

BRAMHALL AND CHEADLE HULME SOUTH 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

| AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH | |
|---|--|
| Appeal date | 8 December 2023 |
| Appeal Procedure | Inquiry 24 January 2024 |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Chesters Croft, Cheadle Hulme |
| Proposal | Refusal to grant a certificate of lawful development for the use of land as part of a caravan site including the stationing of caravans for human habitation and use in conjunction with land on which caravans are situated |
| Case Officer | Chris Smyton |
| Appeal Decision | Pending – hearing adjourned and to be reconvened at a date to be confirmed by PINS. |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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| Appeal date | 25 January 2024 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Land to the rear of 2A Hill Top Avenue, Cheadle Hulme |
| Proposal | Refusal of planning permission the erection of one new detached dwelling with creation of new access and demolition of existing detached garage at 2B Hill Top Avenue |
| Case Officer | Osian Perks |
| Appeal Decision | Dismissed |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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| Appeal date | 12 February 2024 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | 181 Woodford Road, Woodford |
| Proposal | Refusal of planning permission for infill development of 5 bungalows |
| Case Officer | Osian Perks |
| Appeal Decision | Pending |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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| Appeal date | 18 June 2024 |
| Appeal Procedure | Written Representations |
| Original Determination Level | |
| Nominated Councillor for Appeal (Overturns Only) | |
| Location | Land to the rear of 409 Cheater Road, Woodford |
| Proposal | Refusal of planning permission for the demolition of the existing buildings and erection of a single story dwelling with access from Chester Road (outline application with only landscaping reserved for future consideration) |
| Case Officer | Jane Chase |
| Appeal Decision | Pending |

ENFORCEMENT APPEALS
NONE CURRENT

ENFORCEMENT NOTICES

| AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH | |
|---|---|
| Action | High Hedge Remedial Notice Served |
| Location | 44 Carwood Road, Bramhall |
| Description | Hedge at 44 Carwood Road is taking light and sunlight from habitable rooms at 1 Leryn Drive |
| Case Officer | Dave Westhead |
| Notice Served Date | 9 June 2023 effective on 7 July 2023 |
| Compliance Date | Appeal submitted |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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|---------------------------|---|
| Action | High Hedge Remedial Notice Served |
| Location | 44 Hill Top Avenue, Cheadle Hulme |
| Description | Hedge at 44 Hill Top Avenue, Cheadle Hulme is taking light from the garden of 8 Dennison Road, Cheadle Hulme. |
| Case Officer | Dave Westhead |
| Notice Served Date | 14 February 2023 |
| Compliance Date | Appeal dismissed - notice upheld. |

AREA COMMITTEE: BRAMHALL & CHEADLE HULME SOUTH

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| Action | Enforcement Notice served |
| Location | The Birches, 38B Grange Road, Bramhall |
| Description | Without the benefit of planning permission the installation of an air conditioning unit to the side elevation of the property |
| Case Officer | Debbie Whitney |
| Notice Served Date | 21 June 2024 |
| Compliance Date | 19 January 2025 |