

Quarterly Planning Appeals Report

Appendix 1. Planning Appeal Statistics 2017/18

All Planning Appeals decided					
Q1 (1st Apr 2017 to 30 Jun 2017)					
Q2 (1st Jul 2017 to 30th Sept 2017)					
Q3 (1st Oct 2017 to 31st Dec 2017)					
Q4 (1st Jan 2018 to 31st Mar 2018)					
	Q1	Q2	Q3	Q4	Full Year
Number of Planning Appeals determined	32	30	36	42	140
Total Allowed	17	12	6	12	47
Total Dismissed (%)	15	18	30	30	93
Percentage allowed	53%	40%	17%	29%	33.6%
<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Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.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	Q4	Full Year
Number of appeals determined	1	1	3	2	7
Total Allowed	1	1	0	0	2
Total Dismissed	0	0	3	2	5
Percentage allowed	100%	100%	0%	0%	29%

Hearings	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	2	1	4	1	8
Total Allowed	1	0	1	0	2
Total Dismissed	1	1	3	1	6
Percentage allowed	50%	0%	25%	0%	25%

Written representations	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	22	25	15	32	94
Total Allowed	13	11	4	11	39
Total Dismissed	9	14	11	21	55
Percentage allowed	59%	44%	27%	34%	41%

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Householder Appeal Service	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	7	3	14	7	31
Total Allowed	2	0	1	1	4
Total Dismissed	5	3	13	6	27
Percentage allowed	29%	0%	7%	14%	13%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	18	18	29	34	99
Total Allowed	8	3	3	8	22
Total Dismissed	10	15	26	26	77
Percentage allowed	44%	17%	10%	23%	22%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	14	12	7	7	40
Total Allowed	9	9	3	4	25
Total Dismissed	5	3	4	3	15
Percentage allowed	64%	75%	43%	57%	63%

Appeals Lodged this year

	Q1	Q2	Q3	Q4	Full Year
Public Inquiries	0	3	0	1	4
Hearing	3	3	4	4	14
Written Rep	21	21	19	25	86
Household fast-track	6	11	11	10	38
Total	30	38	34	40*	142

*Figures are subject to revision due to delay between date appeals lodged and start date confirmed by PINS.

Benchmarking

Latest national figures for s78 Planning Appeals

2017/18				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	307	573	9711	10,591
Percentage allowed	46%	44%	31%	32%

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National figures for Householder Appeal Service

2017/18	
	Householder
Number of appeals determined	5,290
Percentage allowed	38%

Source: Planning Inspectorate Statistics 18 July 2018

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Appendix 2. Appeals determined 1st Jan 2018 – 31st March 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/4318N	Land off PARK ROAD, WILLASTON	Outline planning permission for up to 100 residential dwellings	Strategic Planning	Public Inquiry	Dismissed	No
16/4526N	LAND TO REAR OF 71, MAIN ROAD, SHAVINGTON	Full planning permission for 30 dwelling houses including the demolition	Southern Planning	Written Representations	Dismissed	No
17/0295N	Land at Shavington Villa, Rope Lane, Shavington, CW2 5DT	Residential development of up to 29 No. dwellings and associated infrastructure	Southern Planning	Written Representations	Allowed	No
16/5610M	KINGS ARMS SERVICE STATION, ALDERLEY ROAD, WILMSLOW, SK9 1PZ	Change of use of land from a former petrol filling station to a hand car wash	Northern Planning	Written Representations	Allowed	Yes
17/0763M	49, CARRWOOD ROAD, WILMSLOW, SK9 5DJ	Demolition of one two-storey detached dwelling and the construction of two	Northern Planning	Written Representations	Dismissed	Yes
17/1977M	NETHERBROOK, CHORLEY HALL LANE, ALDERLEY EDGE, SK9 7UL	Erection of a single detached dwelling and creation of a new access	Northern Planning	Written Representations	Allowed	Yes
17/2610M	Land between no.3 Seven Sisters Lane and No.4 Seven Sisters Lane, Ollerton, WA16 8RN	Infill Development for 2no. dwellings and associated landscaping.	Northern Planning	Written Representations	Allowed	Yes
16/2402N	Land to the rear of 22, WESTFIELD DRIVE, WISTASTON	Proposed development of Two Detached Houses	Delegation	Written Representations	Dismissed	
16/4306C	Land adjacent 51, MAIN ROAD, GOOSTREY	Erection of 6 dwellings	Delegation	Public Inquiry	Dismissed	
16/5182M	GRASS LANDS NURSERY, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Certificate of Lawful Proposed Use/Development	Delegation	Written Representations	Allowed	
16/5424M	8, LONGDEN LANE, MACCLESFIELD, SK11 7EN	Lawful Development Certificate for use of land as garden	Delegation	Written Representations	Dismissed	
16/5695M	LAND ADJACENT TO FLAT 2A, Brookside, RYLEYS LANE, ALDERLEY EDGE	Erection of one dwelling with associated works (re-submission of 16/2412M)	Delegation	Informal Hearing	Dismissed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn?
16/5890C	Glebe Farm, KNUTSFORD ROAD, CRANAGE, CW4 8EF	Certificate of existing lawful development for a static caravan	Delegation	Written Representations	Dismissed	
17/0031M	FAIROAK, WESTON ROAD, WILMSLOW, SK9 2AN	Replacement dwelling	Delegation	Written Representations	Dismissed	
17/0432M	83, Knutsford Road, Row Of Trees, Alderley Edge, SK9 7SH	Demolish existing dwelling and detached double garage and replace with new dwelling	Delegation	Written Representations	Allowed	
17/0475N	BADDILEY LANE FARM, BADDILEY LANE, BADDILEY, CW5 8BP	Double garage with storage room in roof space	Delegation	Written Representations	Allowed	
17/0555M	HAWTHORNE HOUSE, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Certificate of Lawfulness for a proposed home office	Delegation	Written Representations	Dismissed	
17/0955M	CANN LANE FARM, CANN LANE, ASTON BY BUDWORTH, CW9 6LX	Detached Storage Building (Retrospective)	Delegation	Written Representations	Allowed	
17/1160N	THE BYRES, WYBUNBURY LANE, WYBUNBURY, CW5 7HD	New dwelling on land adjacent	Delegation	Written Representations	Allowed	
17/1187C	KNOBS WELL COTTAGE, MOSS LANE, SANDBACH, CW11 3PL	Demolition of existing two storey brick cottage also detached brick faced garage	Delegation	Written Representations	Dismissed	
17/1777N	Land north of the ROYAL OAK, 94, MAIN ROAD, WORLESTON, CW5 6DN	Outline Planning Application for 6No dwellings (33% affordable), With All Matters reserved	Delegation	Written Representations	Dismissed	
17/2163M	33, Buckingham Road, Wilmslow, SK9 5JU	Two storey side extension to existing property	Delegation	Householder Appeal Service	Dismissed	
17/2166M	14, PARK LANE, PICKMERE, WA16 0JX	Proposed detached bungalow	Delegation	Written Representations	Dismissed	
17/2376N	Yew Tree Cottage, CHESTER ROAD, HURLESTON, CW5 6BU	New dwelling & garage	Delegation	Written Representations	Dismissed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn?
17/2471N	114, Broad Lane, Stapeley, CW5 7QW	Side and rear two storey extension	Delegation	Householder Appeal Service	Dismissed	
17/2495M	171, LONDON ROAD SOUTH, POYNTON, SK12 1LQ	Removal of existing pitched roof. Construction of first floor extension (Bedroom)	Delegation	Householder Appeal Service	Allowed	
17/2760M	Wildacre, WITHINLEE ROAD, PRESTBURY, SK10 4QE	Replacement dwelling	Delegation	Written Representations	Allowed	
17/2808N	Orchard House, ORCHARD STREET, WILLASTON, CW5 6QW	Change of use from C4 to HMO comprising of 7 bedrooms.	Delegation	Written Representations	Allowed	
17/3053M	THE OAKS, HOPE LANE, ADLINGTON, SK10 4NX	Erection of a two-bay garage, porch and subterranean utility room	Delegation	Householder Appeal Service	Dismissed	
17/3115M	BLACKFORD, WILMSLOW PARK NORTH, WILMSLOW, SK9 2BA	Residential development comprising 6 dwellings	Delegation	Written Representations	Dismissed	
17/3397M	25, BROOKSIDE AVENUE, POYNTON, SK12 1PW	The erection of a new dwelling adjacent to No.25 Brookside Avenue	Delegation	Written Representations	Dismissed	
17/3507M	Little Meadow, MERRYMANS LANE, GREAT WARFORD, SK9 7TN	Removal of Condition F on approved planning application 01/0043P	Delegation	Written Representations	Dismissed	
17/3539M	SVEDALA, SUGAR LANE, ADLINGTON, SK10 5SQ	Erection of new dwelling following the demolition of existing dwelling.	Delegation	Written Representations	Dismissed	
17/3701N	Unit 2 Beam Heath Way, Nantwich	Change of use from B1, B2, B8 and bulky goods to A1 retail	Delegation	Written Representations	Dismissed	
17/3887N	Wrenbury Heath Farm, HEATH LANE, WRENBURY HEATH, CW5 8EF	Outline Planning for erection of 2 detached dwellings with garages and formation of access	Delegation	Written Representations	Dismissed	
17/3895M	8 , School Road, HANDFORTH, SK9 3EZ	1st floor side extension & garage conversion	Delegation	Householder Appeal Service	Dismissed	
17/3921M	MOGGIE LANE FARM, MOGGIE LANE, ADLINGTON, SK10 4NY	Construction of a self-build residential dwelling	Delegation	Written Representations	Dismissed	

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17/3978M	THE WORKSHOP, SHRIGLEY ROAD NORTH, POYNTON	Demolition of the existing structure and the construction of a new 2/3 bed dwelling	Delegation	Written Representations	Dismissed	
17/4183N	Land off AUDLEM ROAD, AUDLEM	Variation of condition 1 on application 13/2224N	Delegation	Written Representations	Dismissed	
17/4598C	SQUIRRELS CHASE, HEMMINGSHAW LANE, ARCLID, CW11 4SY	Construction of a single-storey detached garage outbuilding	Delegation	Householder Appeal Service	Dismissed	
17/4644N	PARK HOUSE FARM BUILDING, PARK LANE, HATHERTON, CW5 7QX	Prior notification for a proposed change of use of agricultural building	Delegation	Written Representations	Dismissed	