

Quarterly Planning Appeals Report

Appendix 1. Planning Appeal Statistics 2018/19

All Planning Appeals decided					
Q1 (1st Apr 2018 to 30th Jun 2018)					
Q2 (1st Jul 2018 to 30th Sept 2018)					
Q3 (1st Oct 2018 to 31st Dec 2018)					
Q4 (1st Jan 2019 to 31st Mar 2019)					
	Q1	Q2	Q3	Q4	Year to date
Number of Planning Appeals determined	30	21	29		80
Total Allowed	11	5	11		27
Total Dismissed (%)	19	16	18		53
Percentage allowed	36.7%	23.8%	37.9%		33.7%
<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Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.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	YTD
Number of appeals determined	0	0	0		0
Total Allowed	0	0	0		0
Total Dismissed	0	0	0		0
Percentage allowed	n/a	n/a	n/a		n/a

Hearings	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	2	6	2		10
Total Allowed	1	1	2		4
Total Dismissed	1	5	0		6
Percentage allowed	50%	16.7%	100%		40%

Written representations	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	19	10	24		53
Total Allowed	5	3	8		16
Total Dismissed	14	7	16		37
Percentage allowed	26%	30%	33.3%		30.2%

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Householder Appeal Service	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	9	5	3		17
Total Allowed	5	1	1		7
Total Dismissed	4	4	2		10
Percentage allowed	56%	20%	33.3%		41%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	26	17	25		68
Total Allowed	8	3	9		20
Total Dismissed	18	14	16		48
Percentage allowed	31%	17.6%	36%		29.4%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	4	4	4		12
Total Allowed	3	2	2		7
Total Dismissed	1	2	2		5
Percentage allowed	75%	50%	50%		58.3%

Appeals Lodged this year

	Q1	Q2	Q3	Q4	YTD
Public Inquiries	0	0	0		0
Hearing	6	2	1		9
Written Rep	22	19	18		59
Household fast-track	3	9	3		15
Total	31	30	22		83*

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

Benchmarking

Latest national figures for s78 Planning Appeals

2018/19 (YTD)				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	162	375	6899	7436
Percentage allowed	48%	43%	29%	30%

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National figures for Householder Appeal Service

2018/19 (YTD)	
	Householder
Number of appeals determined	3,475
Percentage allowed	39%

Source: Planning Inspectorate Statistics 15 Feb 2019.

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Appendix 2. Appeals determined 1st July – 30th September 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn Y/N
17/3932N	Sunnyside Stables, COOLE LANE, NEWHALL, CW5 8AY	Erection of toilet block, construction of driveway and hardstanding	Southern Planning	Written Representations	Part allowed/Part dismissed	N
17/5249M	11, MANOR PARK SOUTH, KNUTSFORD, WA16 8AD	Proposed first floor front extension and revised roof pitch	Southern Planning	Householder Appeal Service	Dismissed	N
16/3931M	MOBBERLEY RIDING SCHOOL, NEWTON HALL LANE, MOBBERLEY, WA16 7LB	Demolition of the existing buildings on site and the erection of Church Meeting	Northern Planning	Informal Hearing	Dismissed	Y
16/2096M	ENDON QUARRY, WINDMILL LANE, KERRIDGE, BOLLINGTON	Telecommunications installation and associated works (NTQ Replacement)	Northern Planning	Written Representations	Allowed	Y
17/3500M	BOWLING GREEN, INGERSLEY VALE, BOLLINGTON	Reserved matters application following outline approval 15/2354M	Northern Planning	Written Representations	Allowed	Y
17/2170C	Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY	Alterations to an existing Grade II Listed farmhouse, barn and boar house,	Delegation	Informal Hearing	Dismissed	
17/4380C	Parklands, Byley Lane, Cranage, CW4 8EL	New dwelling in lieu of existing cattery on land to the rear of Parklands.	Delegation	Written Representations	Dismissed	
17/4203M	Field off Hollin Lane, Sutton	Change of use and adaptation of existing stable building	Delegation	Written Representations	Dismissed	
17/4414N	CHAPEL VILLA, WOORE ROAD, BUERTON, CW3 0DA	Outline application for erection of single dwelling (Access only)	Delegation	Written Representations	Dismissed	
17/4850M	WOODSIDE NURSERIES, HALL LANE, MOBBERLEY, WA16 7AH	Demolition of the existing Bungalow and erection of a replacement house	Delegation	Written Representations	Allowed	
17/4852M	48, KENILWORTH ROAD, MACCLESFIELD, SK11 8UX	To create a larger family home with four bedrooms and 2 ensuite bathrooms	Delegation	Householder Appeal Service	Deemed Invalid by DoE	
17/4965N	Land adjoining 18, MILTON DRIVE, WISTASTON, CW2	New bungalow	Delegation	Written Representations	Dismissed	

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	8BS					
17/5037N	DORFOLD COTTAGE, SWANLEY LANE, BURLAND, CW5 8LP	Proposed Dwelling	Delegation	Written Representations	Dismissed	
17/2171C	Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY	Alterations to an existing Grade II Listed farmhouse, barn and boar house	Delegation	Informal Hearing	Dismissed	
17/2777M	3A MOORSIDE LANE, POTT SHRIGLEY, SK10 5RZ	Replacement dwelling, alteration to planning consent ref. 14/2798M	Delegation	Informal Hearing	Dismissed	
17/3504M	Anson Engine Museum, ANSON ROAD, POYNTON, SK12 1TD	New entrance hall and toilets and new exhibition hall	Delegation	Informal Hearing	Allowed	
17/5569M	Land between 4 and 6 Shrigley Road North, POYNTON	Outline planning permission, with all matters reserved	Delegation	Informal Hearing	Dismissed	
17/5998M	LAND AT WILLOW GROVE FARM 60, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF	New dwelling (in place of dwelling approved under permission 16/0545M)	Delegation	Written Representations	Dismissed	
17/6076C	Oak Leaf Barn, OAK LANE, ASTBURY, CW12 4RT	Rear single storey extension	Delegation	Householder Appeal Service	Dismissed	
17/6182M	189, WILMSLOW ROAD, HANDFORTH, SK9 3JX	1 new 4 bedroom detached dwelling	Delegation	Written Representations	Dismissed	
18/0218M	Percivals View, MOSS LANE, OLLERTON, WA16 8SW	Erection of car port	Delegation	Householder Appeal Service	Dismissed	
18/1080C	123, CREWE ROAD, SANDBACH, CW11 4PA	Two storey extension to right side of house and rear of property.	Delegation	Householder Appeal Service	Allowed	
18/1094M	34A, SUNNY BANK DRIVE, WILMSLOW, SK9 6DY	Alteration to roof profile and elevational enhancements	Delegation	Householder Appeal Service	Dismissed	

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Appendix 3. Appeals determined 1st October – 31st December 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn Y/N
17/2398N	HORSESHOE FARM, WARMINGHAM LANE, MOSTON, CW10 0HJ	Change of use of land to use as a transit caravan site for gypsies	Southern Planning	Informal Hearing	Allowed	Y
17/5999C	79, UNION STREET, SANDBACH, CW11 4BG	Retrospective change of use from garage services to hand car wash	Southern Planning	Written Representations	Dismissed	Y
17/2854M	Land off Moss Lane, Macclesfield	Erection of 32 no. residential dwellings and associated engineering works.	Northern Planning	Informal Hearing	Allowed	Y
17/6072M	Ollerton Nursery, CHELFORD ROAD, OLLERTON, WA16 8RJ	Redevelopment of former garden centre to 17no. Dwellings	Northern Planning	Written Representations	Dismissed	N
18/0513C	The Bakehouse, 3 Marsh Green Road, Sandbach, CW11 3BH	Prior Approval for a Change of Use from storage to dwellinghouse.	Delegation	Written Representations	Dismissed	
18/0769M	GWYNANT, PLUMLEY MOOR ROAD, PLUMLEY, WA16 0TR	Demolition of the existing dwelling and the erection of two semi-detached dwellings	Delegation	Written Representations	Allowed	
18/0838N	KINSAL VILLA, PADDOCK LANE, AUDLEM, CW3 0DP	Proposed dwelling	Delegation	Written Representations	Dismissed	
18/1125N	MADAMS FARM, RAVENS LANE, BURLAND, CW5 8PF	Listed building consent for the retention of two solar panels, internal pipework	Delegation	Written Representations	Dismissed	
18/1141M	HIGH LEGH GARDENS, DITCHFIELD LANE, HIGH LEGH, WA16 0QW	hand car wash and valet facility including 8m x 4m canopy	Delegation	Written Representations	Dismissed	
18/1190M	SILVER BIRCHES, MILL LANE, SNELSON, SK11 9BN	Demolition of existing single dwelling and erection of new single dwelling	Delegation	Written Representations	Dismissed	
18/1427C	Land at Bonneyfield Cottage, MOW LANE, ASTBURY, CW12 3NH	Development of stable block/storage building and manege including engineering operation	Delegation	Written Representations	Dismissed	
18/1598M	Brickyard Farm, CONGLETON ROAD, MARTON, SK11 9HG	Conversion and change of use of domestic barn / garage to dwelling	Delegation	Written Representations	Dismissed	
18/2900M	WOODSIDE, 24, TOWERS ROAD, POYNTON, SK12 1DD	2 storey side and single storey side/rear extensions	Delegation	Householder Appeal Service	Allowed	
18/3107M	58, GAWSWORTH ROAD, MACCLESFIELD, SK11 8UF	Detached garage	Delegation	Householder Appeal Service	Dismissed	

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17/3485N	Land west of Park Farm Barn, WREXHAM ROAD, RIDLEY	Proposed construction of two detached bungalows	Delegation	Written Representations	Dismissed	
17/4403M	ALDWARDEN HILL, LEGH ROAD, KNUTSFORD, WA16 8LP	Erection of orangery	Delegation	Written Representations	Allowed	
17/4404M	ALDWARDEN HILL, LEGH ROAD, KNUTSFORD, WA16 8LP	Listed Building Consent for erection of orangery	Delegation	Written Representations	Allowed	
17/4849C	MOSS NOOK, MOSS LANE, BRERETON HEATH, CW12 4SX	Conversion and extension of existing garage to form single dwelling	Delegation	Written Representations	Allowed	
17/5071M	LAND SOUTH OF 18 GASKELL AVENUE, KNUTSFORD, WA16 0DA	Construction of one pair semi-detached dwellings	Delegation	Written Representations	Dismissed	
17/5105M	Brickyard Farm, CONGLETON ROAD, MARTON, SK11 9HG	Reuse of rural buildings for business storage (B8) use	Delegation	Written Representations	Allowed	
17/5370N	Land off BARONS ROAD, WORLESTON	Prior approval for a change of use of agricultural building to two dwellings	Delegation	Written Representations	Allowed	
17/5703C	CROSSMERE FARM, DAVENPORT LANE, BRERETON HEATH, CW12 4SU	Demolition of existing livery buildings and construction of new dwellings.	Delegation	Written Representations	Dismissed	
17/5843C	COACHMANS COTTAGE, MACCLESFIELD ROAD, JODRELL BANK, CW4 8BU	Construction of a partially subterranean dwelling in the garden of Coachman's Co	Delegation	Written Representations	Dismissed	
17/5877M	WHITE LODGE, CHESTER ROAD, TABLEY, WA16 0HF	Erection of gates, gate posts, associated walls and planting	Delegation	Householder Appeal Service	Deemed Invalid by DoE	
17/2510C	YEW TREE FARM, MANOR PARK ROAD, NORTH RODE, CW12 2PF	Erection of a detached garage, and new window openings and rooflights	Delegation	Written Representations	Part allowed/Part dismissed	
17/6061M	Mottram Wood Farm, SMITHY LANE, MOTTRAM ST ANDREW, SK10 4QJ	Retention of cabin for use as guest/tourist accommodation	Delegation	Written Representations	Dismissed	
17/6172M	102, HOLLINWOOD ROAD,	First floor extension.	Delegation	Householder	Dismissed	

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	DISLEY, SK12 2EN			Appeal Service		
17/6343C	Agricultural Building, PEOVER LANE, CONGLETON	Prior approval for a change of use	Delegation	Written Representations	Allowed	
17/6419M	THE WILLOWS, HOBBS HILL LANE, HIGH LEGH, WA16 0QZ	Certificate of lawful proposed use or development - Mobile home	Delegation	Written Representations	Dismissed	
18/0077M	21, HILLSIDE ROAD, KNUTSFORD, WA16 6TH	First floor side extension, single storey rear extension and front elevation bay	Delegation	Householder Appeal Service	Part allowed/Part dismissed	
18/0189C	Land adjacent 23, Sandbach Road, Church Lawton	New Detached Residential Dwelling	Delegation	Written Representations	Allowed	
18/0327N	2, POTTER CLOSE, WILLASTON, CW5 7HQ	Extension of boundary wall to incorporate land to the side of the property	Delegation	Written Representations	Dismissed	