

30<sup>th</sup> September 2025

Dear Resident(s) of Waybutt Lane,

Together with the Hough & Chorlton Parish Council, we have produced this information leaflet so that residents most impacted by the activities on land to the South of Waybutt Lane, have the opportunity to read the details of the Enforcement Notice issued by Cheshire East Council to the landowner, and the grounds for the landowner’s subsequent appeal.

This also enables residents to submit their own comments to the Planning Inspectorate which can be taken in consideration. Comments must be submitted by **27<sup>th</sup> October**.

The screenshot shows the 'Appeals Casework Portal' interface. At the top, there are navigation links for Home, Register, Help, and Language (set to English). A customer support number is provided for England (0303 444 5000) and Wales (0303 444 5940). Two buttons, 'Make representation' and 'Go Back', are visible. The reference number 'APP/R0660/C/25/3371715' is displayed. Below this, the 'Appellant/Applicant' is listed as Mr Mark Oulton, the 'Agent' is blank, and the 'Site Address' is Land to the south of Waybutt lane, Chorlton, Cheshire east, Cheshire, CW2 5QB. A table at the bottom provides detailed case information:

Case Details		Dates	
<b>Case Type</b>	Enforcement Notice Appeal	<b>Start Date</b>	15 Sep 2025
<b>Local Planning Authority</b>	Cheshire East Council	<b>Questionnaire due</b>	29 Sep 2025
<b>Case Officer</b>	Nasreen BiBi	<b>Statement(s) due</b>	27 Oct 2025
<b>Procedure</b>	Written representations	<b>Interested Party Comments due</b>	27 Oct 2025
<b>Status</b>	In Progress	<b>Appellant/LPA Final Comments due</b>	17 Nov 2025
<b>Decision and Outcome</b>	Not yet decided	<b>Inquiry Evidence due</b>	N/A
<b>Case Link Status</b>	Not Linked	<b>Event Date</b>	Not arranged
<b>Linked Cases</b>	0	<b>Decision Date</b>	Not yet decided

Having spoken to some residents, we appreciate that this process may be a bit intimidating. Please feel free to contact me if you would like to discuss the appeal process in more detail and the type of “material planning reasons” you may submit, that will be taken into consideration by the Inspector.

[Janet.Clowes@cheshireeast.gov.uk](mailto:Janet.Clowes@cheshireeast.gov.uk) / M: 07717 410182

You can access the details of the planning appeal and how you can register your comments on the Inspectorate Website:

<https://acp.planninginspectorate.gov.uk/>

The Appeal will be discussed at the next Hough and Chorlton Parish Council Meeting on Monday 6<sup>th</sup> October 2025 at 7.30pm at Hough Village Hall, Cobbs Lane, Hough, CW2 5JN.

If you would like to attend to discuss this (or any other issues), please contact the Clerk so that he can register you to speak by Friday. Thank you.

[clerk@houghandchorlton-pc.gov.uk](mailto:clerk@houghandchorlton-pc.gov.uk)

Yours sincerely,

Cllr Janet Clowes: Wybunbury Ward

**Appendix 1/2) Details of the Enforcement Notice and Appeal Response.**



*Working for a brighter future together*

**Development Management**  
Delamere House  
Delamere Street, Crewe  
CW1 2LL  
Telephone: **0300 123 5014**  
Email:

**planningappeals@cheshireeast.gov.uk**

23 September 2025

1.



Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 174**

**Site Address:** Land to the South of Waybutt Lane, Chorlton, Cheshire East,

**Alleged breach:** Without planning permission, the material change of use of the Land from agriculture to a mixed use comprising of agriculture, the stationing of a storage container and the importation and deposit of waste material including:

- a) The importation and deposit of waste material and material including soils, vehicle parts, vehicle tyres, white goods, household, general waste, demolition and construction waste and industrial waste.
- b) Engineering operations associated with the importation and deposit of soil, materials and waste on "the Land" including the burial of waste, the raising of land levels and reprofiling of "the Land".

**Appellant's name:** Mr Mark Oulton

**Appeal reference:** APP/R0660/C/25/3371715

**Appeal start date:** 15 September 2025

**Council's reference:** 24/00637E

I refer to the above details. An appeal has been made to the Secretary of State against an Enforcement Notice issued by Cheshire East Borough Council on 22 July 2025.

The Enforcement Notice was issued for the following reasons:

It appears to the Council that the breach of planning control has occurred within the last ten years.

The unauthorised development falls within the Green Belt and Open Countryside where development is restricted to certain exceptions. It is not deemed that the unauthorised development falls within any of these exceptions. If allowed to remain, it would allow a waste disposal use, to be located within the Green Belt and Open Countryside where it would be more reasonably expected to be located within a Designated Centre. The unauthorised development is deemed therefore to fail to adhere to the requirements of the Rural Economy Policy of the Development Plan and the Development Plan's sustainable development objectives. The unauthorised development is therefore deemed to be contrary to Policy PG3 (The Green Belt), PG6 (Open Countryside) and MP1 (Presumption in Favour of Sustainable Development) of the Cheshire East Local Plan Strategy and RUR 10 (Employment Development) of the SAD PD and the National Planning Policy Framework.

The development results in inappropriate development in the Green Belt. By virtue of footprint and visibility from the public realm, the scale of the development unduly affects the spatial and visual openness of the Green Belt. The nature of the materials contributes to an urbanising feature that unduly affects the openness of the Green Belt. Therefore, the development would not be an appropriate location for the intended purpose as it would fail to preserve the openness of the Green Belt. It does not fall within the exceptions outlined in the Framework and would constitute inappropriate development in the Green Belt. It would be contrary to Policy PG3 (the Green Belt) and PG6 (Open Countryside) of the Cheshire East Local Plan, Policy 15 of the Cheshire Replacement Waste Local Plan and the National Planning Policy Framework.

The development, by reason of its siting and appearance, has a detrimental impact upon the character of the surrounding area. It is therefore contrary to policies SE1 (Design) and SD2 (Design Principles) of the Cheshire East

**2.** Local Plan, Policy GEN1 of the SADPD and the National Planning Policy Framework.

The development is in close proximity to residential dwellings. By reason of odour and visual appearance, it is considered to be harmful to occupiers of neighbouring properties, contrary to policies ENV12 and HOU12 of the SADPD and policy 26 of CRWLP.

The unauthorised development by reason of deposit of unprocessed waste and burning of waste, has led to contamination of the land. It is therefore contrary to Policy ENV 17, Policy SE4, Policy SE11 and Policy SE 12 of the SADPD.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

The Enforcement Notice requires the following steps to be taken:

- a. Cease the mixed use of the land including for the importation and deposit of waste material and material including soils, vehicle parts, vehicle tyres, white goods, household furniture, household goods, general waste, demolition and construction waste and industrial waste on "the Land."
- b. Cease all engineering operations associated with the mixed use of the land for the importation and deposit of soil, materials, and waste on "the Land" including the burial of waste, the raising of land levels and reprofiling of "the Land".
- c. Remove all plant, machinery and vehicles associated with the unauthorised importation and deposit of waste material, from the Land.
- d. Remove all imported waste and deposited waste from the Land, including:
  - Car parts such as batteries, engine blocks, radiators, seats, door and body panels, tyres, and wheels
  - Pedal bikes;
  - Fence panels and other waste timber products;
  - Gas cylinders and fire extinguishers;
  - White goods such as fridges, freezers, washing machines, radiators and dryers;
  - Household furniture and household goods including sofas and cabinets;
  - Electrical items such as vacuum cleaners and TVs and wiring;
  - Waste metal products including fencing rolls and kitchen sinks;
  - Bathtubs;
  - Horse boxes;
  - Non-roadworthy vehicles including vans and tractors and
  - Construction waste including concrete slabs arising from compliance with requirements a) and b) from the Land through the correct waste disposal methods. Copies of the completed Environment Agency Duty of Care Waste Transfer Note is to be sent to the Council.
- e. Remove from the Land the large storage container which is blue in colour.
- f. Restore the land to its condition before the breach took place.

The appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.

The appeal will be determined on the basis of Written Evidence.

The procedure to be followed is set out in the Town and Country Planning (Enforcement)(Written Representations Procedure)(England) Regulations 2002.

If you wish to make comments, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by letter to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting the Appeal Reference APP/R0660/C/25/3371715

All representations must be received within 6 weeks of the start date of the appeal.

Any representations submitted after the deadline **27 October 2025**, will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection on the Council's Appeals Register. To access the register, follow this link: <https://pa.cheshireeast.gov.uk/>. Here you can select 'Planning' and then 'Appeal Register'. Once in the Appeal Register, enter the last 7 digits of the appeal reference in the 'Record Filter' field to display the relevant documents. Or by appointment at Delamere House, Delamere Street, Crewe CW1 2LL.

You can get a copy of one of the Planning Inspectorate's Guide to taking part in enforcement appeals booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on GOV.UK.

Yours faithfully

**Zafer Faqir**

**Senior Planning Enforcement Officer**

**Appendix 3: Enforcement Notice Plan**

3.



22/07/2025

24/00637E LAND TO THE SOUTH OF WAYBUTT LANE, CHORLTON, CHESHIRE EAST  
ENFORCEMENT NOTICE PLAN



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