

19 December 2024

# ENFORCEMENT APPEALS AND NOTICES

PLANNING AND HIGHWAYS COMMITTEE



LEGAL SERVICES REPORT  
STOCKPORT MBC

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# **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 enforcement activity should contact Dave Westhead on 0161 474 3520 or by email on [Dave.westhead@stockport.gov.uk](mailto:Dave.westhead@stockport.gov.uk)

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# Bramhall & Cheadle Hulme South Area Committee

## Bramhall North

### ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice served - 21 June 2024</b>
<b>Location</b>	<b>The Birches, 38B Grange Road, Bramhall</b>
<b>Description</b>	<b>Without the benefit of planning permission, the installation of an air conditioning unit to the side elevation of the property</b>
<b>Case Officer</b>	<b>Debbie Whitney</b>
<b>Update</b>	<b>Appeal Submitted 31 October 2024</b>
<b>Compliance Date</b>	<b>19 January 2025</b>

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# Bramhall South & Woodford

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Cheadle Hulme South

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Central Stockport Area Committee

## Brinnington & Stockport Central

### ENFORCEMENT APPEALS

<b>Action</b>	<b>S215 Enforcement Notice Served – 12 June 2024</b>
<b>Location</b>	<b>Land at The Arches, 1 Wellington Road South, Stockport</b>
<b>Description</b>	<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><b>General</b></p> <ol style="list-style-type: none"><li><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.</b></li><li><b>2. Remove any graffiti from all elevations of the building.</b></li><li><b>3. Clean and where necessary repair the existing rainwater goods including all gutters, downpipes and hoppers so that they function correctly</b></li></ol> <p><b>Front Elevation Wellington Road South</b></p> <ol style="list-style-type: none"><li><b>1. Remove the remaining render from the front elevation of the property and dispose of it at a licenced waste disposal site</b></li><li><b>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</b></li></ol>

	<p>that sufficient coats of paint are applied to cover the boarding</p> <p>3. Paint the architectural detail around the door in the same colour.</p> <p><b>Gable Elevations visible to Wellington Road South</b></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 coats of paint are applied to cover the boarding</p> <p>5. Clean and remove all flaking paint and moss/algae</p> <p><b>Gable Elevations visible to Daw Bank and Mersey Square</b></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>
<b>Case Officer</b>	<b>Lisa McGrane</b>
<b>Proposal</b>	<b>Wellington Road South (Front) elevation steps 1, 2 &amp; 3 two months</b>
<b>Update</b>	<b>Notice complied with</b>
<b>Compliance Date</b>	<b>December 2024</b>

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<b>Appeal Date</b>	<b>23 September 2024</b>
<b>Location</b>	<b>59 Wellington Road North, Stockport</b>
<b>Description</b>	<b>Advert appeal</b>
<b>Case Officer</b>	<b>David Storrie</b>
<b>Outcome</b>	<b>Appeal withdrawn 27 November 2024</b>



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# Davenport & Cale Green

## ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice Served 4 January 2024</b>
<b>Location</b>	<b>4 Ashfield Grove, Davenport</b>
<b>Description</b>	<b>Without the benefit of planning permission, the construction of a two-storey rear/side extension and dormer roof extension</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Appeal submitted</b>
<b>Compliance Date</b>	<b>Pending following outcome of appeal</b>

<b>Action</b>	<b>Enforcement Notice Served - 11 February 2022</b>
<b>Location</b>	<b>Flat 2, 3 The Grove Cale Green</b>
<b>Description</b>	<b>Without the benefit of planning control the erection of a garage to the front of the property</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Compliance Date</b>	<b>16<sup>th</sup> December 2024</b>

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# Edgeley

## ENFORCEMENT APPEALS

<b>Action</b>	<b>19 September 2023</b>
<b>Location</b>	<b>6 Clwyd Avenue, Stockport</b>
<b>Description</b>	<b>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</b>
<b>Case Officer</b>	<b>Debbie Whitney</b>
<b>Update</b>	<b>Appeal dismissed on 2 May 2024 and notice upheld, 6 months to comply.</b>
<b>Compliance Date</b>	<b>2 November 2024 – Complied with</b>

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# Manor

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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**Cheadle  
Area Committee**

**Cheadle East & Cheadle Hulme North**

ENFORCEMENT APPEALS

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# Cheadle West & Gatley

## ENFORCEMENT APPEALS

<b>Action</b>	<b>Injunctive Proceedings</b>
<b>Location</b>	<b>Court Hearing</b>
<b>Description</b>	<b>Breach of Planning Control at the former Standard Chemicals site at Mill Lane, Cheadle</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Proposal</b>	<b>New planning application to be submitted by 30/8/2024</b>
<b>Update</b>	<b>Planning application submitted and validated – currently under review by Planning Team</b>

<b>Action</b>	<b>Enforcement Notice Served – 12 June 2024</b>
<b>Location</b>	<b>Land to the rear of 115 Silverdale Road, Gatley</b>
<b>Description</b>	<p><b>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.</b></p> <ol style="list-style-type: none"> <li><b>1. Cease the use of the land as garden in connection with the occupation of 115 Silverdale Road.</b></li> <li><b>2. Remove from the land the raised area of decking including all posts, handrails and support frame and steps to access the decking.</b></li> <li><b>3. Remove the 2m high fence used to enclose the land.</b></li> <li><b>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.</b></li> </ol>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Proposal</b>	<b>Appeal submitted – 7 August 2024</b>
<b>Update</b>	<b>Step 1-one month; Steps 2-4 six months Appeal submitted</b>
<b>Compliance Date</b>	<b>To be considered upon determination of appeal.</b>

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# Heald Green

## ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice Served - 27 February 2024</b>
<b>Location</b>	<b>244 Outwood Road Heald Green</b>
<b>Description</b>	<b>Without the benefit of planning permission, the construction of a fence over 1m in height adjacent to the highway used by vehicular traffic</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Appeal withdrawn and notice complied with.</b>
<b>Compliance Date</b>	<b>21 November 2024 – Under review</b>

# Heatons & Reddish Area Committee

## Heatons North

### ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notices Served - 21 February 2024</b>
<b>Location</b>	<b>6-8 Shaw Road, Heaton Moor</b>
<b>Description</b>	<b>Without the benefit of planning permission, the construction of a breezeblock and rendered wall with a gate, around the car park</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Pending (appeal cojoined with planning appeal)</b>

<b>Action</b>	<b>Enforcement Notice Served</b>
<b>Location</b>	<b>6 – 8 Shaw Road, Heaton Moor</b>
<b>Description</b>	<b>Without the benefit of planning permission, the replacement of wooden sliding sash windows to the 1st floor and the replacement of the front existing wooden conservatory extension windows and door with metal framed windows and door</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Proposal</b>	<b>Without the benefit of planning permission, the replacement of wooden</b>



	<b>sliding sash windows to the 1st floor and the replacement of the front existing wooden conservatory extension windows and door with metal framed windows and door</b>
<b>Update</b>	<b>14 March 2024</b>
<b>Compliance Date</b>	<b>18 October 2024 - appeal submitted</b>

<b>Action</b>	<b>Breach of Condition Notice Served - 10 July 2024</b>
<b>Location</b>	<b>Pro Nano Carwash 364-366 Wellington Road North, Heaton Chapel</b>
<b>Description</b>	<b>Failure to comply with Condition 7 of planning permission DC/069553 by allowing surface water and pollutants to enter the highway and drains outside</b>
<b>Case Officer</b>	<b>Lisa McGrane</b>
<b>Update</b>	<b>Complied with</b>
<b>Compliance Date</b>	<b>10 August 2024</b>

<b>Action</b>	<b>Breach of Condition Notice Served - 10 July 2024</b>
<b>Location</b>	<b>Pro Nano Carwash 364-366 Wellington Road North, Heaton Chapel</b>
<b>Description</b>	<b>Failure to comply with Condition 3 of planning permission DC/069553 has lead to water and chemicals in the washing of vehicles to flow into highway and into the existing surface water drainage system</b>

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<b>Case Officer</b>	<b>Lisa McGrane</b>
<b>Update</b>	<b>Complied with</b>
<b>Compliance Date</b>	<b>10 August 2024</b>

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# Heatons South

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Reddish North

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Reddish South

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Marple Area Committee

## Marple North

### ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice Served - 22 November 2022</b>
<b>Location</b>	<b>83 Stockport Road, Marple</b>
<b>Description</b>	<b>Without the benefit of planning permission the material change in use of the land from a drinking establishment to a restaurant</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Appeal against refusal of planning permission to retain platform and wooden building to house a pizza oven dismissed and enforcement notice effective with compliance by 1/11/2023. The owners submitted a new planning application with alterations to try and overcome the reasons for the refusal of their previous application. The Council agreed to extend the compliance period to 5th February 2024, which has not been complied with. Prosecution file has been sent to Legal Services and awaiting court date. First court date 28<sup>th</sup> October 2024</b>
<b>Compliance Date</b>	<b>Case adjourned at defence request to 20th February 2025.</b>

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<b>Action</b>	<b>Enforcement Notice Served 23 Feb 22</b>
<b>Location</b>	<b>Land at Holly Head, Hollywood Road Mellor</b>
<b>Description</b>	<b>Without the benefit of planning permission, the material change in the use of the land to a residential use including the construction of a building in use as a dwellinghouse.</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Compliance Date</b>	<b>Compliance by February 2025</b>

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# Marple South & High Lane

## ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement notice served</b>
<b>Location</b>	<b>149 Buxton Road, High Lane</b>
<b>Description</b>	<b>Enforcement notice to remove fence over 1metre in height adjacent to a highway</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Appeal submitted, awaiting start letter from Inspectorate</b>
<b>Compliance Date</b>	<b>To be reviewed following determination of appeal.</b>



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# Stepping Hill Area Committee

## Hazel Grove

### ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Norbury & Woodsmoor

## ENFORCEMENT APPEALS

<b>Action</b>	
<b>Location</b>	
<b>Description</b>	
<b>Case Officer</b>	
<b>Proposal</b>	
<b>Update</b>	
<b>Compliance Date</b>	

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# Offerton

## ENFORCEMENT APPEALS

<b>Action</b>	<b>High Hedge Notice Served</b>
<b>Location</b>	<b>Bosden House, Offerton Road, Offerton</b>
<b>Description</b>	<b>The hedge at Bosden House is taking light and sunlight from habitable rooms and windows at 17 Arne Close.</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>18 December 2022 effective 12 January 2023 compliance in 3 stages final compliance by April 2025. The owners have reduced the hedge in height so that it complied with the requirements for a phased reduction. Final reduction is by April 2025</b>
<b>Compliance Date</b>	<b>April 2025</b>

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# Werneth Area Committee

## Bredbury & Woodley

### ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice</b>
<b>Location</b>	<b>5 Manor Road, Woodley</b>
<b>Description</b>	<b>Without the benefit of Planning Permissions, the construction of a dormer to rear of the property</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Noticed served 31 July 2024</b>
<b>Compliance Date</b>	<b>28 August 2025</b>

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# Bredbury Green & Romiley

## ENFORCEMENT APPEALS

<b>Action</b>	<b>High Hedge Remedial Notice Served – 23 August 2023</b>
<b>Location</b>	<b>12 Green Croft, Romiley</b>
<b>Description</b>	<b>High Hedge Remedial Notice</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Compliance Date</b>	<b>16 February 2026</b>