

27 March 2025

# 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

## 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 Appeal dismissed 5 February 2025</b>
<b>Compliance Date</b>	<b>5 August 2025</b>
<b>Action</b>	<b>High hedge remedial notice</b>
<b>Location</b>	<b>44 Carrwood Road, Bramhall</b>
<b>Description</b>	<b>High hedge is taking light and sunlight from habitable room windows at 1 Lerryn Drive</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Notice served and appeal submitted</b>
<b>Action</b>	<b>Enforcement Notice served to remove fence from land</b>
<b>Location</b>	<b>275 Bramhall Lane South, Bramhall</b>
<b>Description</b>	<b>Fence over 1 metre in height adjacent to the highway and in a conservation area and subject to an Article 4(2) direction</b>
<b>Case Officer</b>	<b>Dave Westhead</b>

<b>Update</b>	<b>Notice served and compliance by 22 May 2025</b>
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# Central Stockport Area Committee

## 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 awaiting site visit date from Planning Inspectorate</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>Notice complied with</b>

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<b>Action</b>	<b>Listed Building Temporary Stop Notice</b>
<b>Location</b>	<b>16-18 Little Underbank Town Centre</b>
<b>Description</b>	<b>Notice to stop works to shop front as a listed building. The stop notice lasts for 56 days whilst the Council considers it's position with owners of the property.</b>
<b>Case Officer</b>	<b>Lisa McGrane</b>
<b>Compliance Date</b>	<b>Immediately on the display of the site notice</b>

# Cheadle Area Committee

## 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>

## ENFORCEMENT APPEALS

<b>Action</b>	<b>Enforcement Notice</b>
<b>Location</b>	<b>1 Gainsborough Drive, Cheadle</b>
<b>Description</b>	<b>Fence over 1 metre in height adjacent to a highway</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Proposal</b>	<b>Enforcement Notice served 8 January 2025</b>

<b>Update</b>	<b>Notice effective on 7 February 2025 unless appealed. Compliance by 8 April 2025.</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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## 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

## 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>Appeal Dismissed compliance by 22 April 2025</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>

	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>Update</b>	<b>14 March 2024</b>
<b>Compliance Date</b>	<b>Appeal Dismissed compliance by 22 July 2025</b>

# Marple Area Committee

## 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>

<p><b>Update</b></p>	<p>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</p>
<p><b>Compliance Date</b></p>	<p>Case adjourned at defence request to 20th February 2025.</p> <p>Notice complied with. As notice complied with and after full consideration prosecution has been discontinued as no longer in the public interest.</p>

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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>

## 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>
<b>Action</b>	<b>Section 215 Notice Served</b>
<b>Location</b>	<b>Land to the rear of Brookdale Avenue, Marple</b>
<b>Description</b>	<b>To remove waste from land</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Notice served 16 December 2024 effective 9 January 2025</b>
<b>Compliance Date</b>	<b>9 March 2025</b>

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## ENFORCEMENT APPEALS

<b>Action</b>	<b>Breach of Condition notice served</b>
<b>Location</b>	<b>151 Longhurst Lane, Mellor</b>
<b>Description</b>	<b>Notice served to fit and retain obscure glazing to side window of dormer roof extension</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Notice served 5 February 2025</b>
<b>Compliance Date</b>	<b>7 April 2025</b>
<b>Action</b>	<b>Section 215 Notice Served</b>





# STEPPING HILL AREA COMMITTEE

## 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>
<b>Action</b>	<b>Prosecution file</b>
<b>Location</b>	<b>Jump Heaven, Unit 2 Pepper Road</b>
<b>Description</b>	<b>Creation of mini golf course</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Prosecution file passed to legal for the offence of failing to return a planning contravention notice</b>
<b>Compliance Date</b>	
<b>Action</b>	<b>Enforcement Notice served</b>
<b>Location</b>	<b>31 Arundel Avenue, Hazel Grove</b>
<b>Description</b>	<b>Material change of use from a dwellinghouse to a mixed use as a dwellinghouse and a use as a gym ad fitness studio open to members of the</b>

	<b>public with multiple classes of up to 9 people</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Enforcement Notice served requiring gym/fitness studio use to cease</b>
<b>Compliance Date</b>	<b>Served 15 January 2025 appeal submitted</b>
<b>Action</b>	<b>High Hedge Remedial Notice</b>
<b>Location</b>	<b>16 Wellfield Road, Offerton</b>
<b>Description</b>	<b>Hedge causing loss of light and sulight to the garden of 14 Wellfield Road</b>
<b>Case Officer</b>	<b>Dave Westhead</b>
<b>Update</b>	<b>Notice served 12 December 2024 effective from 11 January 2025 height to be reduced from 11.1m to 3.4m.</b>
<b>Compliance Date</b>	<b>11 January 2027</b>

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# Werneth Area Committee

## 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>Notice complied with</b>
<b>Compliance Date</b>	<b>28 August 2025</b>

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## 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>