

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	Full Year
Number of Planning Appeals determined	30	21	30	31	112
Total Allowed	11	5	11	13	40
Total Dismissed (%)	19	16	19	18	72
Percentage allowed	36.7%	23.8%	36.7%	42%	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Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.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	Q4	Full Year
Number of appeals determined	0	0	0	0	0
Total Allowed	0	0	0	0	0
Total Dismissed	0	0	0	0	0
Percentage allowed	n/a	n/a	n/a	n/a	n/a

Hearings	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	2	6	2	3	13
Total Allowed	1	1	2	1	5
Total Dismissed	1	5	0	2	8
Percentage allowed	50%	16.7%	100%	0%	38%

Written representations	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	19	10	24	23	76
Total Allowed	5	3	8	9	25
Total Dismissed	14	7	16	14	51
Percentage allowed	26%	30%	33.3%	39%	33%

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Householder Appeal Service	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	9	5	4	5	23
Total Allowed	5	1	1	3	10
Total Dismissed	4	4	3	2	13
Percentage allowed	56%	20%	25%	60%	43%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	26	17	25	30	98
Total Allowed	8	3	9	13	33
Total Dismissed	18	14	16	17	65
Percentage allowed	31%	17.6%	36%	43%	34%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	4	4	4	1	13
Total Allowed	3	2	2	0	7
Total Dismissed	1	2	2	1	6
Percentage allowed	75%	50%	50%	0%	54%

Appeals Lodged this year

	Q1	Q2	Q3	Q4	Full Year
Public Inquiries	0	0	0	1	1
Hearing	6	3	3	3	15
Written Rep	22	21	20	17	80
Household fast-track	3	9	4	11	27
Total	31	30	22	32	123

**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				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	202	488	9,486	10,176
Percentage allowed	48%	42%	29%	30%

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National figures for Householder Appeal Service

2018/19	
	Householder
Number of appeals determined	4,462
Percentage allowed	38%

Source: Planning Inspectorate Statistics 09/12/2019.

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Appendix 2. Appeals determined 1st Jan 2019 – 31st March 2019

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Committee Overturn Y/N
18/0356C	CHERRY LANE FARM, CHERRY LANE, RODE HEATH, ST7 3QX	Demolition of existing commercial buildings and construction of 14 no. residential	Southern Planning	Written Representations	Dismissed	Yes
15/5637M	Land off SCHOOL LANE, MARTON	Erection of up to 23No. Dwellings	Northern Planning	Public Inquiry	Withdrawn	No
17/4545M	Holly Tree Farm, Plumley Moor Road, Plumley, WA16 9RU	Application for single storey groom's accommodation. (In retrospect)	Delegation	Informal Hearing	Dismissed	N/A
16/2585M	BRYANCLIFFE, WILMSLOW PARK SOUTH, WILMSLOW, SK9 2AY	Erection of four houses (two detached and two semi-detached).	Delegation	Written Representations	Dismissed	N/A
18/2014N	NESS COTTAGE, WRENBURY ROAD, ASTON, CW5 8DQ	Two storey extension to rear of dwelling (Re-submission of application 18/0389N)	Delegation	Householder Appeal Service	Allowed	N/A
17/6472C	Land adjacent to 23, Sandbach Road, Church Lawton, ST7 3DW	Residential dwelling	Delegation	Written Representations	Allowed	N/A
18/1441M	HOPE LANE COTTAGE, HOPE LANE, ADLINGTON, SK10 4NX	Removal of existing single storey conservatory to side and construction	Delegation	Informal Hearing	Allowed	N/A
18/3136M	Grove End Farm, Blossoms Lane, WOODFORD, SK7 1RF	Prior approval for change of use of agricultural building	Delegation	Written Representations	Dismissed	N/A
18/2619N	Bridge House Farm, Bridgehouse Lane, WINTERLEY, CW11 4RU	Certificate of Lawful Existing Use for The use of buildings	Delegation	Written Representations	Dismissed	N/A
17/2206M	Land at Congleton Road, MACCLESFIELD	Creation of a roundabout junction and new access road at Congleton Road	Delegation	Written Representations	Dismissed	N/A
18/2962M	Hillcrest Farm, HOLMES CHAPEL ROAD, OVER PEOVER, WA16 9RB	Prior approval for change of use of agricultural building into a residential dwelling	Delegation	Written Representations	Dismissed	N/A
18/2620M	NYWEN, PICKMERE LANE,	The proposal is for part demolition,	Delegation	Householder	Dismissed	N/A

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	PICKMERE, WA16 0JP	extensions and alterations		Appeal Service		
18/2976M	FODENS FARM, WOODHOUSE END ROAD, GAWSWORTH, SK11 9QT	Demolition of an existing two-storey detached dwelling, outbuildings and barns	Delegation	Written Representations	Allowed	N/A
18/1595N	Larden Green Farm, Spring Lane, Baddiley, CW5 8JN	Change of use of existing oak framed outbuilding and extension	Delegation	Written Representations	Dismissed	N/A
18/3074N	BARNS AT HAUGHTON BARN, BADCOCKS LANE, SPURSTOW, CW6 9RR	Prior approval for a proposed change of use of barns to two dwellings	Delegation	Written Representations	Allowed	N/A
18/2012M	Land at Locoshed, BOLLINGTON LANE, NETHER ALDERLEY, SK10 4TB	Demolition of existing building and removal of external storage	Delegation	Written Representations	Dismissed	N/A
18/4634M	44, Buxton Road, Disley, SK12 2EY	Proposed One No Pitched Roof Front Dormer.	Delegation	Householder Appeal Service	Dismissed	N/A
17/5078M	Land to the west of FROG LANE, PICKMERE	Outline application with some matters reserved for an infill residential development	Delegation	Written Representations	Allowed	N/A
18/3893M	WILLOWS WOOD, NEWTON HALL LANE, MOBBERLEY, WA16 7LB	Alterations and extensions to an existing dwelling	Delegation	Householder Appeal Service	Allowed	N/A
17/5671M	WHITE LODGE, CHESTER ROAD, TABLEY, WA16 0HF	Amendments to previously approved extensions ref: 16/2815M	Delegation	Written Representations	Allowed	N/A
17/5672M	WHITE LODGE, CHESTER ROAD, TABLEY, WA16 0HF	Listed building consent for amendments to previously approved extensions	Delegation	Written Representations	Allowed	N/A
18/1014C	Sandy Lane Farm, GIANTSWOOD LANE, HULME WALFIELD, CW12 2JJ	Conversion of agricultural building into dwelling	Delegation	Written Representations	Allowed	N/A
18/3434M	49D, KNUTSFORD ROAD, WILMSLOW, SK9 6JD	Alterations to existing private driveway including new vehicle and pedestrian access	Delegation	Householder Appeal Service	Allowed	N/A
18/1897M	Beech Tree Lodge, Hocker Lane, Over Alderley, SK10 4SE	Variation of Condition 3 on approved Planning Applications 17/4551M and 17/4552M	Delegation	Written Representations	Allowed	N/A
18/2956M	Beech Tree Lodge, Hocker Lane, Over Alderley, SK10 4SE	Variation of Condition 3 on approved Planning Application 17/4552M (LBC)	Delegation	Written Representations	Allowed	N/A

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18/2921M	OAK BANK FARM, MOSS LANE, MOBBERLEY, WA16 7BU	Rear single storey extension with alterations to the listed building and outbuilding	Delegation	Written Representations	Dismissed	N/A
18/2702M	OAK BANK FARM, MOSS LANE, MOBBERLEY, WA16 7BU	Listed building consent for rear single storey extension with alterations to the	Delegation	Written Representations	Dismissed	N/A
18/1225M	17, NORTHWICH ROAD, KNUTSFORD, WA16 0AB	Proposed demolition of existing dwelling and erection of 3 new dwellings	Delegation	Written Representations	Dismissed	N/A
17/5322N	FROG MANOR, OVER ROAD, CHURCH MINSHULL, CW5 6EA	Proposed detached dwelling and associated parking & access (re-submission of app	Delegation	Written Representations	Dismissed	N/A
18/2523N	Bookmakers House, 100, WELSH ROW, NANTWICH, CW5 5ET	Proposed detached dwelling	Delegation	Written Representations	Dismissed	N/A
18/0108N	Ivy Cottage, FERRET OAK LANE, HAUGHTON, CW6 9RQ	New infill dwelling house	Delegation	Written Representations	Dismissed	N/A
17/5297M	Maintenance Shed, The Coach House, PEOVER LANE, CHELFORD, SK11 9AN	Conversion of existing maintenance shed outbuilding	Delegation	Informal Hearing	Dismissed	N/A