

Quarterly Planning Appeals Report

Appendix 3. Planning Appeal Statistics 2019/20

All Planning Appeals decided					
Q1 (1st Apr 2018 to 30th Jun 2019)					
Q2 (1st Jul 2018 to 30th Sept 2019)					
Q3 (1st Oct 2018 to 31st Dec 2019)					
Q4 (1st Jan 2019 to 31st Mar 2020)					
	Q1	Q2	Q3	Q4	Year to date
Number of Planning Appeals determined	40	23			63
Total Allowed	10	6			16
Total Dismissed (%)	30	17			47
Percentage allowed	25%	26%			25%
<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Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.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	4	0			4
Total Allowed	2	0			2
Total Dismissed	2	0			2
Percentage allowed	50%	n/a			50%

Hearings	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	6	1			7
Total Allowed	4	1			5
Total Dismissed	2	0			2
Percentage allowed	67%	100%			71%

Written representations	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	23	11			34
Total Allowed	2	3			5
Total Dismissed	21	8			29
Percentage allowed	9%	27%			15%

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Householder Appeal Service	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	7	11			18
Total Allowed	2	2			4
Total Dismissed	5	9			14
Percentage allowed	29%	18%			22%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	30	22			52
Total Allowed	6	5			11
Total Dismissed	24	17			41
Percentage allowed	20%	23%			21%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	10	1			11
Total Allowed	4	1			5
Total Dismissed	6	0			6
Percentage allowed	40%	100%			45%

Appeals Lodged this year

	Q1	Q2	Q3	Q4	YTD
Public Inquiries	1	0			1
Hearing	1	4			5
Written Rep	11	25			36
Household fast-track	12	13			25
Total	25	42			67*

**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 4. Appeals determined 1st April 2019 - 30th Sept 2019

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Committee Overturn Y/N
15/0400M	Land off Earl Road/Epsom Avenue, Handforth	Demolition of Existing Buildings and Erection of Five Units	Strategic Planning	Public Inquiry	Allowed	No
16/0802M	Land at Earl Road, Handforth	Erection of four restaurants and three drive-thru restaurant/cafe's along with a	Strategic Planning	Public Inquiry	Dismissed	No
16/3284M	LAND AT EARL ROAD, HANDFORTH	Erection of retail floorspace	Strategic Planning	Public Inquiry	Allowed	No
16/0138M	LAND AT EARL ROAD, HANDFORTH	Erection of retail floorspace, cafes, restaurants and drive thru restaurants alo	Strategic Planning	Public Inquiry	Dismissed	No
18/1250N	Land to the rear of Oakleaf Close, Shavington, Crewe, CW2 5SF	15 new dwellings comprising 11 4/5-bedroomed detached and 4 3-bedroo	Southern Planning	Written Representations	Dismissed	No
17/5016N	LAND AT MILL STREET & LOCKITT STREET, CREWE	Hybrid planning application comprising (1) Full Planning Application for the ere	Southern Planning	Written Representations	Dismissed	No
17/5170C	Land south of DRAGONS LANE, MOSTON	Variation of condition 3 on 12/0971C	Southern Planning	Informal Hearing	Allowed	Yes
17/2114C	THIMSWARRA FARM, DRAGONS LANE, MOSTON	Removal of condition 1 to make permission permanent and non personal and variati	Southern Planning	Informal Hearing	Allowed	Yes
18/3123N	LAND SOUTH EAST OF CREWE ROAD ROADABOUT, UNIVERSITY WAY, CREWE	Erection of a new foodstore (Use Class A1), access, substation and associated ca	Southern Planning	Public Inquiry	Withdrawn	No
17/2879N	12, CEMETERY ROAD, WESTON, CW2 5LQ	The use of land for the stationing of caravans for residential purposes for one	Southern Planning	Informal Hearing	Allowed	Yes
18/3205M	Land to the south of GASKELL AVENUE, KNUTSFORD	Construction of a single dwelling (Victorian garden walled dwelling)	Northern Planning	Written Representations	Dismissed	No
17/6072M	Ollerton Nursery, CHELFORD ROAD, OLLERTON, WA16 8RJ	Redevelopment of former garden centre to 17no. Dwellings, public open spaces inc	Northern Planning	Written Representations	Dismissed	No
18/1089C	Land off Macclesfield Road, Holmes Chapel, CW4 8AL	Construction of three dwellings (re-submission of 17/4519C)	Delegation	Written Representations	Dismissed	N/A

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18/0205C	THE SPINNEY, NEW PLATT LANE, CRANAGE, CW4 8HS	Erection of a Dwelling. Construct additional access.	Delegation	Written Representations	Dismissed	N/A
18/2968C	DAIRY HOUSE FARM, HALL GREEN LANE, SOMERFORD BOOTHES, CW12 2LY	Erection of key agricultural workers dwelling - resubmission of 17/2753C	Delegation	Written Representations	Dismissed	N/A
18/2623C	Key Green Farm, PEDLEY LANE, CONGLETON	Erection of a log cabin-style agricultural workers dwelling	Delegation	Informal Hearing	Dismissed	N/A
18/3178M	Land off Adlington Business Park, ADLINGTON PARK, ADLINGTON	Erection of a storage unit (Use Class B8) with associated hardstanding areas.	Delegation	Written Representations	Dismissed	N/A
18/5132C	MILL FARM, NEWCASTLE ROAD, SMALLWOOD, CW11 2UA	Demolition of existing steel portal framed building and erection of ancillary re	Delegation	Written Representations	Allowed	N/A
18/3814M	OVER SPINNEY, WHITEBARN ROAD, ALDERLEY EDGE, SK9 7AN	Demolition of existing dwelling and erection of a 2-storey replacement detached	Delegation	Written Representations	Dismissed	N/A
18/3030M	CLOVERDALE, CHELFORD ROAD, PRESTBURY, SK10 4AW	Demolition of an existing dwelling and the erection of 10no. apartments with ass	Delegation	Written Representations	Dismissed	N/A
18/0057M	Coach House, 23, HAWTHORN GROVE, WILMSLOW, SK9 5DE	Conversion of existing coachhouse with 2 x 1-bed apartments into 3 bed dwelling	Delegation	Written Representations	Allowed	N/A
18/4673M	20, HAYTON STREET, KNUTSFORD, WA16 0DR	Proposed second storey side extension and internal alterations together with two	Delegation	Householder Appeal Service	Dismissed	N/A
18/4570M	24, ELM CRESCENT, ALDERLEY EDGE, SK9 7PQ	Proposed extensions and alterations	Delegation	Householder Appeal Service	Dismissed	N/A
18/3961M	Moss Lane Farm, 79 Moss Lane, Styal, SK9 4LQ	Single storey extension to the rear	Delegation	Householder Appeal Service	Dismissed	N/A
17/3858N	Land to south east of CLAY LANE, HASLINGTON	Change of use from agricultural field to haulage yard with site office, car park	Delegation	Informal Hearing	Dismissed	N/A
18/0601M	LAND ADJOINING COPPICE ROAD, POYNTON, SK12 1SP	Proposed erection of two detached bungalows, associated access and landscaping w	Delegation	Informal Hearing	Allowed	N/A
18/5278C	7 THE STABLES, SOMERFORD HALL, HOLMES	Rear single-storey extension	Delegation	Householder Appeal Service	Dismissed	N/A

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	CHAPEL ROAD, SOMERFORD, CW12 4SL					
18/5167C	Former Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CW12 4JX	Change of use to mixed use comprising of MOT station, car repairs and car wash w	Delegation	Written Representations	Dismissed	N/A
18/4271M	Land at MIDDLEWOOD ROAD, POYNTON	Erection of 4 no. two-storey semi- detached affordable dwellings with associated	Delegation	Written Representations	Dismissed	N/A
18/6184N	5 CHORLEY GREEN FARM BARNs, Chorley Green Farm, NANTWICH ROAD, CHORLEY, CW5 8JR	Single-storey rear extension and formation of new window opening	Delegation	Householder Appeal Service	Deemed Invalid by DoE	N/A
18/4216M	Beech Cottage, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, WA16 7BW	Creation of a single space drive to the front of the property with associated la	Delegation	Householder Appeal Service	Part allowed/Part dismissed	N/A
18/2747C	4, Jay Close, Somerford, CW12 4AR	Retention of shed and decking with ecological enhancements and habitat creation	Delegation	Written Representations	Dismissed	N/A
18/2152M	Land Opposite Nixons Cottage, HOLMES CHAPEL ROAD, OVER PEOVER	Erection of stable building with associated access and hardstanding	Delegation	Written Representations	Dismissed	N/A
17/6399M	MEREVIEW FARM, PARK LANE, PICKMERE, WA16 0LG	Construction of two infill dwellings.	Delegation	Written Representations	Dismissed	N/A
18/1809M	Land off BROWNS LANE, WILMSLOW	Construction of a new field access and associated infrastructure off Browns Lane	Delegation	Written Representations	Dismissed	N/A
18/4849N	25, MAIN ROAD, SHAVINGTON, CW2 5DY	Dropped Kerb	Delegation	Householder Appeal Service	Allowed	N/A
18/5766N	SUNNYSIDE, WYBUNBURY LANE, WYBUNBURY, CW5 7HD	Erection of single dwelling, associated landscaping and vehicular access	Delegation	Written Representations	Dismissed	N/A
18/3277N	FIRBANK HOUSE, LONDON ROAD, STAPELEY, CW5 7JW	Proposed new 5-bedroom house	Delegation	Written Representations	Dismissed	N/A
17/2781N	78, BROAD LANE, STAPELEY, CW5 7QL	Single dwelling	Delegation	Written Representations	Dismissed	N/A
18/3189C	The Hay Barn, The Hayloft,	Restoration of hay barn and construction	Delegation	Written	Dismissed	N/A

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	MILL LANE, HOLMES CHAPEL, CW4 8AU	of dwelling		Representations		
18/3190C	The Hay Barn, The Hayloft, MILL LANE, HOLMES CHAPEL, CW4 8AU	Listed Building Consent for restoration of hay barn and construction of dwelling	Delegation	Written Representations	Dismissed	N/A
18/1025M	51 - 53 Handforth Road, Wilmslow, SK9 2LX	Demolition of existing 2 detached properties and erection of 83 bedroom care home	Delegation	Informal Hearing	Withdrawn	N/A
16/0962C	Land South of DRAGONS LANE, MOSTON	Change of use of land to use as a residential caravan site for one gypsy family	Delegation	Informal Hearing	Allowed	N/A
19/0451C	76, PALMER ROAD, SANDBACH, CW11 4EZ	Amended application for front two-storey extension following refusal of 18/5241C	Delegation	Householder Appeal Service	Dismissed	N/A
18/5741M	Sunnybrook Barn South, CATCHPENNY LANE, LOWER WITHINGTON, SK11 9DG	Proposed single-storey side extension and installation of additional window	Delegation	Householder Appeal Service	Allowed	N/A
18/4598M	4 Dean Drive, Wilmslow, SK9 2EP	First floor extension on existing single-storey side extension and roof conversion	Delegation	Householder Appeal Service	Dismissed	N/A
18/4315M	8, BEECHWOOD, KNUTSFORD, WA16 8AR	First floor side extension and general alterations.	Delegation	Householder Appeal Service	Dismissed	N/A
19/0572N	2, POTTER CLOSE, WILLASTON, CW5 7HQ	Extension of boundary wall to incorporate land to the side of the property	Delegation	Householder Appeal Service	Dismissed	N/A
18/2051N	Coole Acres, COOLE LANE, NEWHALL, CW5 8AY	Variation of conditions 18 & 29 on approval 09/0819N for change of use from agriculture	Delegation	Informal Hearing	Part allowed/Part dismissed	N/A
18/3918M	OVER PEOVER METHODIST CHURCH, CINDER LANE, OVER PEOVER, WA16 8UR	Conversion of church to single dwelling	Delegation	Written Representations	Dismissed	N/A
18/6283C	135, ENNERDALE DRIVE, CONGLETON, CW12 4FL	Extension of existing garage at ground floor level to form utility room and extension	Delegation	Householder Appeal Service	Dismissed	N/A
18/5179N	PLOT ADJACENT TO 4, PARK ROAD, WILLASTON, CW5 6PW	Detached dwelling (two-bed starter home)	Delegation	Written Representations	Dismissed	N/A
18/6287M	OAKFIELD MANOR FARM,	Demolition of existing two-storey side	Delegation	Householder	Dismissed	N/A

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	CHELFORD LANE, OVER PEOVER, WA16 8UQ	extension and rear conservatory		Appeal Service		
18/0869M	Land to the east of ECCUPS LANE, WILMSLOW	Demolition of existing residential garage (Use class C3), sheep shed	Delegation	Written Representations	Dismissed	N/A
18/3125N	Grove Cottage, CHESTER ROAD, ALPRAHAM, CW6 9JA	Outline application for proposed two detached dwellings on surplus paddock land	Delegation	Written Representations	Dismissed	N/A
18/1596N	West View, CHURCH ROAD, ASTON JUXTA MONDRUM, CW5 6DR	Outline application for a proposed car park for St Oswald's Worleston CE Primary	Delegation	Written Representations	Dismissed	N/A
18/5979M	THE COACH HOUSE, STAMFORD ROAD, ALDERLEY EDGE, SK9 7NS	Two first floor side extensions and single-storey side extension and replacement	Delegation	Householder Appeal Service	Dismissed	N/A
18/4687M	Land adjoining Boundary Lane, Over Peover	Agricultural access track	Delegation	Written Representations	Dismissed	N/A
19/1627M	THE COACH HOUSE, STAMFORD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7NS	Two first floor side extensions, single-storey side extension and replacement	Delegation	Householder Appeal Service	Allowed	N/A
19/0567N	Oakmoore, Wrenbury Road, Aston, CW5 8DQ	Erect a 1.4m wooden fence with 1.4m wooden gates	Delegation	Written Representations	Allowed	N/A
18/4756N	The Willows, WHITCHURCH ROAD, ASTON, CW5 8DJ	Manege 40m x 25m and lighting	Delegation	Written Representations	Allowed	N/A
18/4001C	The Long Barn, SANDBACH ROAD, WALL HILL, CW12 4TE	Outline application for proposed detached dwelling	Delegation	Written Representations	Dismissed	N/A
18/4329C	Rose Bank, TWEMLOW LANE, CRANAGE, CW4 8EX	Construction of one new detached dwelling	Delegation	Written Representations	Dismissed	N/A
18/6330M	Ivernia, Hobcroft Lane, Mobberley, WA16 7QU	To extend the previously approved 18/2208M extension by 1.55m allowing to create	Delegation	Householder Appeal Service	Allowed	N/A
18/6048M	TARKEN, HALL LANE, MOBBERLEY, WA16 7AE	Proposed single-storey outbuilding.	Delegation	Householder Appeal Service	Dismissed	N/A
19/1674M	60, WESTFIELD DRIVE, KNUTSFORD, WA16 0BN	Dropped kerb to form driveway access and single-storey side extension	Delegation	Householder Appeal Service	Dismissed	N/A
18/5299C	Acres Farm, WEATHERCOCK	Conversion of existing farm building into	Delegation	Written	Allowed	N/A

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	LANE, CONGLETON, CW12 3PS	an extension of existing residential		Representations		
19/1517N	16, BEEHCROFT AVENUE, WISTASTON, CW2 6SQ	Erection of a boundary fence to the front	Delegation	Householder Appeal Service	Dismissed	N/A