
Appeal Decision

by **Ken McEntee**

a person appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 9 July 2025

Appeal ref: APP/R0660/C/25/3363275

Land at 2 Chapel Lane, Wilmslow, Cheshire, SK9 5HX

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- The appeal is brought by Mr Paul Carey against an enforcement notice issued by Cheshire East Council.
- The notice was issued on 26 February 2025.
- The breach of planning control as alleged in the notice is: "Without planning permission, the construction of a building".
- The requirements of the notice are "a) Demolish the building shown in the approximate position shaded in green on the attached plan marked "Plan B". b) Remove all resultant debris following compliance with requirement a) from "the Land".
- The time period for compliance with the notice for both requirements is "2 calendar months after this notice takes effect".
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: The appeal is dismissed and the enforcement notice is upheld without variation.

Reasons for the decision

1. It appears clear that the main basis for the appeal is to obtain more time for the appellant to find the necessary funds and a suitable contractor to carry out the required works in order to comply with the requirements of the notice. He therefore requests that the compliance period be extended to 6 months after the effective date of 4 April 2025. While I note the appellant's reasons for this request, I am mindful that more than 3 months have elapsed since this appeal was submitted with enforcement action effectively suspended. As the compliance period will begin again from the date of this decision, the appellant will effectively have had nearly 6 months in which to raise the necessary funds and to find a suitable contractor to carry out the works required to comply with the requirements of the notice. I consider this period to be both reasonable and proportionate. Therefore, I am not satisfied there is good reason to justify extending the compliance period further. The appeal fails accordingly.

Formal decision

2. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld without variation.

K McEntee