead
<b>Notice Served Date</b>	13 October 2023

<b>Compliance Date</b>	13 July 2024. Appeal submitted
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<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
<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>	11 February 2022  The notice was not complied with and as a result a prosecution file was prepared and forwarded to Legal Services. The defendant appeared at Tameside Magistrates Court on 16 <sup>th</sup> November 2022, which was adjourned to 18 <sup>th</sup> January 2023. Guilty plea, £200 fine. Follow up visit to be arranged.

<b>AREA COMMITTEE: CENTRAL STOCKPORT</b>	
<b>Action</b>	S215 Enforcement Notice Served
<b>Location</b>	Land at The Arches, 1 Wellington Road South, Stockport
<b>Description</b>	The condition of the land and buildings is such that it is detrimental to the amenity of the users of Wellington road South and the Town Centre of Stockport <b>General</b> 1. Remove all vegetation growing out of the roof, the rainwater good including gutters or other parts of the fabric of the building and dispose of them at a licenced waste disposal site.

	<p>2. Remove any graffiti from all elevations of the building.</p> <p>3. Clean and where necessary repair the existing rainwater goods including all gutters, downpipes and hoppers so that they function correctly</p> <p><b>Front Elevation Wellington Road South</b></p> <ol style="list-style-type: none"> <li>1. Remove the remaining render from the front elevation of the property and dispose of it at a licenced waste disposal site</li> <li>2. Board over the windows and door openings to the Wellington Road South using single sheets of exterior grade plywood cut to size which then needs to be painted in black using a paint formulated for use on exterior woodwork ensuring that sufficient coats of paint are applied to cover the boarding</li> <li>3. Paint the architectural detail around the door in the same colour.</li> </ol> <p><b>Gable Elevations visible to Wellington Road South</b></p> <ol style="list-style-type: none"> <li>4. Board over the window openings using single sheets of exterior grade plywood cut to size which then needs to be painted black using a paint formulated for use on exterior woodwork ensuring that sufficient costs of paint are applied to cover the boarding</li> <li>5. Clean and remove all flaking paint and moss/algae</li> </ol> <p><b>Gable Elevations visible to Daw Bank and Mersey Square</b></p> <ol style="list-style-type: none"> <li>6. Remove redundant adverts including all frames</li> <li>7. Clean and remove all flaking paint and moss/algae.</li> <li>8. Paint the railings to the rear steps in black using a paint formulated for use on exterior metalwork</li> </ol>
<b>Case Officer</b>	Lisa McGrane
<b>Notice Served Date</b>	12 June 2024

<b>Compliance Date</b>	Wellington Road South (Front) elevation steps 1, 2 & 3 <b>two months</b> ; all remaining steps <b>six months</b>
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