

CHEADLE AREA COMMITTEE APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS
3 DECEMBER 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: CHEADLE

Appeal date	
Appeal Procedure	Inquiry
Original Determination Level	
Nominated Councillor for Appeal (Overturns Only)	
Location	Gatley Golf Club
Proposal	Refusal of Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sq m net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and non-motorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park
Case Officer	Rebecca Whitney
Appeal Decision	Pending - inquiry to commence on 28 November 2024

ENFORCEMENT APPEALS

AREA COMMITTEE: CHEADLE	
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Appeal Decision	Appeal withdrawn - compliance by 21/11/2024
AREA COMMITTEE: CHEADLE	
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 Planning Application submitted

ENFORCEMENT NOTICES

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 Appeal withdrawn and therefore the notice is effective.

AREA COMMITTEE: CHEADLE

Action	Enforcement Notice Served
Location	Land to the rear of 119 Silverdale Road, Gatley
Description	<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">1. Cease the use of the land as garden in connection with the occupation of 119 Silverdale Road.2. Remove from the land the raised area of decking including all posts, handrails and support frame and steps to access the decking.3. Remove the 2m high fence used to enclose the land.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. <p>Variation Notice served 10 July 2024 Notice effective immediately</p> <p>Step 3 is varied to read:- Remove the 2 metre high fence used to enclose the land or provide wildlife access holes to all of the fence elevations. If the wildlife holes are provided then they shall be maintained.</p> <p>Step 4 is varied to read:- Install a 1.8 metre high close boarded fence along the original rear boundary of the garden, or 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 planting shall be replaced with plants of a similar species within the next planting season</p>

Case Officer	Dave Westhead
Notice Served Date	Notice took effect on 12 June 2024
Compliance Date	Step 1-one month; Steps 2-4 six months Notice complied with
AREA COMMITTEE: CHEADLE	
Action	Enforcement Notice Served
Location	Land to the rear of 115 Silverdale Road, Gatley
Description	<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"> 1. Cease the use of the land as garden in connection with the occupation of 115 Silverdale Road. 2. Remove from the land the raised area of decking including all posts, handrails and support frame and steps to access the decking. 3. Remove the 2m high fence used to enclose the land. 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.
Case Officer	Dave Westhead
Notice Served Date	Notice took effect on 12 June 2024
Compliance Date	Step 1-one month; Steps 2-4 six months Appeal submitted.

AREA COMMITTEE: CHEADLE

Action	Enforcement Notice Served
Location	Yard and the rear of 39 Old Road, Cheadle
Description	<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">1. Cease the use of the land for the importation, holding, sorting and transfer of waste products.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.
Case Officer	Lisa McGrane
Notice Served Date	Notice took effect on 12 July 2024
Compliance Date	Complied with

