

Quarterly Planning Appeals Report

Appendix 1. Planning Appeal Statistics

All s.78 Planning Appeals decided				
Q1 (1st April 2017 to 30 June 2017)				
Q2 (1st July 2017 to 30th Sept 2017)				
Q3 (1st October 2017 to 31st December 2017)				
	Q1	Q2	Q3	Year to date
Number of Planning Appeals determined	32	30	36	98
Total Allowed	17	12	6	35
Total Dismissed (%)	15	18	30	63
Percentage allowed	53%	40%	17%	36%
<i>Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.</i>				

Public Inquiries	Q1	Q2	Q3	Year to date
Number of appeals determined	1	1	3	5
Total Allowed	1	1	0	2
Total Dismissed	0	0	3	3
Percentage allowed	100%	100%	0%	40%

Hearings	Q1	Q2	Q3	Year to date
Number of appeals determined	2	1	4	7
Total Allowed	1	0	1	2
Total Dismissed	1	1	3	5
Percentage allowed	50%	0%	25%	29%

Written representations	Q1	Q2	Q3	Year to date
Number of appeals determined	22	25	15	62
Total Allowed	13	11	4	28
Total Dismissed	9	14	11	34
Percentage allowed	59%	44%	27%	45%

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Householder Appeal Service	Q1	Q2	Q3	Year to date
Number of appeals determined	7	3	14	24
Total Allowed	2	0	1	3
Total Dismissed	5	3	13	21
Percentage allowed	29%	0%	7%	12.5%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Year to date
Number of appeals determined	18	18	29	65
Total Allowed	8	3	3	14
Total Dismissed	10	15	26	51
Percentage allowed	44%	17%	10%	22%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Year to date
Number of appeals determined	14	12	7	33
Total Allowed	9	9	3	21
Total Dismissed	5	3	4	12
Percentage allowed	64%	75%	43%	64%

Appeals Lodged this year

	Q1	Q2	Q3	Year to date
Public Inquiries	0	3	0	3
Hearing	3	3	1	7
Written Rep	20	21	17	58
Household fast-track	6	10	9	25
Total	29	37	27	93

Benchmarking

National figures for s78 Planning Appeals

July – Sept 2017				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	87	154	2418	2659
Percentage allowed	48%	40%	30%	31%

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National figures for Householder Appeal Service

July – Sept 2017	
	Householder
Number of appeals determined	1377
Percentage allowed	40%

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Appendix 2. Appeals determined 1st October 2017 to 31st Sept 2017

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
14/5671N	Former Gorstyhill Golf Club, Abbey Park Way, Weston, CW2 5TD	Proposed housing development (approximately 900 new dwellings)	Strategic Planning	Public Inquiry	Dismissed	N
15/4888N	WHITE MOSS, BUTTERTON LANE, BARTHOMLEY, CW1 5UJ	Outline application for the provision of up to 400 residential units	Strategic Planning	Public Inquiry	Dismissed	N
16/1353M	Former Mere Farm Quarry, Chelford Road/Alderley Road, Nether Alderley	Delivery of watersports and outdoor activity centre	Strategic Planning	Informal Hearing	Dismissed	Y
16/2583C	Land west of BRADWALL ROAD, SANDBACH	Outline planning permission for residential development to include details of ac	Strategic Planning	Public Inquiry	Withdrawn	N
16/3286C	130, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NY	Demolition of existing dilapidated bungalow and garage and erection of 4 no. dwellings	Southern Planning	Written Representations	Allowed	Y
17/0066N	Land off WRENBURY ROAD, ASTON	Outline planning application for Residential development	Southern Planning	Written Representations	Dismissed	N
17/1725N	331- 333, HUNGERFORD ROAD, CREWE, CW1 5EZ	Proposed conversion of existing properties to form four apartments	Southern Planning	Written Representations	Allowed	Y
17/1531M	BOWLING GREEN, INGERSLEY VALE, BOLLINGTON	Variation of condition 3 (approved plans) of 15/2354M	Northern Planning	Written Representations	Allowed	Y
16/1367N	Daisy Bank Farm, Mickley Hall Lane, Broomhall, CW5 8AJ	Erection of a permanent dwelling for a poultry worker.	Delegation	Informal Hearing	Dismissed	N/A
16/3092N	Former Gorstyhill Golf Club, Abbey Park Way, Weston, CW2 5TD	Variation of S106 agreement	Delegation	Public Inquiry	Dismissed	N/A
16/3721M	EAST WOODEND FARM, SCHOOLFOLD LANE, ADLINGTON, SK10 4PL	Proposed new dwelling at Eastwood End Farm.	Delegation	Informal Hearing	Dismissed	N/A
16/4910C	18, KINGS CRESCENT, MIDDLEWICH, CW10 9EQ	Change of Use for building of three dog kennels	Delegation	Written Representations	Dismissed	N/A

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/5093M	HAWTHORNE HOUSE, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Lawful Development Certificate for existing use or operation	Delegation	Written Representations	Dismissed	N/A
16/5202C	Dane Bank Bungalow, Knutsford Road, Holmes Chapel, CW4 7DE	Development of three dwellings (dormer bungalows), new access and landscaping.	Delegation	Written Representations	Withdrawn	N/A
16/5449M	LAND AT DARK LANE, GAWSWORTH	Proposed new dormer bungalow	Delegation	Written Representations	Dismissed	N/A
16/5594M	Oak Tree House, PEPPER STREET, CHELFORD, SK11 9BE	Removal of condition 4 on 16/3981M- Replacement dwelling with detached garage	Delegation	Written Representations	Allowed	N/A
16/6067N	Willow Grove Farm, Long Lane, Alraham, CW6 9LH	Outline Application for Key Workers Dwelling (Permanent) Re submission 16/1025N	Delegation	Informal Hearing	Allowed	N/A
16/6180M	GRASSLANDS NURSERY, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Replacement building for the sales area	Delegation	Written Representations	Dismissed	N/A
17/0292C	LAND ADJACENT 17, RANDLE BENNETT CLOSE, SANDBACH	Proposed erection of a new one bedroom house	Delegation	Written Representations	Dismissed	N/A
17/0379M	OAK COTTAGE FARM, SLADE LANE, MOBBERLEY, WA16 7QN	change of use of agricultural land to residential use	Delegation	Written Representations	Dismissed	N/A
17/0464C	ARCLID COTTAGE BARN, REYNOLDS LANE, SANDBACH, CW11 4SU	Prior Approval for a proposed change of use of agricultural building	Delegation	Written Representations	Dismissed	N/A
17/0789M	HAWTHORNE HOUSE, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Lawful development certificate	Delegation	Written Representations	Withdrawn	N/A
17/0967M	1, WINDSOR CLOSE, POYNTON, SK12 1JL	Replacing 4ft 2in gate at the rear of the property with a new gate which is 6ft	Delegation	Householder Appeal Service	Dismissed	N/A
17/1041C	Land at Beechwood Drive, Alsager	Dormer bungalow	Delegation	Written Representations	Dismissed	N/A

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
17/1484M	HIGHFIELD HOUSE, PEOVER LANE, SNELSON, SK11 9AW	Demolition of existing single storey extensions to rear and replacement	Delegation	Householder Appeal Service	Dismissed	N/A
17/1792M	69, OLDFIELD ROAD, SANDBACH, CW11 3LX	Single storey rear and partial side extension	Delegation	Householder Appeal Service	Dismissed	N/A
17/1808C	1, BURNS CLOSE, RODE HEATH, ST7 3UD	Retrospective application to replace bushes at the side of property with a fence	Delegation	Householder Appeal Service	Dismissed	N/A
17/1814M	ASTLE HALL, HOLMES CHAPEL ROAD, CHELFORD, SK11 9AQ	Demolition of existing garage and construction of new ancillary 1 1/2 storey detached building	Delegation	Householder Appeal Service	Dismissed	N/A
17/1847M	Land at WARFORD HALL DRIVE, GREAT WARFORD	Infill development comprising 2 two-storey detached dwellings	Delegation	Written Representations	Dismissed	N/A
17/1863M	145, BUXTON ROAD, DISLEY, SK12 2HF	Kerb lowering to enable us to convert front garden into a drive.	Delegation	Householder Appeal Service	Dismissed	N/A
17/2015C	1, WRIGHTS LANE, SANDBACH, CW11 2JX	Double storey side extension and two smaller single storey extensions	Delegation	Householder Appeal Service	Dismissed	N/A
17/2066C	123, CREWE ROAD, SANDBACH, CW11 4PA	Two storey extension to right side of house and rear of property.	Delegation	Householder Appeal Service	Deemed Invalid by DoE	N/A
17/2099C	11, WILLOW LANE, GOOSTREY, CW4 8PP	Ground & first floor front and side extensions with roof works to dwelling	Delegation	Householder Appeal Service	Dismissed	N/A
17/2138C	Coltsfoot Cottage, Tunstall Road, CONGLETON, CW12 3QB	Proposed two storey rear extension and alterations	Delegation	Householder Appeal Service	Dismissed	N/A
17/2231C	24, High View, Mow Cop, ST7 4YE	Double garage and link extension to main dwelling.	Delegation	Householder Appeal Service	Dismissed	N/A
17/2434M	Little In Site, 54, Hollin Lane, Styal, SK9 4JH	Demolition of existing single storey dwelling and construction of new 2 storey dwelling	Delegation	Written Representations	Dismissed	N/A
17/3482C	2, Willow Barns, Newcastle Road South, Brereton, CW11 1SB	Seeking retrospective planning permission for the erection of a porch	Delegation	Householder Appeal Service	Dismissed	N/A

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
17/3565C	3, WELL BANK, SANDBACH, CW11 1FQ	Demolish existing garage and conservatory, construction of extensions	Delegation	Householder Appeal Service	Part allowed/Part dismissed	N/A
17/3695M	The Old School, MAIN ROAD, LANGLEY, SK11 0BU	Renovations, alteration and extension, with associated landscaping works	Delegation	Householder Appeal Service	Allowed	N/A
17/4008M	6, KENILWORTH AVENUE, KNUTSFORD, WA16 8JX	Extension to ground floor to rear and side, plus a loft conversion	Delegation	Householder Appeal Service	Dismissed	N/A
17/4056N	NEW HOUSE, LEA FORGE TROUT FARM, LONDON ROAD, WALGHERTON, CW5 7LF	Erection of detached pitched roof garage including storage and personal workshop	Delegation	Householder Appeal Service	Dismissed	N/A