

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)			
	Q1	Q2	Year to date
Number of Planning Appeals determined	32	30	62
Total Allowed	17	12	29
Total Dismissed (%)	15	18	33
Percentage allowed	53%	40%	47%
<i>Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.</i>			

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

Hearings	Q1	Q2	Year to date
Number of appeals determined	2	1	3
Total Allowed	1	0	1
Total Dismissed	1	1	2
Percentage allowed	50%	0%	33%

Written representations	Q1	Q2	Year to date
Number of appeals determined	22	25	47
Total Allowed	13	11	24
Total Dismissed	9	14	23
Percentage allowed	59%	44%	51%

Householder Appeal Service	Q1	Q2	Year to date
Number of appeals determined	7	3	10
Total Allowed	2	0	2
Total Dismissed	5	3	8
Percentage allowed	29%	0%	20%

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Appeals against Delegated Decisions

	Q1	Q2	Year to date
Number of appeals determined	18	18	36
Total Allowed	8	3	11
Total Dismissed	10	15	25
Percentage allowed	44%	17%	31%

Appeals against Planning Committee Decisions

	Q1	Q2	Year to date
Number of appeals determined	14	12	26
Total Allowed	9	9	18
Total Dismissed	5	3	8
Percentage allowed	64%	75%	69%

Appeals Lodged this year

	Q1	Q2	Year to date
Public Inquiries	0	3	3
Hearing	3	1	4
Written Rep	20	5	25
Household fast-track	6	4	10
Total	29	13	42

Benchmarking

National figures for s78 Planning Appeals

First Quarter Apr – Jun 2017				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	66	138	2340	2544
Percentage allowed	50%	41%	29%	31%

National figures for Householder Appeal Service

First Quarter Apr – Jun 2017	
	Householder
Number of appeals determined	1137
Percentage allowed	36%

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Appendix 2. Appeals determined 1st April 2017 to 30th June 2017

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
14/0365N	Land north of Moorfields, Willaston	Development of up to 170 no dwellings with associated infrastructure and open sp	Strategic Planning	Public Inquiry	Allowed	N/A
16/2643C	Land off MACCLESFIELD ROAD, CONGLETON	Proposal for construction of 202 dwellings off Macclesfield Road Congleton	Southern Planning	Informal Hearing	Withdrawn	N/A
15/5166N	Smithy Lodge, NANTWICH ROAD, WRENBURY, CW5 8EW	Proposed Development of 10No. residential dwellings.	Southern Planning	Written Representations	Dismissed	Y
16/2010N	LAND OFF OAK GARDENS, BUNBURY	Outline application for proposed residential development for 15 dwellings with a	Southern Planning	Written Representations	Allowed	Y
16/3924C	WATERWORKS HOUSE, DINGLE LANE, SANDBACH, CW11 1FY	Demolition of existing two-storey dwelling, removal of water treatment storage a	Southern Planning	Written Representations	Allowed	Y
16/4792N	Land to the west of CLOSE LANE, ALSAGER	Outline planning application for residential development and access, all other m	Southern Planning	Written Representations	Allowed	N
15/2274M	Land off SCHOOL LANE, MARTON	Outline application for up to 27 dwellings with details of access. All other	Northern Planning	Informal Hearing	Dismissed	Y
16/3514C	Land to east of MANOR LANE, HOLMES CHAPEL	Outline permission for New residential development to create up to 114 dwelling	Northern Planning	Public Inquiry	Withdrawn	N/A
15/4515M	WARFORD HALL, WARFORD HALL DRIVE, GREAT WARFORD, SK9 7TP	Change of use from dwelling and ancillary offices to dwelling with conference /	Northern Planning	Written Representations	Dismissed	Y
16/0834M	1, BUTLEY LANES, PRESTBURY, SK10 4HU	Demolition of Existing Dwelling and erection of 2 new houses	Northern Planning	Written Representations	Allowed	Y
16/2622M	109, WHIRLEY ROAD, MACCLESFIELD, SK10 3JW	Development of a new house within the existing site boundary	Northern Planning	Written Representations	Dismissed	Y
16/3569M	Coppers, 10, CONGLETON ROAD, ALDERLEY EDGE, SK9 7AA	Proposed 3no. apartments to replace former single detached dwelling. Fo	Northern Planning	Written Representations	Allowed	Y
16/4087M	Coppers, 10 Congleton Road, Alderley Edge, SK9 7AA	Proposed 4no. apartments to replace former single dwelling detached dwelling.	Northern Planning	Written Representations	Allowed	Y

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/4527M	1, ORME CLOSE, PRESTBURY, SK10 4JE	Demolition of the existing house to be replaced with two new build detached dwel	Northern Planning	Written Representations	Allowed	Y
16/4826M	2, LANCASTER ROAD, WILMSLOW, SK9 2HF	Proposed two storey 3 bedroom detached dwelling	Northern Planning	Written Representations	Dismissed	Y
16/5788C	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP	Proposed conversion of public house and extensions & additions to form retail pr	Northern Planning	Written Representations	Allowed	Y
16/4300M	Glengarry, Middlewich Road, Lower Peover, WA16 9PN	Erection of two storey rear extension, single storey side extensions with amende	Delegation	Householder Appeal Service	Dismissed	
16/5337M	The Old School, MAIN ROAD, LANGLEY, SK11 0BU	Renovations, Alteration and Side/Front Extension, with Associated Landscaping Wo	Delegation	Householder Appeal Service	Dismissed	
16/5500M	142, BUXTON ROAD, DISLEY, SK12 2HG	Side extension to first floor above existing garage.	Delegation	Householder Appeal Service	Allowed	
16/5886M	THE FIRS, CARTER LANE, CHELFORD, CHESHIRE, SK11 9BD	Erection of a single storey extension to the rear of an existing barn conversion	Delegation	Householder Appeal Service	Allowed	
16/5973N	THE HAYBARN, EATON ROAD, WETTENHALL, CW7 4HJ	Proposed Single Storey Extension	Delegation	Householder Appeal Service	Dismissed	
16/6174C	116, WEST ROAD, CONGLETON, CW12 4EU	Drop kerb for vehicle access	Delegation	Householder Appeal Service	Dismissed	
17/0404C	123, CREWE ROAD, SANDBACH, CW11 4PA	Two storey extension to rear of property.	Delegation	Householder Appeal Service	Dismissed	
16/0198C	LAND OPPOSITE FIVE ACRES FARM, CLEDFORD LANE, MIDDLEWICH	Variation of condition 4 of 10/0015C	Delegation	Informal Hearing	Allowed	
16/2327C	Land off NEWCASTLE ROAD, ARCLID	12 new dwellings and a new access	Delegation	Public Inquiry	Withdrawn	
16/1892N	GRESTY LODGE BARN, 347, CREWE ROAD, SHAVINGTON, CW2 5AD	Retrospective Application for Erection of High Wall to Highway and Associated Ga	Delegation	Written Representations	Allowed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/2016N	Woodlands House, London Road, Stapeley, CW5 7JL	Single dwelling	Delegation	Written Representations	Allowed	
16/2085C	55, WEST STREET, CONGLETON	Demolition of existing building and construction of new building which includes	Delegation	Written Representations	Deemed Invalid by DoE	
16/3040N	Birds Nest, AUDLEM ROAD, AUDLEM, CW3 0HF	Proposed Housing Development on Land adjacent Birds Nest for 20 dwellings	Delegation	Written Representations	Dismissed	
16/3108M	HIBBERTBROW FARM, BROOKLEDGE LANE, ADLINGTON, SK10 4JX	Garage, store and tractor shed.	Delegation	Written Representations	Dismissed	
16/3547M	TYTHERINGTON OLD HALL, DORCHESTER WAY, MACCLESFIELD, SK10 2LQ	Listed building consent for alterations to convert from current office accommoda	Delegation	Written Representations	Withdrawn	
16/3612N	Honeysuckle Cottage, HEATLEY LANE, BROOMHALL, CW5 8BA	Proposed retention of agricultural building incorporating half mezzanine floor	Delegation	Written Representations	Allowed	
16/3735C	37, BRAMBLE CLOSE, MIDDLEWICH, CW10 9FZ	Change of use of vacant land to form extended garden	Delegation	Written Representations	Dismissed	
16/3951C	Holly Bank, BYLEY LANE, CRANAGE, CW10 9LP	3 No. 3 bedroom single storey cottage	Delegation	Written Representations	Dismissed	
16/4597N	138, Main Road, Shavington, CW2 5DP	Construction of 3 detached 3 bedroom dwellings	Delegation	Written Representations	Dismissed	
16/4646M	Half Acre, BEECHFIELD ROAD, ALDERLEY EDGE, SK9 7AU	Erection of one detached dwelling	Delegation	Written Representations	Allowed	
16/5055N	LAND ADJACENT 206, FORD LANE, CREWE, CW1 3TN	Detached dwelling	Delegation	Written Representations	Allowed	

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Appendix 3. Appeals determined 1st July to 30th Sept 2017

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
15/5676M	BARRACKS MILL, BLACK LANE, MACCLESFIELD	Outline planning application with all matters reserved except for access for the	Strategic Planning	Public Inquiry	Allowed	Y
16/2433N	Land south of NANTWICH ROAD, WRENBURY	Outline application for residential development to include details of access	Strategic Planning	Written Representations	Dismissed	N
14/5834C	DUNKIRK FARM PADDOCK, OFF LONDON ROAD, BRERETON, CW4 8AX	Construction of 10 dwellings (resubmission of planning application reference 14/	Southern Planning	Written Representations	Allowed	N/A
16/0646N	6 & Land rear of no.6 BUNBURY LANE, BUNBURY, CW6 9QZ	Outline planning application for the demolition of 1no. bungalow and the erec	Southern Planning	Written Representations	Allowed	Y
16/3433N	Grand Junction Way, Crewe	Demolition of an existing building, part demolition of the former pet hire build	Southern Planning	Written Representations	Withdrawn	N/A
16/3664N	THE WHITE LION, AUDLEM ROAD, HANKELOW, CW3 0JA	Demolition of public house and erection of 5no. four-bedrom detached dwellings	Southern Planning	Written Representations	Allowed	Y
16/3974N	Land East of WHITCHURCH ROAD, ASTON	Development of up to 24 dwellings with all matters reserved except access	Southern Planning	Written Representations	Dismissed	Y
16/5562C	Rectory Farm, OLD KNUTSFORD ROAD, CHURCH LAWTON, ST7 3EQ	Outline application for the erection of up to 5 residential dwellings, with prim	Southern Planning	Written Representations	Allowed	Y
16/6202N	Land off MILL LANE, BULKELEY	Outline application for 13 dwellings with access off Mill Lane including 5 affor	Southern Planning	Written Representations	Allowed	N
17/0388N	Land adjacent 11 Walthall Street, Crewe, CW2 7JZ	Variation of Condition 2 on approved planning application 16/4784N, to facilitat	Southern Planning	Written Representations	Allowed	Y
16/3539M	Land to the rear of the Water Street Centre, WATER STREET, BOLLINGTON	Proposed erection of two detached houses on former playground, construction of a	Northern Planning	Written Representations	Allowed	Y
16/3610M	LAND TO THE REAR OF 14-18, LONDON ROAD, ALDERLEY EDGE	Proposed demolition of existing building to the rear of No's 14-18 London Road,	Northern Planning	Written Representations	Dismissed	Y

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
17/0181M	Brundred Farm, 45, CASTLE HILL, PRESTBURY, SK10 4AS	Erection of 1no. detached dwelling; extension of existing private road to form n	Northern Planning	Written Representations	Allowed	Y
15/0950M	TOP CROFT, RIDGE HILL, SUTTON, SK11 0LU	Proposed agricultural building on land at Top Croft, Ridge Hill, Sutton	Delegation	Written Representations	Allowed	
15/5808M	Maple Farm, STRAWBERRY LANE, WILMSLOW, SK9 6AH	Application for a Lawful Development Certificate for an Existing Use - Stationin	Delegation	Written Representations	Dismissed	
16/0798C	NORTEK (M H E) LTD, Vale Mill, PRIESTY FIELDS, CONGLETON, CW12 4AQ	Outline application for residential development comprising up to 10No dwellings	Delegation	Written Representations	Dismissed	
16/2615M	LAND ADJACENT TO SANDICOT, WOOD LANE SOUTH, ADLINGTON	Vehicular access. (Retrospective)	Delegation	Written Representations	Dismissed	
16/2980M	92A, KING STREET, KNUTSFORD, WA16 6ED	Advertisement Consent for 1 Fascia Sign	Delegation	Written Representations	Dismissed	
16/3025N	52A, STALBRIDGE ROAD, CREWE, CW2 7LP	Change of use of office building to form one dwelling	Delegation	Written Representations	Dismissed	
16/3687M	HEATHFIELD HOUSE, BOLLINGTON LANE, NETHER ALDERLEY, SK10 4TB	Removal of conditions 7 & 8 on approval 82411P for conversion of disused MOD bui	Delegation	Written Representations	Allowed	
16/4653M	17, FLETSAND ROAD, WILMSLOW, SK9 2AD	Variation of condition 9 (Obscure Glazing Requirement) of 15/2861M	Delegation	Written Representations	Withdrawn	
16/5305M	The Old Rectory, Church Lane, MOBBERLEY, WA16 7RD	Listed building consent for internal and external alterations to an outbuilding	Delegation	Written Representations	Dismissed	
16/5759C	Yeowood Farm, Elton Road, Sandbach, CW11 3NE	Prior notification of agricultural or forestry development - proposed road	Delegation	Written Representations	Allowed	
16/5910M	22, DAVEHALL AVENUE, WILMSLOW, SK9 5NE	Two story side extension with loft conversion. Three bedrooms, one with en-suite	Delegation	Householder Appeal Service	Dismissed	
16/6034C	SPRING BANK FARM, CONGLETON ROAD, ARCLID, CW11 2UD	New 2 storey 3 Bed House and change of use of agricultural building to B1 uses (Delegation	Informal Hearing	Dismissed	
16/6053M	2 & 4, CROFT LANE, KNUTSFORD, WA16 8QH	Demolition, Extension and alterations to existing dwellings	Delegation	Written Representations	Dismissed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/6056M	5, BLAKELOW GARDENS, MACCLESFIELD, SK11 7EE	Change of use from allotment garden to domestic garden	Delegation	Written Representations	Dismissed	
16/6075M	Oak Lodge, MARTON LANE, GAWSWORTH, SK11 9EZ	Proposed two storey rear extension	Delegation	Householder Appeal Service	Dismissed	
17/0197C	Land adjacent Betchton Heath Cottages, REYNOLDS LANE, BETCHTON	Outline application with some matters reserved for up to 2no. dwellings	Delegation	Written Representations	Dismissed	
17/0658C	123, Crewe Road, Sandbach, CW11 4PA	Certificate of Lawful Proposed Use for a single storey side extension. This wil	Delegation	Written Representations	Withdrawn	
17/0797C	Premier Motors, THE HILL, SANDBACH, CW11 1JJ	Advertisement Consent for digital advertising screen mounted on painted vertical	Delegation	Written Representations	Dismissed	
17/1122N	THE CROFT, FISHERS LANE, BURLAND, CW5 8LZ	Outline application for detached dwelling	Delegation	Written Representations	Dismissed	
17/1232N	21, MYTTON DRIVE, NANTWICH, CW5 5UF	Extension of boundary wall	Delegation	Householder Appeal Service	Dismissed	