

CENTRAL AREA COMMITTEE APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS
5 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: CENTRAL STOCKPORT

NONE CURRENT

ENFORCEMENT APPEALS

AREA COMMITTEE: CENTRAL STOCKPORT

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).

AREA COMMITTEE: CENTRAL STOCKPORT

Appeal date	29 October 2024
Appeal Procedure	Written Representations
Location	59 Wellington Road North, Stockport
Case Officer	Dave Westhead
Proposal	Advertisement Appeal
Decision	Pending

AREA COMMITTEE: CENTRAL STOCKPORT	
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

AREA COMMITTEE: CENTRAL STOCKPORT	
Action	Enforcement Notice Served
Location	6 Clwyd Avenue, Stockport
Description	Without the benefit of planning permission the erection of a raised platform (decking) over 300mm in height covering the whole garden of the dwellinghouse
Case Officer	Debbie Whitney
Notice Served Date	11 July 2023
Compliance Date	Appeal dismissed – Compliance 2 November 2024

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice Served
Location	4 Ashfield Grove, Davenport
Description	Without the benefit of planning permission the construction of a 2 storey rear/side extension and dormer roof extension
Case Officer	Dave Westhead
Notice Served Date	13 October 2023
Compliance Date	13 July 2024. Appeal submitted

AREA COMMITTEE: CENTRAL STOCKPORT

Action	Enforcement Notice Served
Location	Flat 2, 3 The Grove Cale Green
Description	Without the benefit of planning control the erection of a garage to the front of the property
Case Officer	Dave Westhead
Notice Served Date	11 October 2021
Compliance Date	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 th November 2022, which was adjourned to 18 th January 2023. Guilty plea, £200 fine.

	Follow up visit concluded the garage is still existing although part of the roof has collapsed. The occupier of the property has left and the owner has be written to and given 2 months to comply with the notice.
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AREA COMMITTEE: CENTRAL STOCKPORT

Action	S215 Enforcement Notice Served
Location	Land at The Arches, 1 Wellington Road South, Stockport
Description	<p>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</p> <p>General</p> <ol style="list-style-type: none"> 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. 2. Remove any graffiti from all elevations of the building. 3. Clean and where necessary repair the existing rainwater goods including all gutters, downpipes and hoppers so that they function correctly <p>Front Elevation Wellington Road South</p> <ol style="list-style-type: none"> 1. Remove the remaining render from the front elevation of the property and dispose of it at a licenced waste disposal site 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 3. Paint the architectural detail around the door in the same colour. <p>Gable Elevations visible to Wellington Road South</p>

	<p>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</p> <p>5. Clean and remove all flaking paint and moss/algae</p> <p>Gable Elevations visible to Daw Bank and Mersey Square</p> <p>6. Remove redundant adverts including all frames</p> <p>7. Clean and remove all flaking paint and moss/algae.</p> <p>8. Paint the railings to the rear steps in black using a paint formulated for use on exterior metalwork</p>
Case Officer	Lisa McGrane
Notice Served Date	12 June 2024
Compliance Date	Wellington Road South (Front) elevation steps 1, 2 & 3 two months ; all remaining steps six months