

Thursday, 2 October 2025

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LOWLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Lowlands Area Planning Sub-Committee which will be held in Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday, 13 October 2025 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Lowlands Area Planning Sub-Committee

Councillors: Andy Goodwin (Chair), Michael Brooker (Vice-Chair), Steve Cosier, Rachel Crouch, Phil Godfrey, Nick Leverton, Andrew Lyon, Michele Mead, David Melvin, Andrew Prosser, Sarah Veasey, Adrian Walsh and Alistair Wray

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

1. **Apologies for Absence**
To receive any apologies for absence from members of Sub-Committee. The quorum for the Sub-Committee is 4 members.
2. **Declarations of Interest**
To receive any declarations of interest from members of the Sub-Committee on any items to be considered at the meeting.
3. **Minutes of Previous Meeting (Pages 5 - 14)**
To approve the minutes of the previous meeting, held on Monday 8 September 2025.
4. **Applications for Development (Pages 15 - 46)**
Purpose:
To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Head of Planning.

Pages	Application No.	Address	Planning Officer
17-32	25/01129/FUL	Land West Of The Nursery, 6 Oxford Road, Eynsham.	Clare Anscombe
33-40	25/01606/FUL	6 Marriotts Walk, Witney.	Clare Anscombe
41-45	25/01782/FUL	Windrush Inn, Burford Road, Witney.	Ella Charles

- 4.1 25/01129/FUL Land West Of The Nursery, 6 Oxford Road, Eynsham.
- 4.2 25/01606/FUL 6 Marriotts Walk, Witney
- 4.3 25/01782/FUL Windrush Inn, Burford Road, Witney

5. **Applications Determined under Delegated Powers (Pages 47 - 58)**
Purpose:
To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:

- I. That the report be noted by the Sub-Committee.

6. **Appeal Decisions**
There are no appeal decisions since the previous Lowlands Area Planning Sub-Committee.

7. **Progress on Enforcement Cases (Pages 59 - 68)**

Purpose:

To provide an update on progress in respect of priority enforcement investigations.

Recommendation:

- I. That the progress and nature of the outstanding enforcement investigations be noted by the Sub-Committee.

8. **Site Visits**

Purpose

To outline sites which in the Officer's opinion, the Sub-Committee should visit prior to the Sub-Committee's determination of that application at a future meeting.

Recommendation

- I. To agree any site visits outlined by officers

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WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

Lowlands Area Planning Sub-Committee

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00 pm on **Monday, 8 September 2025**

PRESENT

Councillors: Michael Brooker (Vice-Chair), Steve Cosier, Rachel Crouch, Phil Godfrey, Nick Leverton, Andrew Lyon, Michele Mead, David Melvin, Sarah Veasey, Adrian Walsh and Alistair Wray

Officers: James Nelson (Principal Planner), Clare Anscombe (Principal Planner) and Rebekah Orriss (Planner) and Josh McFarland (Planner), Andrew Brown (Head of Democratic and Electoral Services), Ana Prelici (Senior Democratic Services Officer), Anne Learmonth (Democratic Services Officer).

Other Councillors in attendance: None.

48 Apologies for Absence

Apologies for absence were received from the Chair, Councillor Andy Goodwin and Councillor Andrew Prosser.

Councillor Dan Levy substituted for Councillor Goodwin.

Councillor Sandra Simpson substituted for Councillor Prosser.

49 Declarations of Interest

Declarations of Interest were received from the following councillors.

24/03177/FUL Land South of the Paddocks.

Councillor Steve Cosier – declared he had spoken to the local residents and visited the site. Councillor Cosier had contacted the legal team for advice, was not predetermined and would be voting on the application.

25/01129/FUL Land West of Nursery, 6 Oxford Road, Eynsham.

Councillor Nick Leverton declared he knew the applicant and would not be voting on the application.

25/01557/PN56 Windrush Leisure Centre, Witan Way, Witney.

Councillor Rachel Crouch declared that she was a member of the Executive and would not vote on the application.

50 Minutes of Previous Meeting

Councillor Michele Mead proposed that the minutes of the previous meeting held on Monday 11 August 2025 be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Rachel Crouch, was put to the vote and agreed by the Sub-Committee.

The Sub-Committee Resolved to:

1. Agree the minutes of the previous meeting held on Monday 11 August 2025.

51 Applications for Development

52 24/03 177/FUL Land South of the Paddocks

James Nelson, Principal Planner presented the application for the erection of a single detached dwelling and associated works (amended plans).

The principal planner's presentation addressed the following points:

- The application had been deferred from the last Sub-Committee for more information relating to foul water.
- The application was brought before the Sub-Committee due to objections from the Parish Council.
- The principal planner drew the Sub-Committee's attention to the additional representations report and the amended plans that had been submitted during the application process which re-sited the dwelling.
- The proposed site was located at the southern edge of the village with access off Bull Street onto the residential close, The Paddocks.
- The site was in the Aston Conservation area with open countryside to the south and west of the site.
- The proposed two storey dwelling would be built in the centre of the site with a garage using local materials.

Tony Pascoe spoke in objection to the application which raised the following points: the application was not supported by the Parish Council, the development would put stress on the infrastructure, particularly the sewage system, the dwelling was not in character with the rest of the Paddocks and the Southwestern building line protected the boundary of the village. The access route from Bull Street and between resident's dwellings would be under stress with the proposed dwelling.

Clive Mitchell, the applicant raised the following points: The sewage problem was an immotive subject as was drainage water, however the drainage officer had not objected to the application. The applicant would consider an independent sewage treatment system. The Council could not demonstrate a 5 year housing land supply and the tilted balance applied as per the officer's recommendations in the report.

Members asked the applicant if they would be willing to have a separate sewage treatment system if it was added as a condition, the applicant agreed that they would. Members raised concerns that this would increase traffic to the site, the applicant confirmed that a risk assessment had not been done however on an average of 15 households a tank would be emptied twice a year.

The Principal Planner's presentation addressed the following points:

- The proposed development was a residential house and complied with policy H2 of the Local Plan. The proposed dwelling was formed a logical compliment to the existing houses on the site of the Paddocks.

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- The proposed dwelling would be slightly lower in height in comparison to neighbouring dwellings. The design would be of a compact footprint built with local materials and in keeping with existing dwellings.
- The amended plans have re-sited the proposed dwelling resulting in the no adverse impacts on numbers 3 and 5 The Paddocks and would not result in overlooking or loss of light.
- The site lay in flood zone 1. There was no comment from Thames Water or objections from the drainage officer.
- The Highways Authority had been consulted, and no objections were raised to the application subject to conditions that parking and turning facilities were provided on the site.
- The recommendation was to approve the application subject to the conditions set out in the officer's report.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- Members were concerned there were no comments from Thames Water and no Environment Agency (EA) report. The Principal Planner explained that the scale of the proposed site and dwelling did not identify a meaningful impact on the sewage system. The EA were not statutory consultees.
- The members highlighted the concern that the proposed dwelling would extend the village pushing the boundary southwards. This would encourage over development. The Principal Planner confirmed the site was contained well and adjacent to the neighbouring property not extending out into the open countryside.

Councillor Steve Cosier proposed the Sub-Committee refuse the application against officer recommendations. This was seconded by Councillor Dan Levy and put to the vote.

Voting Record – 4 For, 5 Against, 3 Abstentions – the vote fell.

The Chair proposed the Sub-Committee approve the application as per officer recommendations with 1. additional condition to require foul water to be disposed by septic tank, 2. to add an informative to suggest that the Committee did not see the use of septic tanks as an appropriate long term solution. This was seconded by Councillor Alistair Wray and put to the vote.

Voting Record – 7 for, 4 against, 2 abstentions.

The Sub-Committee **Resolved** to:

1. Approve the application as per officer recommendations with additional condition to require foul water to be disposed by septic tank.
2. Add an informative to suggest that the Committee did not see the use of septic tanks as an appropriate long term solution.

24/03278/FUL Land (e) 431186 (n) 208772 Witney Road

James Nelson, Principal Planner presented the application for the construction and operation of a ground-mounted solar farm with battery energy storage system (BESS) and associated infrastructure, access, ancillary works and landscaping.

The Principal Planner's presentation addressed the following points:

- The Principal Planner brought the members attention to the additional representations report which included an additional letter of objection to the application from Mr and Mrs Matthews which had been circulated to members and was available to view on the council's website.
- The site was made up of 6 fields which were situated to the south of the A40 road and North of Witney Road. The fields were irregular form and undeveloped fields. Established hedgerows retained boundary vegetation and the fields were set back from the roads.
- The buffer zone would be extended with mitigation planting to contain the site. This also included woodland screening. A Landscape review had been included in the application.
- The solar panels would be 3 meters in height on racks with a substation infrastructure. The site would be surrounded by a fence and CCTV.

Amanda and Richard Matthews spoke in objection the application which raised the following points: A letter from John Sutton had been circulated to members which highlighted concerns of the impacts on the spring and stream on the Caswell house site and risk to the water spring.

Aiden Van de Weyer, agent for applicant addressed the sub-committee which raised the following points: there were detailed conditions as part of the officer's report to cover potential risks with the operation of the site. The applicant had submitted a comprehensive design to deal with any hazards, including ongoing monitoring the water from the spring, landscape and ecology.

Members asked the speaker if there were emergency plans in place in case of an event and if the BESS could be relocated. The speaker confirmed that various sites had been looked at for the BESS and found the current location was the best option.

The Principal Planner's presentation addressed the following points:

- Drainage strategy had been submitted with documents. There were no objections from the Oxfordshire County Council flood risk officer.
- The application was in line with policy EH6 and the principle of the application was supported with the preservation of the landscape and benefits of low carbon energy provision and storage.
- The application had allowed for mitigated impacts on landscape with preservation of hedgerows and additional planting, extension of boundary and the connectivity for wildlife.
- No objections had been received on heritage grounds and the recommendation was for approval subject to the S106 agreement, with condition 8 wording to be updated in

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order to ensure baseline and ongoing testing and monitoring of the private water supply serving Caswell House and additional conditions recommended by the LLFA.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- Members raised concerns about the monitoring of construction traffic and potential waste matters such as dust and construction waste which could contribute to water sources being contaminated. The Principal Planner explained that Highways had not suggested a construction traffic management plan as the site was close to a main road network with access off the A40 from the new roundabout.
- Members asked about the risk of fire at the substation and how it could be contained. The Chair explained the process for tackling a fire and containing it within the BESS unit. There were concerns that the materials used to tackle a potential fire could contaminate the water supply. The Principal Planner confirmed there was a condition in the report which ensure the safety measures taken in the event of a fire.
- Members raised concerns about the location of the BESS and the solar farm and the potential harms that Caswell House and the surrounding environment could be exposed to should there be a fire or water contamination event. Councillor Nick Leverton proposed the Sub-Committee refuse the application on the grounds that the application had failed to demonstrate an appropriate impact on the water supply serving Caswell House in accordance with policies OS2 and EH8. This was seconded by Councillor Steve Cosier and put to the vote.

Voting Record – 9 for, 1 against, 2 abstentions.

The Sub-Committee Resolved to

- I. Refuse the application on the grounds that the application had failed to demonstrate an appropriate impact on the water supply serving Caswell House in accordance with policies OS2 and EH8.

54 25/01 I29/FUL Land West of Nursery Road

Clare Anscombe, Senior Planner, presented the application for the erection of 1 self-build dwelling and garage.

The Senior Planner's presentation addressed the following points:

- The application was for a residential dwelling. The plot was surrounded by, Grade II listed buildings and St Leonard's Church (Grade II* listed).
- The site was on the former Eynsham Abbey (Scheduled Monument) and was within the Eynsham conservation area.
- To the right of 6 Oxford Road there was a residential property.
- The application was for a 1.5 storey dwelling with garage including a pitched roof form with proposed materials of red brick, render and slate roof tiles.

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John Jago, the applicant addressed the sub-committee which raised the following points: a history of the site and previous planning history. The dwelling would be custom built. The applicant raised the possibility of members attending a site visit to get an idea of the plot and surroundings.

The Senior Planner's presentation addressed the following points:

- Highlighted the policies which protected the area and gave a strong reason to refuse the application.
- Advised that Historic England and the Conservation officer had raised objections to the application with concerns of the impact on St Leonard's Church, 'The Shrubbery' and harm to the conservation area.
- The public benefits of the scheme did not outweigh the harms.
- There was no clear information on which trees would be retained.
- Even though the planning benefits were considered, the harms and impacts to the area outweighed the benefits. The recommendation was for refusal.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- The members acknowledged the concerns from the heritage officer and Historic England. They also considered the history of the site and what surrounding housing was near by the site.

Councillor Dan Levy proposed the Sub-Committee defer the application to conduct a site visit on Monday 13 October at 12pm. This was seconded by Councillor Steve Cosier and put to the vote.

Voting Record – 11 For, 0 Against, 1 Abstention

The Sub-Committee **Resolved** to:

1. Defer the application to conduct a site visit on Monday 13 October at 12pm.

Councillors Mead and Leverton left the meeting at 3.53pm.

55

25/00277/FUL 87 Moorland Road

Clare Anscombe, the Senior Planner presented the application for the change of use of land to extend residential curtilage and erection of a fence.

The Senior Planner's presentation addressed the following points:

- The land was currently listed as amenity land north of Welch Way and was in flood zone 2.
- The proposed fence was open boarded and provided screening to the property.
- The proposal did not impact the character of the surrounding area and was in keeping with the landscape of the area. With the suggested planting, it would provide a positive appearance to the area.

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- The application complied with the key policies in the Local Plan and was recommended for approval.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- The members asked for confirmation on the distance between the proposed fence and the trees and if the trees were protected by a tree preservation order as it was not clear.
- The senior planner confirmed that the trees would be outside the curtilage, and the trees were not in a conservation area and not protected by a tree preservation order.
- The members asked where the fence would be positioned and raised concerns that the fence could disturb the roots of the trees nearby. The Senior Planner confirmed that the post fences would not be too far in the ground and spaced at 6ft intervals.
- The members asked for confirmation of who owned the surrounding green land and who was responsible for the amenity area. The Senior Planner confirmed that the fence and additional planting of shrubs would soften the appearance and fit in the character.

Councillor Dan Levy proposed the Sub-Committee defer the application to clarify land ownership. This was seconded by Councillor Andrew Lyon and put to the vote.

Voting Record – unanimous.

The Sub-Committee **Resolved** to:

- I. Defer the application to clarify land ownership.

Councillor Steve Cosier left the meeting at 4.15pm.

56

25/00840/FUL Land (e) 248631 (n) 204548 Burford Road

Rebekah Orriss, Planner presented the application for the change of use of building for storage of agricultural and commercial equipment.

The Planner's presentation addressed the following points:

- The application was before the sub-committee due to an objection from the Parish Council who opposed the change of use as it contravened the conditions of the original application.
- The application was for retrospective planning permission to change the use of the building for a mixed use of agricultural and commercial equipment in association with Lockhart Plant Hire Ltd.
- The current site was used by a plant hire business and adjoined the Lockhart Plant hire site in Black Bourton with a hedge separating the sites.

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- The site was not in any designated areas, there was a listed building, the Old Farmhouse, within 100 meters to the east of the site but there would be no impact on the listed building.
- The current building had a corrugated roof and was surrounded by gravel.
- The application was considered acceptable with other material considerations. There were no objections from Highways as an increase in traffic was not expected.
- A noise impact report had been submitted and there was a limited impact on the neighbouring properties.
- The officer recommendation was for approval.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- The chair clarified the use of the site in the past by the applicants and how the site would be used in the future with wider use.

Councillor Adrian Walsh proposed the Sub-Committee approve the application in line with the officer recommendations. This was seconded by Councillor Phil Godfrey and put to the vote.

Voting Record – the vote was unanimous.

The Sub-Committee Resolved to:

1. Approve the application in line with the officer recommendations.

57 25/01557/PN56 Windrush Leisure Centre, Witan Way

Josh McFarland, Planner, presented the application for the installation of solar panel PV system to flat roof areas of leisure centre.

The Planner's presentation addressed the following points:

- The application was before the sub-committee on behalf of the Council, and the property was owned by the Council.
- The solar panels would be positioned on the flat part of the roof of the Windrush Leisure Centre. The PV would not be higher than 1 meter above the highest part of the roof (excluding the chimney) and 1 meter from the external edge of the roof.
- There would be a low visibility impact as the solar panels are to be located on the roof.
- There were no objections to the application.

The Chair invited the Sub-Committee to discuss the application which raised the following points:

- It was confirmed that the application was before the sub-committee because the property was owned by West Oxfordshire District Council.

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Councillor Dan Levy proposed the Sub-Committee approve the application in line with officer recommendations. This was seconded by Councillor David Melvin and put to the vote.

Voting Record – the vote was unanimous.

The Sub-Committee Resolved to:

- I. Committee approve the application in line with officer recommendations.

58 Applications Determined under Delegated Powers

The report giving details of the applications determined under Delegated Powers was received, explained by officers and noted by the Sub-Committee

59 Appeal Decisions

The report giving details of the appeals was received, explained by the officers and noted by the Sub-Committee.

60 Site Visits

The Principal Planner confirmed there were no site visit reports to consider.

The Meeting closed at 4.33pm

CHAIR

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WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 13th October 2025

REPORT OF THE HEAD OF PLANNING



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Head of Planning. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

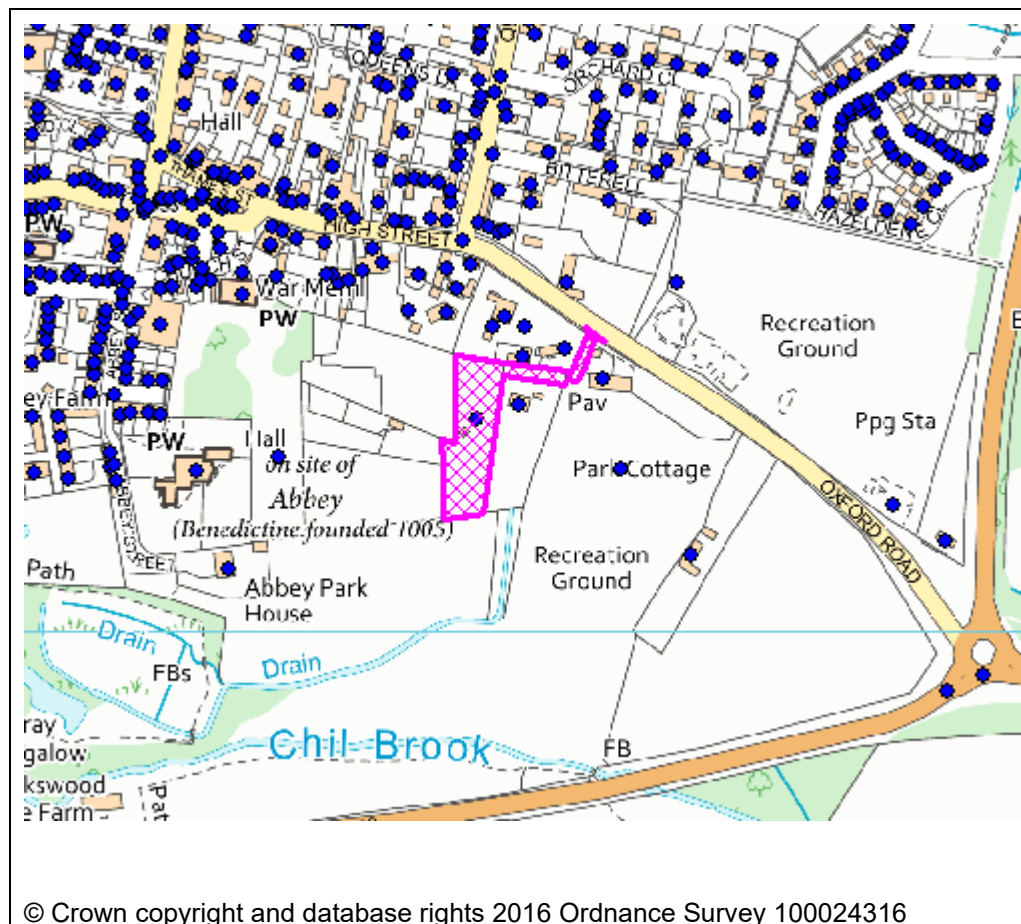
Please note that:

- I. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Item	Application Number	Address	Officer
1	25/01129/FUL	Land West Of The Nursery, 6 Oxford Road	Clare Anscombe
2	25/01606/FUL	6 Marriotts Walk Witney	Clare Anscombe
3	25/01782/FUL	Windrush Inn Burford Road	Ella Charles

Application Number	25/01129/FUL
Site Address	Land West Of The Nursery 6 Oxford Road Eynsham Oxfordshire
Date	1st October 2025
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Eynsham Parish Council
Grid Reference	443460 E 209141 N
Committee Date	13th October 2025

Location Map



Application Details:

Erection of 1 self-build dwelling and garage.

Applicant Details:

Mr Jago
C/O Agent

I CONSULTATIONS

OCC Highways	<p>No objection, subject to conditions.</p> <ul style="list-style-type: none">• G28 parking as plan• G32 turning facility
WODC Drainage	<p>No objection, subject to conditions.</p>
District Ecologist	<p>Original Consultation:-</p> <p>Holding objection due to insufficient information on biodiversity.</p>
Thames Water	<p>No Comment Received.</p>
Env Health Contamination	<p>I have looked at the above referenced planning application in relation to potentially contaminated land.</p> <p>From the information submitted with the application it appears that the site is a former horticulture nursery, our records indicate that the site has remained undeveloped over time. Given the proposed residential development please consider adding the following condition to any grant of permission as a precaution:</p> <p>I. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.</p> <p>Reason: To prevent pollution of the environment in the interests of the amenity.</p> <p>Relevant Policies: West Oxfordshire District Council Local Planning Policy EH8 and Section 15 of the NPPF.</p>
Conservation And Design Officer	<p>Objection.</p> <p>The proposed development would harm the character, appearance and setting of listed buildings in particular St Leonards Church and</p>

associated structures (GII*), The Shrubbery (GII), Eynsham Abbey SM, and Eynsham conservation area.

This proposal would be contrary to legislation, Local Plan policies EH9, EH10, EH11, EH13 and EH15 the relevant provisions of the NPPF.

Env Health Noise And Amenity No objection to proposal but I would ask for the following condition to be attached to any consent granted:

Hours of work in connection with the application shall be restricted to 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday with no working on Sundays and Bank/Public Holidays.
Reason: To protect the amenity of the neighbourhood.

WODC Housing Enabler The proposed development is described as self-build on the application form and within the submission documents.

Planning authorities are required to keep a register of people interested in self/custom build housing. This is used as an indication of demand. The number of applications to the register received at the end of the most recent reporting period (base years 1-9) were 365 from individuals and 6 from groups held on Part 1 (applicants with a local connection to the district), and 142 individual applications on Part 2 (all other qualifying applicants).

Currently the council has identified 289 plots as meeting self/custom build criteria that gained planning consent during base periods 1-9 (up to end October 24). Monitoring of this activity is ongoing. Self-build dwellings should be developed and occupied in accordance with the Self-build and Custom Housebuilding Act 2015. I would request that compliance with this act is secured via a legal undertaking. The Self-Build dwelling developed through this planning application would assist the Council in meeting its obligations in respect of the Self-build and Custom Housebuilding Act 2015.

Newt Officer No Comment Received.

Historic England Historic England has serious concerns about this application on heritage grounds and the principle of development on the site. There is insufficient information to meet the requirements of paragraph 207 of the NPPF and there is no justification given for any harm caused to the Scheduled Monument. We therefore recommend that it is either withdrawn or refused.

OCC Rights Of Way Field Officer The public footpath that runs for a short section down the access drive to the site will not be affected by the proposal so there are no objections from the countryside access team.

WODC Tree Officer Initial consultation response:-

Pre-development tree survey - Arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (i.e. not in relation to the proposed development). No finalised proposal drawing available.

Further comments dated 08/07/2025:

I would need the data that was collected in this predevelopment tree survey plotted on the proposed drawing, this will show the proximity to the proposed structures and associated infrastructure... A Tree Constraints Plan. Accompanying this there will need to be an Arboricultural Impact Assessment and Arboricultural Method Statement, this will detail the developments impact of the existing trees that are to be retained on the site.

OCC Archaeological Services

The applicant has submitted a Historic Impact Assessment which considers the potential for archaeological remains to survive in the development location based on previous works in the general vicinity of the site. However, the archaeological potential of the site will likely need to be tested in the field before any planning permission could be considered, and this will require Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport. Any fieldwork programme will need to be developed under the advice of Historic England.

As set out in the NPPF 2024 paragraph 213, Historic England will also consider any impacts on the setting of the Monument should any development take place.

District Ecologist

Reconsultation comments:-

Acceptable subject to conditions and informative.

WODC Tree Officer

Reconsultation comments dated 25.09.2025:-

From the report provided and the amended block plan; they highlighted the removal of T31,30,29; 3 Malus (Apple trees). If the retained trees are protected in line BS 5837, and root protection areas as indicated from the amended plan are adhered to, then I have no objections. Worth highlighting that any additional tree works not included in this application will have to be submitted as a TCA.

Parish Council

Support.

2 REPRESENTATIONS

2.1 Comments have been received from local residents regarding the application. Full details can be found on the online case file. In summary, the following concerns have been raised:

- Principle/policy
- Precedent
- Impact on highway safety
- Design and layout
- Loss of privacy and overlooking
- Impact on heritage assets

3 APPLICANT'S CASE

3.1 The applicant has submitted a planning, heritage and design & access statement which, in summary, makes the following points:

- Whichever route the development proposal is considered against the criteria of policy H2 (b, c or d) there is clear and convincing justification that the proposed development of a single dwelling on the site is supported in principle.
- The proposal complies with the objectives of policies OS4 of the Local Plan and ENP2 of the Neighbourhood Plan which require new developments to respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.
- While the site is considered to have low potential to contain nationally significant archaeological remains, it will be necessary to validate and ground truth the findings through a process of archaeological evaluation intended to clarify the nature and potential sensitivity of archaeological deposits within the site.
- The proposed development will involve groundworks associated with the construction of the new building. These groundworks will be localised to the footprint of the proposed building and any necessary services. The groundworks will have a direct impact on ground within the scheduled monument and will therefore require Scheduled Monument Consent.
- The proposed new building is considered to have no impact upon the setting and heritage significance of the scheduled monument.
- The site is currently screened from view and the proposed development is anticipated to have no impact on the conservation area or its setting. It will have no impact on the setting of the historic village core, nor will it materially impinge on the green space to the south and east of Eynsham.
- The proposed development will have no impact on the setting and heritage significance of listed buildings in the study area.
- Given the modest scale of development proposed and the substantial separation and screening to neighbouring residential properties, it is considered that the proposal would

not give rise to any detrimental overlooking, overbearing or overshadowing impacts. A high standard of residential amenity would be provided for future occupiers of the development and retained for neighbours in accordance with policy OS4 of the WODC Local Plan.

- To compensate for the minor loss of low-quality apple trees, the detailed soft landscape scheme which will be subject of a standard planning condition, will include suitable native tree planting to enhance the character, appearance and biodiversity value of the site in accordance with policy ENPI3 of the Eynsham Neighbourhood Plan.
- Given the site has been used as a residential garden for 40 years and is in a highly sustainable location in a district with significant need for housing, development of a single dwelling on this site would be an effective use of land.
- In assessing the proposal against paragraph 11 (d) of the NPPF, it is clear that the protection of areas or assets of particular importance (designated heritage assets) does not provide a reason to refuse permission in this instance, and it is clear that the proposal aligns with key objectives of the NPPF which seek to direct development to sustainable locations and make effective use of land with well-designed places. Therefore, the assessment of the proposal under tilted balance demonstrates planning permission should be granted.

4 PLANNING POLICIES

NATDES National Design Guide
EYNSNP Eynsham Neighbourhood Plan
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H4NEW Type and mix of new homes
H5NEW Custom and self build housing
T1NEW Sustainable transport
T2NEW Highway improvement schemes
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH7 Flood risk
EH8 Environmental protection
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
EH13 Historic landscape character
EH15 Scheduled ancient monuments
EH16 Non designated heritage assets
EW10 Eynsham- Woodstock sub area
DESGUI West Oxfordshire Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5 Background Information

- 5.1 This application relates to an existing parcel of land located to the south of Oxford Road in the rural service centre of Eynsham. To the east is '6, The Nursery' (a dwelling). Beyond this is Eynsham recreation ground and sports pavilion. To the immediate west is land associated with '24, High Street' and further to the west is St Leonard's Church. To the north are further dwellings, in particular, 'The Bay Tree, 4 Oxford Road' which adjoins the northern boundary of the site.
- 5.2 The proposed development is for the erection of 1 self-build, two-bedroom dwelling and garage. The site lies in the Eynsham Conservation Area and is a Scheduled Ancient Monument ('Eynsham Abbey (site of)' List Entry Number: 1006332). There are also a number of listed buildings within close proximity of the site. The site lies in the Eynsham Neighbourhood Plan area.

Relevant Planning History

- W89/0492 - Detached dwelling and granny annexe. Refused. 22nd June 1989.

This application related to land further to the west but in close proximity to the site. The application was refused because it was considered to erode the special environmental character of the Eynsham Conservation Area and not conserve the historic street pattern. The site was not considered to constitute infilling or rounding off within the existing building area.

- W75/0160 - Erection of one dwellinghouse or bungalow with garage (outline). Approved.

This application related to the neighbouring property, 6 The Nursery, and included part of the application site within its curtilage.

- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle of development
 - Impact on heritage assets
 - Conclusions on bullet point i) of paragraph 11d)
 - Design, Scale, Siting and Form
 - Impact on ecology
 - Impact on highway safety
 - Impact on trees
 - Impact on flood risk
 - Impact on amenity
 - Paragraph 11dii planning balance

Principle of development

- 5.4 Policy H2 of the adopted West Oxfordshire Local Plan (2031) states that new dwellings will be permitted in rural service centres, including Eynsham, in the following circumstances:

- 'On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan;
- On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan;
- On undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2.
- On undeveloped land adjoining the built up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy HI and is in accordance with other policies in the plan in particular the general principles in Policy OS2.'

5.5 The northern and eastern boundaries of the site adjoin built development with its western boundary divorced from built development and to the south lies public open space (recreation ground). Therefore, Officers are of the view that the land where the dwelling is proposed relates more to the built-up area than the open countryside and so falls within the settlement. In terms of whether the site is previously developed land, aerial photographs indicate that part of the site has previously been used as part of the garden of the neighbouring dwelling and the planning history for the neighbouring dwelling included part of the site within its curtilage. However, the lower part of the site fell outside this defined curtilage and aerial photographs indicate that this part of the site has not been managed as part of the residential garden of 6 The Nursery for over 10 years. The definition of previously developed land included in the NPPF states that previously developed land excludes land in built-up areas, such as residential gardens. Therefore, Officers are of the view that the site is undeveloped land within the built-up area.

5.6 In this case, therefore, the application must demonstrate that the proposal is in accordance with the other policies in the plan and in particular the general principles in policy OS2.

5.7 In terms of the general principles set out in Policy OS2, these require, amongst other things, that all development should:

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Avoid the coalescence and loss of identity of separate settlements;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Not be at risk of flooding or likely to increase the risk of flooding elsewhere;

- Conserve and enhance the natural, historic and built environment;
- Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.

5.8 Officers' concerns in relation to these particular General Principles will be discussed further below.

5.9 The Eynsham-Woodstock Sub-Area Strategy states that the focus of new development will be Eynsham and that development in rural service centres will be of an appropriate scale and type that would help to reinforce/create the service centre role.

The Council's Housing Land Supply Position and implications of the NPPF

5.10 Policies H1 and H2 of the WOLP identify an overall housing requirement of 15,950 homes to be delivered in the period 2011 - 2031. Ordinarily, this would be used to calculate the Council's five-year housing land supply. However, the Council has undertaken a formal review of the WOLP in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and in doing so has determined that the housing trajectory of Policies H1 and H2 are out of date and need to be reviewed. In accordance with national policy, because those policies are now more than 5 years' old, until such time as a new housing requirement is determined through the new Local Plan, the District Council will calculate its five-year housing land supply position on the basis of local housing need using the Government's standard method. An updated HLS position statement has not been published by the LPA since the December 2024 revisions to the NPPF. Nevertheless, officers consider it relevant to note that the recent changes to the NPPF are likely to increase the housing requirement for the following reasons:

- Paragraph 61 sets the overall aim of policy as meeting an area's identified housing need, including with an appropriate mix of housing types for the local community (removing previous reference to 'meeting as much of an area's identified housing need as possible').
- Paragraph 62 confirms that housing requirements will be based on local housing need ('LHN'), as calculated using the standard method, which officers understand will result in the LHN figure for West Oxfordshire increasing from 570 dpa to 905 dpa, which is likely to have a significant impact on its deliverable HLS position.
- Paragraph 78 inter alia re-introduces a buffer that is likely to be 5% for West Oxfordshire, as its Housing Delivery Test figures have to date never been below 85% (Nonetheless, this will increase the requirement further, again tending to worsen the deliverable HLS position).

5.11 For a combination of reasons relating to the changes identified above, officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries. As such, officers anticipate that the LPA's HLS shortfall is likely to rise when its next HLS position statement is published; and for the purposes of this application, officers accept that the LPA cannot currently demonstrate a full 5-year deliverable HLS and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

Conclusions on the principle of residential development

5.12 In view of the above, it is clear that the decision-making process for the determination of this application is therefore to assess whether:

- the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5.13 In respect of bullet point i), detailed above, specific policies relating to designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) are relevant.

5.14 In respect of bullet point ii), detailed above, footnote 9 clarifies that the policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

5.15 In terms of compliance with policy H2, the proposed development is supportable provided that the proposal is in accordance with the other policies in the adopted WOLP and in particular the general principles in Policy OS2. This is considered below.

Impact on heritage assets

5.16 In terms of impact on designated heritage assets, the site lies within the north-eastern area of Scheduled Monument ('Eynsham Abbey (site of)' List Entry Number: 1006332), the Conservation Area and Council's Conservation Officer considers that the proposal would also affect St Leonard's Church (Grade II* listed) and The Shrubbery (Grade II Listed). Officers have regard to the statutory protections afforded to these heritage assets under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.17 Paragraph 207 of the NPPF (2024) states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

5.18 Paragraph 212 states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

5.19 Paragraph 210 states:

'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

5.20 Paragraph 211 states:

'In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.'

5.21 Paragraph 213 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

5.22 Paragraph 215 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

5.23 A Heritage Statement has been submitted which concludes that: '...The site is situated in a location which is set back from Oxford Road and completely obscured from view from the road by existing roadside buildings. It is also surrounded to the south and west by mature trees and low-level vegetation, which obscure the site from view from nearby listed buildings and from the site of the abbey. Depending on the size and height of the proposed building, the development is therefore considered to have a neutral effect on the setting and heritage significance of Eynsham Conservation Area and surrounding listed buildings...'

5.24 In terms of impact on listed buildings, the Council's Conservation Officer considers that St Leonards Church (a Grade II* listed building) has a direct historic association (illustrative and evidential (archaeological) significance) to the former Abbey, the proposal would result in a high level of less than substantial harm to the setting and significance of the Church as a result of development within the grounds of the former Abbey.

5.25 In addition, they consider there to be harm to the setting of the grade II listed building known as the 'The Shrubbery' as a result of the negative alteration to its currently rural and undeveloped setting. They consider the level of harm to be a moderate level of less than substantial harm. Overall, they consider that the proposal would harm the character, appearance and setting of listed buildings in particular St Leonards Church and associated structures (GII*). The Shrubbery (GII), Eynsham Abbey SM, and Eynsham conservation area, and that the proposal would be contrary to legislation, Local Plan policies EH9, EH10, EH11, EH13 and EH15, as well as the relevant provisions of the NPPF.

5.26 In terms of impact on the Scheduled Monument, Historic England have been consulted, and they consider that the application has not provided a sufficient assessment of the impacts of development on the significance of the Scheduled Monument, in order to fully understand the level of harm that will be caused. In addition, they consider that there is no clear and convincing justification for the proposed development.

5.27 The Council's Conservation Officer considers that there is more to setting and harm to heritage assets than just views. For example, it can be about the way an area is experienced including noise, lighting, its historic landscape character, its historic illustrative and evidential significance etc. They concur with Historic England's comments (dated 4th July) and add that they consider the proposal to be backland development that would result in a harmful urbanising impact on the highly sensitive area within Eynsham Abbey Scheduled Monument and an area of surrounding undeveloped rural land within Eynsham Conservation Area. Further, they consider that the proposal would result in the loss of this currently characterful and undeveloped peaceful area.

Further, in terms of archaeology, the applicant has submitted a Historic Impact Assessment which considers the potential for archaeological remains to survive in the development location based on previous works in the general vicinity of the site. However, the archaeological potential of the site will likely need to be tested in the field before any planning permission could be considered, and this will require Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport. Any fieldwork programme will need to be developed under the advice of Historic England.

5.28 In accordance with paragraph 215 of the NPPF, this harm must be weighed against the public benefits of the development, including securing the optimum viable use of heritage assets. The site is located within a sustainable location and one self-build dwelling is proposed. Officers acknowledge that the Council cannot currently demonstrate that it has a five year housing land supply and, recent appeals have concluded that there is a shortfall of self-build dwellings in the district (appeal ref. APP/D3125/W/24/3349750 dated 3rd February 2025).

5.29 However, only one self-build dwelling is proposed. Therefore, in the opinion of Officers, the application does not provide clear and convincing justification for the proposed development, nor does it demonstrate that the proposal will secure the optimum viable use of designated heritage assets. In accordance with paragraph 212 of the NPPF, great weight should be given to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.30 For these reasons, in this case, Officers consider that the public benefits of the proposed development do not outweigh the high level of less than substantial harm that would be caused to the significance of St Leonards Church and associated structures. Officers also do not consider that the public benefits outweigh the moderate level of less than substantial harm to The Shrubbery. In accordance with Historic England's advice, further information is required to establish the level of harm to the Scheduled Monument however, the introduction of a dwelling in this location would result in a harmful impact upon the Scheduled Monument. Therefore, the proposed development is considered to be contrary to policies OS2, OS4, H2, H5, EH9, EH10, EH11, EH13, EH15 and EW10 of the adopted WOLP, legislation, paragraphs 207 and 213 of the NPPF 2024 and policies ENP2 and ENP14 of the Eynsham Neighbourhood Plan.

Conclusions on bullet point i) of paragraph 11d)

5.31 In conclusion, officers consider that the application of heritage policies that protect designated heritage assets provides a strong reason for refusing the development proposed.

Design, Scale, Siting and Form

5.32 Policy OS4 of the WOLP requires new development to contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings. High-quality design should be demonstrated. Chapter 12 of the NPPF (2024) relates to achieving well-designed places and states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.' Paragraph 135 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 139 requires compliance with local and national design guides and states that development that is not well-designed should be refused.

5.33 The proposed dwelling is 1.5 storeys and has a pitched roof form with rear projecting balcony. The dwelling has a width of circa 12.9m and a depth of circa 5.7m. The walls are to be constructed of red brick and render with a slate tile roof. The dwelling is positioned in line with the rear elevation of No.6 The Nursery and a single storey garage is proposed which has a height of 4.4m, width of 3.8m and length of 6.4m positioned in front of the proposed dwelling. A gravel driveway is proposed to the front with 1.4m high post and rail fencing separating the site from the neighbouring property and to provide secure access to the rear garden. There are inconsistencies between the submitted drawings in terms of the proposed ridge level of the dwelling. However, based on the street elevation, the proposed ridge will exceed the ridge of the neighbouring dwelling by half a metre or so due to the topography of the site.

5.34 The relatively modest scale and form of the proposed dwelling is considered to appropriately relate to its wider context, however, for the reasons as set out above, the proposed siting raises fundamental heritage concerns.

Impact on ecology

5.36 In terms of impact on ecology, the site lies in a red zone for great crested newts, protected species buffer for bats and Wychwood Project Area. The site also lies in the Cothill Fen Zone of Influence and Oxford Meadows Zone of Influence. The Council's ecologist has been consulted, and the proposed development is considered to be acceptable subject to conditions and informative.

Impact on highway safety and parking

5.37 In terms of impact on highway safety, part of the site access lies along a public right of way (number 206/2/10). The site is accessed from Oxford Road via an existing track. In terms of parking, the application form confirms that four car parking spaces are proposed and 2 cycle spaces. The Local Highway Authority have been consulted and no objection has been raised, subject to conditions requiring the construction of car parking areas before occupation of the development and these to be retained thereafter and used for no other purpose. Further, they highway authority have requested that the dwelling shall not be occupied until space has been laid out within the curtilage to enable vehicles to enter, turn round and leave the curtilage in forward gear. The Countryside Access Officer has no objections. Therefore, subject to conditions, the proposed development is considered to be acceptable from a highway safety and parking perspective.

Impact on trees

5.38 In terms of impact on trees, the site contains a number of established trees which are considered to contribute to the verdant character and appearance of the site and surrounding area. The Tree Officer has been consulted on an amended block plan which clarifies the trees to be removed and retained. The Tree Officer has no objection, provided the retained trees are protected in line with BS 5837, and root protection areas as indicated from the amended plan are adhered to. Further, additional works to trees not included in this application will have to be submitted as a separate application as they are in a conservation area. The planting of replacement fruit trees can also be secured by condition. Therefore, subject to conditions, the proposed development is considered to have an acceptable impact on trees and Officers consider that the proposal would be unlikely to lead to the loss of features (trees) that make an important contribution to the character or appearance of the area.

Impact on flood risk

5.39 In terms of flood risk, the site lies in flood zone 1. Surface water is proposed to be disposed of via surface water drainage system and foul drainage is proposed to be via mains sewer. The Council's Flood Risk Management Officer has been consulted, and no objection has been raised, subject to conditions. No comments have been received from Thames Water. Therefore, the proposed development is considered to be acceptable on flood risk grounds.

Impact on amenity

5.40 In terms of impact on amenity, the site is considered to provide adequate external and internal amenity space for future occupants.

5.41 Regarding impact on the amenity of neighbouring residents, due to the separation distance, design and position of existing windows in the southern elevation, and the oblique relationship between the proposed dwelling and 'The Bay Tree, 4 Oxford Road', it is considered that the proposed development is unlikely to harm the privacy of occupants of 'The Bay Tree.'

5.42 Due to the separation distance between the proposed rear windows and '6, The Nursery', the orientation of these windows, minimal difference in ground levels, and subject to obscure glazing being installed in the ground floor eastern elevation windows serving the en-suite and study, it is considered that the proposal would be unlikely to harm the privacy of occupants of '6, The Nursery.'

5.43 Due to the proposed height of the dwelling, separation distance and positioning, the proposal is unlikely to have a detrimental impact on the amenity of neighbouring residents by way of overbearing and loss of outlook.

5.44 There may be some overshadowing to 'The Bay Tree', but as there are other windows in the north elevation serving primary living accommodation and one of the windows on the southern elevation serves an ensuite, Officers consider that the proposal would be unlikely to have a detrimental impact on the amenity of neighbouring residents by way of loss of light.

5.45 In terms of the impact of the proposed balcony on the amenity of neighbouring residents, given the separation distance, it is considered that the proposed balcony would not harm the privacy and amenity of residents of 6, The Nursery.

5.46 Therefore, it is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring residents.

Other Matters

5.47 Regarding contamination, the proposed development is considered to be acceptable, subject to conditions however, how such requirements may be accommodated within the Scheduled Monument is unclear.

5.48 In terms of construction impacts, concern has been raised by neighbouring residents that the access track to no. 6 remains accessible during construction. This is considered to be a civil matter and so is not a material planning consideration. In terms of noise impact, the Environmental Health Officer has suggested a condition restricting construction hours.

5.49 Concern has also been raised regarding the precedent for this development to lead to future development adjoining the site. Each development proposal is assessed on its own merits and so precedent is not of relevance to the determination of this application.

5.50 Land ownership is not a material planning consideration and not a constraint to this development. Vehicular movements associated with one dwelling in this location would have minor impact.

The Overall Planning Benefits

5.51 The planning benefits claimed for in the application include the effective use of land from development in a sustainable location to meet housing needs. The agent has confirmed that the applicant would be willing to enter into a Unilateral Undertaking to secure the self-build status of the proposal.

5.52 The proposed development would also have some economic benefits during construction through the creation of jobs, and once operational, some social and economic benefits in terms of increasing the vitality of the community through increased spending on local services and facilities.

5.53 Officers acknowledge these benefits, but due to only a single unit being proposed, these benefits are considered to be at very limited.

Paragraph 11dii Planning Balance

5.54 Notwithstanding the failure to pass the 11(d)(i) balance, for the reasons set out above, the proposed development conflicts with paragraphs 207 and 213 of the NPPF (2024), policies OS2, OS4, H2, H5, EH9, EH10, EH11, EH13, EH15 and EW10 of the adopted WOLP, policies ENP2 and ENP14 of the Eynsham Neighbourhood Plan, and legislation.

5.55 The proposed development would fail to conserve and enhance the significance of designated heritage assets which, in accordance with the national policy requirement to give *great* weight to the conservation of designated heritage assets, must be afforded, at least, *great* weight.

5.56 Therefore, in this case, the adverse impacts of the proposed development are considered to significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Recommendation

5.57 In conclusion, for the above reasons, the application of heritage policies in the NPPF (2024) that protect areas or assets of particular importance, in particular designated heritage assets, provides a strong reason for refusing the development proposed.

5.58 The adverse impacts of the proposed development are considered to significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (2024) taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land and securing well-designed places. Therefore, the application is recommended for refusal.

6 REASONS FOR REFUSAL

1. Insufficient information has been provided in the submitted Heritage Impact Assessment assessing the impacts of the development on the significance of the Eynsham Abbey Scheduled Monument (List Entry Number: 1006332) in order to fully understand the level of harm that will be caused and no clear and convincing justification for the proposed development has been provided. Further, the proposed development is considered to harm the character, appearance and setting of listed buildings, in particular, St Leonards Church and associated structures, The Shrubbery, and Eynsham Conservation Area. In addition, the archaeological potential of the site has not been tested in the field, requiring Scheduled Monument Consent. Clear and convincing justification for the proposed development has not been provided and the proposal will not secure the optimum viable use of designated heritage assets. Further, the public benefits of the proposed development are not considered to outweigh the less than substantial harm to heritage assets. Therefore, the application of paragraphs 207, 212, 213 and 215 of the NPPF (2024) that seek to protect designated heritage assets provide a strong reason for refusing the development proposed.
2. The adverse impacts of the proposed development, including the harm to designated heritage assets, contrary to paragraphs 207 and 213 of the NPPF 2024, policies OS2, OS4, H2, H5, EH9, EH10, EH11, EH13, EH15 and EW10 of the adopted WOLP 2031, policies ENP2 and ENP14 of the Eynsham Neighbourhood Plan 2020, and legislation, are considered to significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (2024) taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land and securing well-designed places.

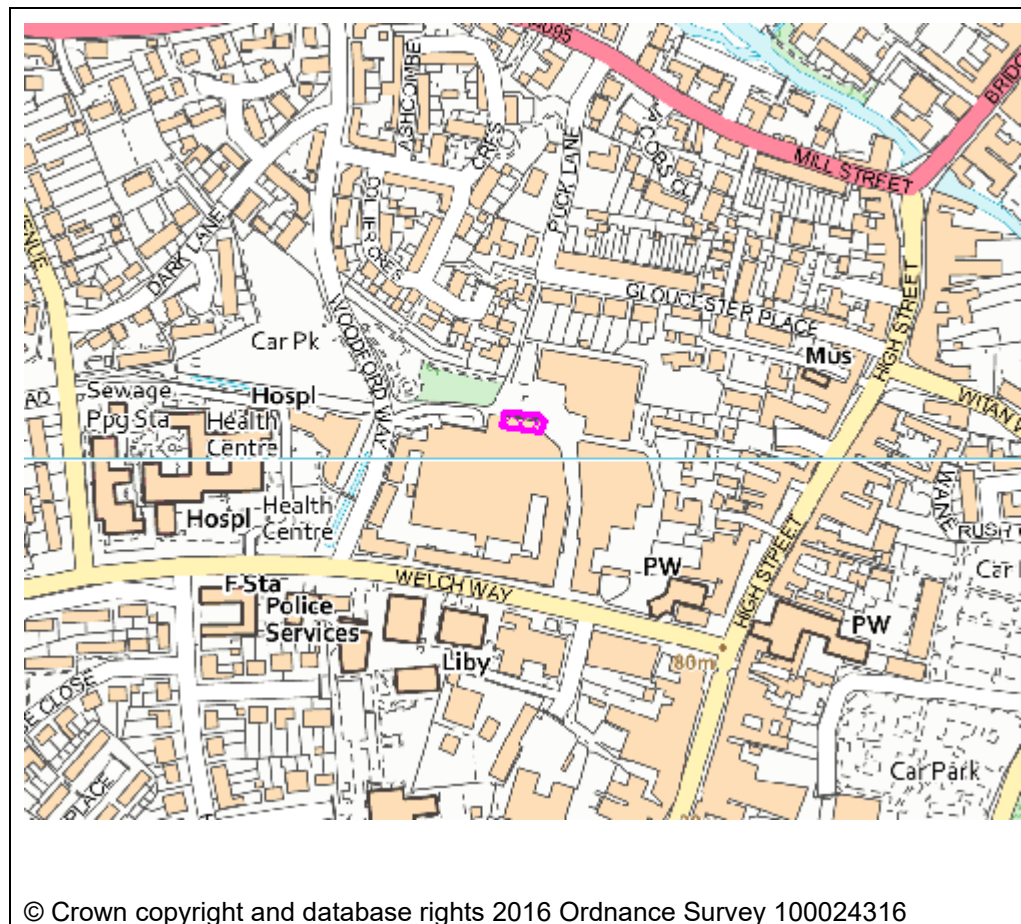
Contact Officer: Clare Anscombe

Telephone Number:

Date: 1st October 2025

Application Number	25/01606/FUL
Site Address	6 Marriotts Walk Witney Oxfordshire OX28 6GX
Date	1st October 2025
Officer	Clare Anscombe
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435522 E 209972 N
Committee Date	13th October 2025

Location Map



Application Details:

Conversion of existing unused unit to create a micro brewery and taproom/cafe to include replacement frontage, provision of outdoor seating and extraction/ventilation/heating system.

Applicant Details:

Professor Nicola Sibson
6 Marriotts Walk
Witney
Oxfordshire
OX28 6GX

I CONSULTATIONS

WODC Drainage	Reconsultation comments dated 10th September 2025:- No objection.
OCC Highways	No objection.
District Ecologist	Acceptable subject to informatives.
Economic Development Manager	This proposal offers a valuable opportunity to enhance the economic, cultural, and social vitality of Marriotts Walk and Witney more broadly. It is aligned with local policy objectives and supports the long-term vision for a thriving, resilient, and distinctive town centre.
Env Health Noise And Amenity	Reconsultation comments dated 28.09.2025 and further clarification received 29.09.2025:- - Given the particular detail of the information now submitted, I'd recommend conditions for construction noise; plant and building fabric (details submitted in NIA and addendum already, which needs to be followed through); and the NMP (current submissions need finalising, - e.g. the amplification equipment issue). The NMP is usually important in the context of an entertainment venue, when suitable control of noise requires effective management controls, whether the activity is licensed or not. Reason for conditions: To safeguard the amenity of neighbouring residents.
Parish Council	Witney Town Council welcomes and supports this application. Members are pleased to see a currently vacant and previously unused unit within Marriotts Walk being brought into active and meaningful use. The proposed microbrewery, taproom, and café will contribute positively to the vitality of the area, enhance the local economy, and increase footfall in this part of the town- all of which are strongly supported by Members and policy EI of the West Oxfordshire Local Plan 2031. In particular, Members were encouraged by the social value

underpinning the proposal, specifically the applicant's commitment to supporting ex-service personnel (Veterans) through employment, skills training, and access to mental health support.

Conservation And Design
Officer

No Comment Received.

Env Health Air Quality

No objection, subject to condition.

2 REPRESENTATIONS

2.1 Comments have been received from local residents in support of the application. In summary the following comments have been received:

- Re-use of vacant unit
- Positive contribution to local economy and community
- Enhancement to area

Full details can be found on the online case file.

3 APPLICANT'S CASE

3.1 A covering letter has been submitted which, in summary, makes the following points:

- The overriding aim is to help ex-services personnel who may be struggling to transition to civilian life. The proposals will employ ex-services personnel. A pre-app has been submitted and the issues raised have been addressed.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

WIT5NE Witney town centre strategy

E6NEW Town centres

EH9 Historic environment

EH10 Conservation Areas

EH8 Environmental protection

OS1NEW Presumption in favour of sustainable development

E3NEW Reuse of non residential buildings

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application site comprises a vacant unit located with the Marriotts Walk shopping centre in the town centre of Witney. The site lies in the Witney and Cogges Conservation Area. The application is before members because the site is owned by West Oxfordshire District Council.

5.2 The proposed development is for the conversion of the existing unit to create a microbrewery and taproom/cafe to include replacement frontage, provision of outdoor seating and

extraction/ventilation/heating system. The proposed use includes the sale of beer and merchandise for consumption on or off the premises, some live events mainly on Friday and Saturday evenings, the cooking of some foodstuffs to be sold in the cafe and brewing mainly on Mondays. The application also states that ex-services personnel (Veterans) would be predominantly employed within the business.

Planning history

06/1158/P/OP - Redevelopment to provide multiplex cinema, retail uses, residential, new urban square, town park, landscaping, multi storey car park, public toilets, access and servicing, (amended plans). Approved.

07/0664/P/RM - Reserved matters application for landscaping, in relation to redevelopment to provide multiplex cinema, retail uses, residential, new urban square, town park, landscaping, multi storey car park, public toilets, access and servicing. Approved.

11/1566/P/FP- Erection of single storey extension. Approved.

14/1322/P/FP Erection of new shop front with outside seating area. Approved.

5.3 Taking into account planning policy, other material considerations and the comments of interested parties, officers consider that the key considerations of this application are:

- Principle of development
- Design
- Impact on amenity
- Impact on parking
- Impact on flood risk

Principle

5.4 The site lies within the town centre as defined on the proposals map accompanying the adopted WOLP and lies along a secondary shopping frontage.

5.5 Policy E6 of the adopted WOLP states:

'Town centres will be supported as the focus for shopping, leisure, community facilities and services. The Council will work with local businesses, residents, parish and town councils to ensure town, village and neighbourhood centres remain vibrant, accessible and meet local needs.'

5.6 Within secondary shopping frontages, development proposals for shops and other town centre uses, such as restaurants or cafes, will be allowed where they would complement and enhance the shopping offer of the defined shopping frontage. Development resulting in the loss of town centre uses in these frontages will be refused unless the criteria set out in this policy can be met in full. Concentrations of single uses will not be allowed where this would be likely to cause issues of amenity or affect the vitality of the area.'

5.7 Policy WIT5 states:

'The overall objective is to maintain and enhance Witney Town Centre providing an accessible, attractive and diverse shopping, visitor and evening economy offer and the principal shopping and leisure destination for West Oxfordshire and the surrounding area. This will be achieved by:

- Maintaining a strong and diverse shopping core with a good mix of retailers, focused on the High Street as the main pedestrian route and
- connector between the Woolgate and Marriotts Walk shopping centres;...
- Secondary shopping frontages are defined in these and other areas where development proposals resulting in the loss of town centre
- uses will be refused unless the criteria listed in Policy E6 - Town Centres, can be met in full;...
- Conserving and enhancing the special interest of the Witney Conservation Area and the significance of the other heritage assets in the town...'

5.8 The proposed use is for a mixed use microbrewery and taproom/cafe (sui generis use class). The Council's Economic Development Officer has been consulted and it is considered that given the use proposed, the policy context, the use of an empty unit within the town centre, and the social enterprise element of the proposal, the proposed use would complement the existing shopping offer by driving footfall and provide a unique and locally distinctive experience, positively contribute to the function and vitality of the town centre by making use of an underused space, and celebrate local heritage (particularly Witney's historic links to brewing). Therefore, the proposed use is considered to comply with policies E6 and WIT5 of the adopted WOLP and is acceptable in principle.

Design

5.9 In terms of design, the proposal is for a new shop front which is modern in form and proportions and the framing would be finished in black or dark grey. Whilst modern, its design generally reflects other glazing in close proximity to the site and so is not considered to affect the character or visual appearance of the Conservation Area.

5.10 The proposed seating area is considered to be acceptable because it will not affect pedestrian movement to this area. Separate advertisement consent is required for advertisements.

Impact on amenity

5.11 In terms of impact on amenity, there are residential properties above the unit for development and the proposed use has the potential to harm the amenity of neighbouring residents by way of noise and/or odour. Policy EH8 of the adopted Local Plan states that proposals which are likely to cause pollution or result in exposure to sources of pollution will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.

5.12 Cooking is proposed at the premises and so the Council's Environmental Protection Officer has been consulted. They are satisfied that the proposed odour control system is likely to sufficiently control odours from the proposed cooking methods and food type. Therefore, no objection is raised on grounds of odour, subject to a condition to ensure the proposed system is installed prior to the commencement of cooking on the premises, that it is operational at all times during food preparation, and that it is maintained thereafter.

- 5.13 In terms of noise, the proposed use includes music and some seating outside the building. Proposed opening hours are 09:00-22:00 Tuesday, Wednesday and Thursday, 09:00-23:30 Friday and Saturday and 11:00-22:00 on Sundays. An Acoustic Assessment, Noise Management Plan and Acoustic Assessment Addendum have been submitted and the Council's Environmental Health Officer (Noise) consulted. The EHO considers that the proposed development is acceptable, subject to conditions requiring the limitation of construction hours, the external installation of plant, and the submission of a revised noise management plan and additional acoustic assessment.

Parking

- 5.14 In terms of impact on parking, it is not considered that the proposed development would significantly increase car parking demand in the town centre and the County Council as the local highway authority have no objection to the proposed development. Therefore, the proposal is considered to have an acceptable impact on parking in accordance with policy E6 and T4 of the Local Plan.

Impact on flood risk

- 5.15 The proposal includes the disposal of foul sewage to mains sewer and a connection is proposed to the existing drainage system. The Council's Flood Risk Management Officer has been consulted and provided no additional surface water is being discharged into the system, they have no objection and so the proposal is considered to be acceptable on flood risk grounds.

Recommendation

- 5.16 In conclusion, taking into account planning policy, other material considerations and the comments of interested parties, the proposed development is considered to comply with policies of the adopted West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF 2024, subject to conditions, and so the application is recommended for approval subject to conditions.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

4. The premises shall be used as a microbrewery and taproom/cafe and for no other purpose.

REASON: The use of the premises solely as a microbrewery would result in the loss of a town centre use on a secondary shopping frontage as identified in the adopted West Oxfordshire Local Plan and is likely to have different amenity impacts which would require further consideration through a fresh planning application.

5. The premises shall not be open for customers outside the following hours: -

09:00-22:00 Tuesday, Wednesday and Thursday

09:00-23:30 Friday and Saturday

11:00-22:00 Sundays and Bank Holidays.

REASON: To safeguard living conditions in nearby properties.

6. No external fixed plant or equipment located, installed, or mounted on the walls or roofs, or adjacent to any of the buildings, shall be operated unless detailed plans and a technical specification, including noise details, have first been submitted to and approved in writing by the Local Planning Authority. Once the details have been approved, the equipment shall be installed in accordance with the approved details and maintained in such a way as to ensure compliance with the submitted specification.

REASON: To safeguard the amenity of neighbouring residents by way of noise.

7. Demolition and construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and shall not take place at any time on Sundays and Bank Holidays.

REASON: To safeguard living conditions in nearby properties.

8. Prior to the commencement of the cooking of food on the premises, the ventilation and odour control equipment, as described in the application document 'Proposed Kitchen Ventilation System Design and Specification rev 2', shall be installed and commissioned in full working order to the satisfaction of the Local Planning Authority. The equipment will be operational at all times during food preparation and cooking.

REASON: To ensure that there is an operational scheme in place for the control of grease, fumes and odours, avoiding unnecessary impacts to the surrounding area and/or the occupants of neighbouring properties.

9. The development hereby approved shall be fully implemented in accordance with the recommendations of the Addendum to Noise Impact Assessment - EV2436-02-A, prior to the first use of the premises, and maintained thereafter.

Prior to the first use of the premises a Noise Management Plan (NMP) shall be submitted to and approved by the Local Planning Authority. The NMP shall outline all measures being taken to restrict adverse noise impacts from the permitted activity, including that from amplified sound, customer activity, and collections/deliveries at the premises.

Within 6 months of the first use of the premises an acoustic assessment prepared by a suitably competent person shall be submitted to the LPA. The report shall:

- 1) demonstrate that the operation of the premises complies with the predicted noise limits set out in the submitted Noise Impact Assessment and Addendum referred to above and;
- 2) outline any additional noise mitigation measures required, to be fully implemented prior to the further operation of the premises and maintained thereafter.

REASON: To safeguard the amenity of neighbouring residents and because the submitted information is considered to be insufficient.

INFORMATIVES :-

- I. **IMPORTANT:** The statutory Biodiversity Gain Plan deemed planning condition does NOT apply to this planning permission. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. There are statutory exemptions and transitional arrangements that mean that the biodiversity gain condition does not always apply. Based on the information available, this permission is considered to be one that will not require the approval of a biodiversity gain plan before development is begun because

The permission which has been granted is for development which is exempt being:

Development below the de minimis threshold, meaning development which:

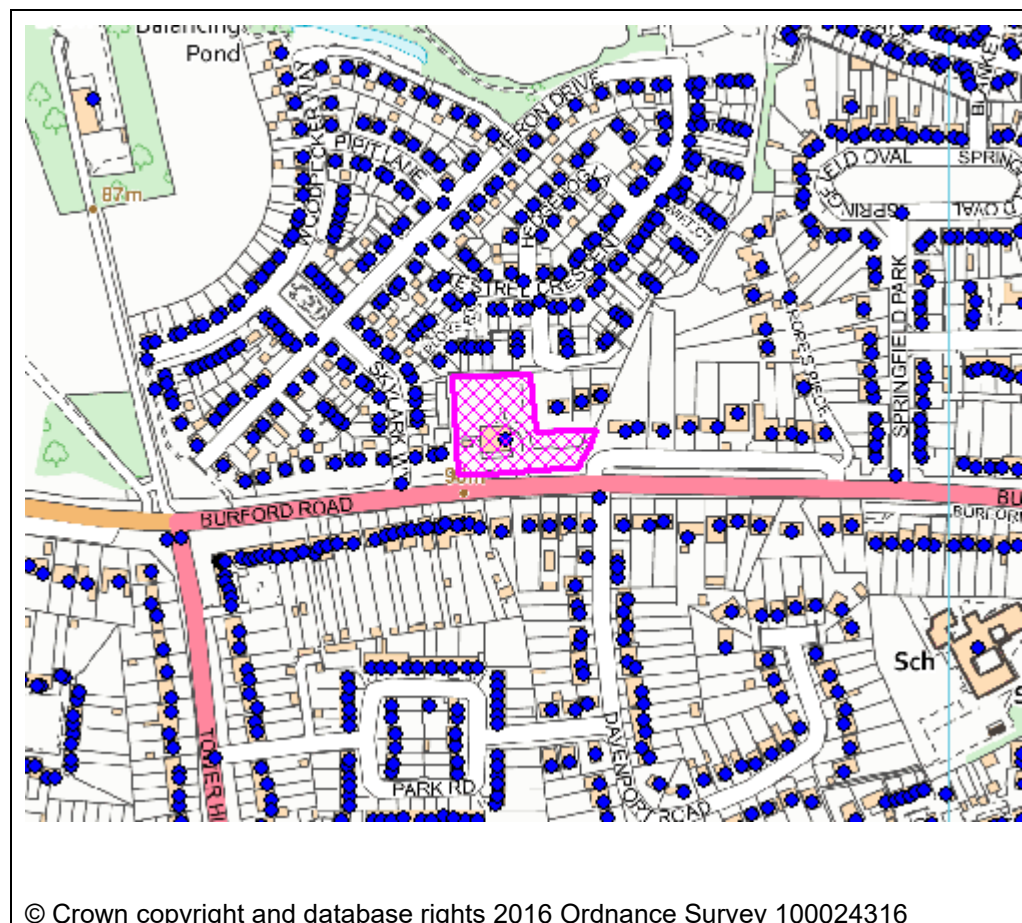
- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority, then these should be implemented. Otherwise, a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Contact Officer: Clare Anscombe
Telephone Number:
Date: 1st October 2025

Application Number	25/01782/FUL
Site Address	Windrush Inn Burford Road Witney Oxfordshire OX28 6DJ
Date	1st October 2025
Officer	Ella Charles
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	434706 E 210341 N
Committee Date	13th October 2025

Location Map



Application Details:

Erection of wooden climbing frame (retrospective).

Applicant Details:

Mr Jeremy Laight
Windrush Inn
Burford Road
Witney
Oxfordshire
OX28 6DJ

I CONSULTATIONS

Parish Council

Witney Town Council objects to this application.

While Members welcome the provision of family-friendly play facilities, they are concerned about the impact on neighbouring residential amenity, particularly in terms of loss of privacy and noise, as highlighted by residents. The application conflicts with Policy OS4 of the West Oxfordshire Local Plan, which states that development should not harm the use or enjoyment of nearby land and buildings, including the living conditions of residential properties.

Members are also concerned about the retrospective nature of the application and request that Officers consider whether a more suitable location could be identified, further from neighbouring boundaries.

2 REPRESENTATIONS

2.1 A summary of the representations received are detailed below. Full details can be viewed in the council's website

2.2 149 responses have been received supporting this application on the following grounds:

- Safe, well thought out place for children to play
- Asset to the pub, helping to community facilities, asset to local community benefit
- Well-designed good quality structure safe and secure
- Does not impact the character and appearance of the area
- Appropriate facility compatible with the adjoining pub use
- Essential facility for resident well being
- Support local business which adds value to the local community
- Social, economic and community benefits to the local area and businesses
- Promote family wellbeing, and strengthen a valued local business, all while having negligible environmental or neighbourhood impact
- Wooden structure with a colour scheme that blends sympathetically into the surroundings

2.3 9 responses have been received objecting to this application on the following grounds- officers note that 3 of the objections received appear to be comments of support.

- Design and layout are not appropriate and will give rise to overlooking and loss of privacy to the neighbouring properties.

- Neighbourliness and noise pollution that may arise from the addition of the climbing frame

3 APPLICANT'S CASE

3.1 The application is accompanied by a Design and Access Statement, which makes the following points:

- The Windrush Inn is a drinking eating establishment off Burford Road, Witney, which has roughly built 80 or 90 years ago.
- The climbing frame has been popular during the summer months but its use during the winter is likely to be limited.
- No adverse impacts are considered to arise from the proposal. Due to its height, size and position, it is not a distraction to Burford Road users. The owners are trying to improve the premises for the benefit of the customers.
- Hard landscaping at the front forecourt will be maintained for pedestrian use only. The proposal creates no additional parking, and the vehicle and pedestrian access are existing

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

E5NEW Local services and community facilities

EH8 Environmental protection

DESGUI West Oxfordshire Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

5.1 The application seeks planning permission for the erection of a wooden climbing frame (retrospective) at the Windrush Inn, Burford Road, Witney, OX28 6DJ. The application site relates to the pub and the adjacent pub garden, where the climbing frame is located. The pub is located within the residential area of Witney and fronts the A4095.

5.2 The site does not fall within any areas of special designated control and therefore the main considerations of this application are the impact of the proposed development on the visual amenity and the impact on the proposed development on the residential amenity.

5.3 The application is before members of the sub-committee as the views expressed by the Town Council are clearly contrary to those of your Officers.

Planning history

23/03010/FUL - Construction of a pergola with illuminated seating area in front of building. (Retrospective).

Principle

5.4 Local Plan Policy OS2 focuses on locating development in the right place, stating that development should form a logical compliment to the existing scale and pattern of development and/or character

of the area, ensure compatibility with adjoining uses and be of a proportionate and appropriate scale to its context.

- 5.5 Paragraph 4.35 of the WOLP reflects the Government's objective for the planning system is to promote good design that ensures attractive, usable and durable places. These objectives are outlined in Policy OS4 which seeks to ensure development proposals demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced.
- 5.6 Policy E5 states that the Council will support the development and retention of community facilities to meet local needs and to promote social wellbeing, interests, interaction and healthy inclusive communities. Paragraph 6.65 of the WOLP 2031 states that, local facilities are essential for meeting the day-to-day need of local residents, providing social meeting and recreation spaces which help to maintain healthy and inclusive communities, sustainable.
- 5.7 When considering the proposal against the above, Officers consider the proposed climbing frame to be appropriate and compatible development within an established pub garden. The proposed development would complement the use of the site as a valuable community asset, which in turn contributes to sustaining the viability of the pub.

Siting, Design and Form

- 5.8 Proposed is the erection of a wooden climbing frame, within the curtilage of the Windrush pub in Witney. The climbing frame is a timber framed construction, consisting of timber posts and support cross beams and is located on the eastern side of the fenced garden adjacent to the pub. The climbing frame is 5.9 x 1 metres; its height is 2.9 metres.
- 5.9 The existing garden located on the eastern side of the pub is roughly 6 metres away from the adjacent neighbouring properties. The climbing frame has been positioned to ensure it does not sit directly in front of properties 62 and 60A.
- 5.10 The proposed climbing frame is visible from the street scene however given the garden is set back from Burford Road, the proposed is not considered to give rise to any adverse impacts with regard to visual amenity, additionally the existing line of trees helps to screen the development from the road.
- 5.11 Officers consider the climbing frame to demonstrate good design and moderate scale, forming a logical complement to the existing pub garden setting and providing a safe place where children can play whilst visiting the pub.
- 5.12 Officers consider that the scale and design complies with Policy OS2 and OS4 of the West Oxfordshire Local Plan 2031 which states that new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and where possible, enhance the character and quality of the soundings. Section 12 of the NPPF also states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping to which the proposed complies with.

Residential Amenities

- 5.13 The proposed climbing frame is 6 metres away from neighbouring properties that overlook the existing pub garden. Officers acknowledge the concerns raised regarding potential overlooking and loss of privacy. However, it is considered that the structure constitutes an appropriate addition to the ancillary pub garden. It is of modest height and within the existing garden area, facing the public facing elevations of nearby dwellings. As the climbing frame is not a solid or enclosed structure, it is not deemed to result in significant harm to the amenity of adjoining properties in terms of loss of light, outlook or overbearing matters.
- 5.14 Additionally the climbing frame is only visible from the front aspects of the neighbouring properties and has been carefully considered to ensure that it does not cause overshadowing to neighbouring dwellings. The play area is overlooked mainly by the driveways and front elevations of surrounding homes, rather than private garden spaces. As a result, the effect is expected to be less significant than if it were directly visible from neighbours' rear garden areas, where a higher degree of privacy is usually expected. Furthermore, given its position at the front of the adjacent properties, any associated noise impacts are expected to be minimal and not materially different from the level of activity ordinarily associated with the established public house use.
- 5.15 In accordance with the West Oxfordshire Design Guide, proposals that would result in unacceptable loss of amenity to neighbouring properties through overlooking or overshadowing will not be supported; in this case, the development is not considered to give rise to such adverse impacts.
- 5.16 Officers acknowledge the concern raised regarding noise from the climbing frame; however, it is considered that any such noise would be comparable to, and not materially different from, the level of noise ordinarily associated with activity in a busy pub garden and would therefore not result in any adverse impact.
- 5.17 Officers have carefully considered the residential amenity concerns that may arise from a development and have concluded that the application is acceptable in terms of residential amenity.

Conclusion

- 5.18 Taking into account the above matters the proposal is considered acceptable on its merits and complies with Policies OS2, OS4, EH8 and E5 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 CONDITIONS

- I. No conditions apply

Contact Officer: Ella Charles
Telephone Number:
Date: 1st October 2025

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West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS Week Ending 9th September 2025

Application Number.	Ward.	Decision.
I. 24/02842/S73	Carterton North East	APP
Variation of conditions 2 (plans) and 5 (car parking) to allow changes to the position and design of the automatic car wash bays, alterations to the design of the single storey extension and changes to the car parking layout. (Part Retrospective).		
Brize Norton Service Station Norton Way Brize Norton		
Mr N Fraser		

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| 2. | 24/02892/HHD
Affecting a Conservation Area | Brize Norton and Shilton | APP |
| | Loft conversion including 2 roof lights and 4 dormers
Headford House Shilton Burford
Mr And Mrs. R And T Back | | |
| 3. | 24/03261/FUL | Eynsham and Cassington | SI06 |
| | Construction of a Battery Energy Storage System, associated infrastructure and landscaping (amended plans and information)
Land Parcel North East Of Tar Farmhouse Tar Road Stanton Harcourt
Mr Alan Connolly | | |
| 4. | 25/00234/FUL | Hailey, Minster Lovell and Leafield | REF |
| | Installation of a ground mounted solar PV, energy storage system together with associated infrastructure; security fencing, CCTV, access track, cable route, landscaping and onsite biodiversity net gain
Land South Of Ramsden Akeman Street Ramsden
C/A | | |
| 5. | 25/00826/FUL | Carterton North East | APP |
| | Change of use of land to vehicle rental premises (sui generis). Erection of a vehicle rental premises including an office and vehicle wash bay with associated works including lighting and resurfacing (amended description)
Unit A Ventura Park Broadshires Way
Kathryn Enterprise Rent-a-Car UK Ltd | | |
| 6. | 25/00827/ADV | Carterton North East | SPL |
| | APPROVED:-REFUSED:-
Unit A Ventura Park Broadshires Way
Kathryn | | |
| 7. | 25/01131/CLE | Brize Norton and Shilton | REF |
| | Certificate of Lawfulness (to establish the lawful use of the identified barn is for agriculture)
Roebuck Stables 7 Sturt Farm Courtyard Oxford Road
Mr S Fitzsimmons | | |

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| 8. | 25/01163/FUL
Affecting a Conservation Area

Change of use of ground floor from hairdressers to studio flat
105 High Street Witney Oxfordshire
Mr Andrew Townsend | Witney Central | APP |
| 9. | 25/01228/LBC

Re-roofing works on North and South facing roof slopes re-using original stone tiles where possible and use of natural stone tiles with associated works and replacement of Velux rooflights (amended description)
Waterside Barn 4 Shillbrook Manor Bampton Road
Mr Daniel Eakins | Bampton and Clanfield | APP |
| 10. | 25/01237/FUL

Replacement garden building at existing children's nursery
5 Edington Square Witney Oxfordshire
Mr Dene Ayres | Witney West | APP |
| 11. | 25/01290/FUL

Demolition of barns, extensions to bakehouse to form link to farmhouse and provision of ancillary residential accommodation.
Field Farm Church Road North Leigh
Mr B Keane and Mrs Gallagher | North Leigh | APP |
| 12. | 25/01305/FUL

New Vehicular Access
Land Parcel 424112 (E) 205499 (N) Vehicular Access Burford Road Filkins
Mr Peter Mayer | Alvescot and Filkins | APP |
| 13. | 25/01417/FUL

Conversion of existing agricultural building to commercial/light industrial unit.
Bridewell Farm Wilcote Road North Leigh
Mr David Cecil | North Leigh | APP |
| 14. | 25/01447/FUL

Erection of dwelling with detached garage and associated works.
Land North Of 7 St Kenelms Close Minster Lovell
Mr Paul Cassettari | Hailey, Minster Lovell and Leafield | REF |

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| 15. | 25/01456/CND

APPROVED:-REFUSED:-
48 Black Bourton Road Carterton Oxfordshire
Mr Steve Harris | Carterton South | SPL |
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| 16. | 25/01461/FUL
Affecting a Conservation Area

Erection of a dwelling and timber car port.
Land South West Of Main Road Alvescot
Malvern Estates Plc | Alvescot and Filkins | REF |
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| 17. | 25/01481/FUL
Affecting a Conservation Area

Proposed barn conversion into three bedroom dwelling (part retrospective)
Building Known As Stone Barn Home Farm Kelmscott
Mr H Lauder | Alvescot and Filkins | APP |
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| 18. | 25/01482/LBC
Affecting a Conservation Area

Proposed barn conversion into three bedroom dwelling (part retrospective)
Building Known As Stone Barn Home Farm Kelmscott
Mr H Lauder | Alvescot and Filkins | APP |
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| 19. | 25/01506/HHD
Affecting a Conservation Area

Replace existing single five barred field gate and posts with a new 1.59m high solid gate and posts to provide both a pedestrian gate as well as the main vehicular gate.
Broughton Poggs Mill House Broughton Poggs Lechlade
Mr Charles Payne | Alvescot and Filkins | APP |
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| 20. | 25/01507/LBC
Affecting a Conservation Area

Works to replace existing single five barred field gate and posts with a new 1.59m high solid gate and posts to provide both a pedestrian gate as well as the main vehicular gate.
Broughton Poggs Mill House Broughton Poggs Lechlade
Mr Charles Payne | Alvescot and Filkins | APP |

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| 21. | 25/01510/FUL
Affecting a Conservation Area

Erection of two dwellings
Land South West Of Main Road Alvescot
Malvern Estates Plc | Alvescot and Filkins | REF |
| 22. | 25/01521/CND

Discharge of conditions 3 (schedule of materials), 6 (lighting design strategy for biodiversity), 7 (biodiversity enhancements) and 12 (construction management plan) of Planning Permission 24/00073/FUL
61 Woodstock Road Witney Oxfordshire
Mrs Brandaro | Witney North | APP |
| 23. | 25/01550/S73

Variation of condition 2 of permission 24/00962/FUL to allow a temporary yard to the north of the Smurfit Westrock (nee Smurfit Kappa) yard to accommodate the expansion of an existing tenant on the estate
Unit 4-5 Windrush Park Road Windrush Industrial Park
Mr Nicholas Howe | Witney West | APP |
| 24. | 25/01560/FUL

Installation of 2no. air source heat pumps and associated infrastructure, including 2m high fence enclosure.
Woodgreen Comprehensive School Woodstock Road Witney
C/O Agent | Witney East | APP |
| 25. | 25/01573/HHD

Erection of a single storey side extension.
5 Ashfield Road Carterton Oxfordshire
Mr Cameron Buxton | Carterton South | APP |
| 26. | 25/01584/HHD

New vehicular access (part retrospective) (amended description)
Japonica Burford Road Minster Lovell
Mr & Ms Chris & Abi Suart & Breszent | Hailey, Minster Lovell and Leafield | APP |

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| 27. | 25/01607/HHD | Eynsham and Cassington | APP |
| | <p>Erection of a single storey rear extension and conversion of loft space to create additional living area along with construction of a rear dormer
 39 Greens Road Eynsham Witney
 Ms Rachel Moulden</p> | | |
| 28. | 25/01609/HHD | Witney West | APP |
| | <p>Erection of a single storey rear extension.
 30 Spring Meadow Witney Oxfordshire
 Mr And Mrs Peter Cartwright</p> | | |
| 29. | 25/01614/FUL | Witney Central | APP |
| | <p>Affecting a Conservation Area

 Alterations to shop frontage to remove existing bay window
 45 High Street Witney Oxfordshire
 Mr Green</p> | | |
| 30. | 25/01637/FUL | Eynsham and Cassington | APP |
| | <p>Formation of an off road parking space to serve No. 6 Marlborough Close.
 Land North West Of 6 Marlborough Close Eynsham
 Cottesway Housig Association</p> | | |
| 31. | 25/01649/FUL | North Leigh | APP |
| | <p>Demolition of existing garden office building, fruit cage, sheds and outbuilding, and the erection of replacement garden office building, polytunnel and activities barn (Use Class E)
 The Walled Garden Wilcote Chipping Norton
 C/O Agent</p> | | |
| 32. | 25/01653/HHD | Ducklington | APP |
| | <p>Erection of single storey extension to existing garage and store together with installation of photo voltaics on roof.
 Course Hill Barn Course Hill Lane Ducklington
 Mr James Grace</p> | | |
| 33. | 25/01661/HHD | Carterton North West | APP |
| | <p>Erection of single, first floor and two storey extension.
 School House Lawton Avenue Carterton
 Mr And Mrs Geake</p> | | |

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| 34. | 25/01704/HHD

Proposed single storey rear extension with gable roof
63 Witney Road Eynsham Witney
Mr Gutierrez | Eynsham and Cassington | APP |
| 35. | 25/01712/HHD

Erection of a single storey rear extension
71 Stow Avenue Witney Oxfordshire
Mr Martin Rawlings | Witney West | APP |
| 36. | 25/01716/CND
Affecting a Conservation Area

Discharge of Condition 3 (schedule of materials) of Planning Permission 22/03440/HHD.
Bradshaws Kelmscott Lechlade
Mr P. Goddard | Alvescot and Filkins | APP |
| 37. | 25/01717/CND
Affecting a Conservation Area

Discharge of Condition 2 (schedule of materials) of Listed Building Consent 22/03441/LBC
Bradshaws Kelmscott Lechlade
Mr P. Goddard | Alvescot and Filkins | APP |
| 38. | 25/01733/HHD

First floor rear extension
29 Burwell Meadow Witney Oxfordshire
Mr Mehmet Aksahin | Witney South | APP |
| 39. | 25/01735/HHD

Erection of a two storey side extension to form annexe to existing dwelling
8 Kingham Drive Carterton Oxfordshire
Mr John Young | Carterton South | APP |
| 40. | 25/01741/LBC
Affecting a Conservation Area

Works to elevate existing timber beam over existing opening (part retrospective)
The Plough 98 High Street Witney
Mr Phil Hoddinott | Witney Central | REF |

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| 41. | 25/01751/FUL
Affecting a Conservation Area

Proposed recladding and refurbishment of existing Dutch Barn
Bradshaws Kelmscott Lechlade
Mr & Mrs Goddard | Alvescot and Filkins | APP |
| 42. | 25/01752/CLP

Certificate of lawfulness (Single storey side extension)
83 Vanner Road Witney Oxfordshire
Mrs Christine Hardwood | Witney North | APP |
| 43. | 25/01759/CND

Discharge of conditions 6 (surface water drainage scheme) of Planning Permission
23/01601/FUL
The Willows Eynsham Road Cassington
Mr & Mrs Hill | Eynsham and Cassington | APP |
| 44. | 25/01762/FUL

Change of Use of Agricultural Buildings to Workshop and Associated Storage (retrospective)
University Farm Witney Road Hailey
Adam Loving | Hailey, Minster Lovell and
Leafeld | APP |
| 45. | 25/01766/LBC
Affecting a Conservation Area

General restoration works to windows including proposed secondary glazing: installation of integrated CosyGlazing solution to 6 casement windows together with works to include rout-in concealed draught proof brushes.
Plough Cottage Kelmscott Lechlade
Mr A Rose-Smith | Alvescot and Filkins | APP |
| 46. | 25/01767/FUL

Installation of 12no. Electric Vehicle (EV) charging spaces, an unmanned amenity unit, associated substation, LV switchboard and ancillary works including alterations to existing access, to form an EV charging hub at the junction of A40 and B4449, with wayfinding totem and fascia signs.
Land North East Of Hanborough Road Eynsham
Miss Suzanne Lyon | Eynsham and Cassington | REF |

- | | | | |
|---|---------------------|--------------------------|-----|
| 47. | 25/01768/ADV | Eynsham and Cassington | REF |
| <p>Construction of internally illuminated wayfinding totem and fascia signs.
 Land North East Of Hanborough Road Eynsham
 Miss Suzanne Lyon</p> | | | |
| 48. | 25/01772/S73 | Witney West | APP |
| <p>Variation of condition 2 and removal of condition 4 of planning permission 24/02387/HHD to allow the front (NE elevation) external wall of garage to be constructed re-using bricks from demolition works and for the front facing dormers to be constructed using composite cladding to match NW (side) elevation.
 11 Donnington Close Witney Oxfordshire
 Mr And Mrs Quail</p> | | | |
| 49. | 25/01801/CLP | Witney West | APP |
| <p>Certificate of Lawfulness (Proposed) for the conversion of garage into an office space.
 50 Sherbourne Road Witney Oxfordshire
 Mr Benjamin Rowles</p> | | | |
| 50. | 25/01814/ADV | Brize Norton and Shilton | APP |
| <p>Erection of three internally illuminated fascia signs
 Unit 4 Kipling Court Brize Norton
 SCM Wings Limited SCM Wings Limited</p> | | | |
| 51. | 25/01829/HHD | Witney East | APP |
| <p>Demolition of rear conservatory and erection of rear single storey extension. Installation of pedestrian gate in rear fence.
 70 Oxlease Witney Oxfordshire
 Mrs Sarah Firth</p> | | | |
| 52. | 25/01831/CND | Witney North | APP |
| <p>Affecting a Conservation Area

 Discharge of condition 21 (Energy Sustainability Statement) of Planning Permission 23/02730/FUL
 Car Park Rear Of 58 West End Witney
 Miss Victoria Tsoy</p> | | | |

53. **25/01837/TCA** Eynsham and Cassington RNO
Affecting a Conservation Area
- T1: Ash - Prune back lateral branches (up to a max of 2 metres)
T2: Horse Chestnut - Prune lateral branch growth (up to a max of 2.5 metres)
The Haven 2 Newland Street Eynsham
Tallentyre
54. **25/01857/TCA** Witney Central RNO
Affecting a Conservation Area
- T1 - Re-pollard willow to previous points. T2 - Re-pollard willow to previous points. T3 - Re-pollard willow to previous points. T4 - Re-pollard willow to previous points. T5 - Re-pollard willow to previous points. T6 - Re-pollard willow to previous points. T7 - Re-pollard willow to previous points.
Waterside Court Witan Way Witney
Mr Lenny Lomas
55. **25/01863/TCA** Alvescot and Filkins RNO
Affecting a Conservation Area
- T1 Ash - fell to ground
T2 Ash - fell to ground
T3 Ash - fell to ground
Morris Memorial Hall Kelmscott Lechlade
Richard Watson
56. **25/01887/CND** Alvescot and Filkins APP
Affecting a Conservation Area
- Discharge of conditions 3 (roof material), 4 (details of windows and doors), 5 (schedule of materials), and 7 (Trees in Relation to design, demolition and construction) of Planning Permission 25/01280/S73.
Elm Cottage Station Road Alvescot
Mr & Mrs Garbutt
57. **25/01998/LBC** Witney South APP
Affecting a Conservation Area
- Replacement windows
68 Corn Street Witney Oxfordshire
Mr Peter Griffiths

- | | | | |
|-----|--|--|-------|
| 58. | 25/02028/HHD | Ducklington | WDN |
| | <p>Formation of vehicular access and erection of 1.050m high boundary fence between No 71 and No 73.
 73 Well Lane Curbridge Witney
 Mr David Hewitt</p> | | |
| 59. | 25/02024/HHD | Witney South | APP |
| | <p>Erection of single-storey front extension, garage conversion and garden room/store outbuilding
 82 Burwell Drive Witney Oxfordshire
 Mr & Mrs Day</p> | | |
| 60. | 25/02032/CND | Alvescot and Filkins | APP |
| | <p>Affecting a Conservation Area</p> <p>Discharge of Conditions 3 (external window and door details), 4 (natural local stone sample), 5 (roof materials) and 7 (surface water drainage strategy) of Planning Permission 24/02932/HHD.
 Rosie Close Kencot Lechlade
 Mr Peter Redcliffe</p> | | |
| 61. | 25/02082/PDET28 | Standlake, Aston and Stanton
Harcourt | P2NRQ |
| | <p>Construction of an agricultural building comprising tractor and implement shed, hay and fertiliser storage and farm office.
 Yew Tree Farm 49 Abingdon Road Standlake
 Mr J French</p> | | |
| 62. | 25/02181/TPO | Witney Central | APP |
| | <p>Affecting a Conservation Area</p> <p>TI-Yew- Crown reduce by c.1.5m - 2m
 Street Record Riverside Gardens Witney
 Mayne</p> | | |
| 63. | 25/02162/CND | Alvescot and Filkins | APP |
| | <p>Affecting a Conservation Area</p> <p>Discharge of condition 5 (specifications and drawings of the infill panel beneath W34 and of the sliding rail and catch to the new screen door) of Listed Building Consent 24/01074/LBC
 Kelmscott Manor Kelmscott Lechlade
 Ms Natasha McEnroe</p> | | |


64. **25/02180/TCA**
Affecting a Conservation Area

Witney North

RNO

7no. trees to rear of garden - species: Lawson Cypress (Nos. T1-T7 on plan) 3no. trees on lawn - species: species: 1no. Leyland Cypress (T8) 2no. Lawson Cypress (T9, T10) Works to all trees: removal of trees to ground level.

The Jolly Tucker 10A West End Witney
Ms Martha Bailey

 <p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>	<p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>
<p>Name and date of Committee</p>	<p>Lowlands Area Planning Sub-Committee: Monday 13 October 2025</p>
<p>Report Number</p>	<p>Agenda Item No. 7</p>
<p>Subject</p>	<p>Progress on Priority Enforcement Cases</p>
<p>Wards affected</p>	<p>As specified in Annex A</p>
<p>Accountable officer</p>	<p>Abby Fettes, Development Manager Email: Abby.Fettes@publicagroup.uk</p>
<p>Author</p>	<p>Kelly Murray, Principal Planner (Enforcement and Appeals) Tel: 01993 861674 Email: Kelly.Murray@westoxon.gov.uk</p>
<p>Summary/Purpose</p>	<p>To provide an update on progress in respect of priority enforcement investigations.</p>
<p>Annex</p>	<p>Annex A – Schedule of cases (Sections A to C)</p>
<p>Recommendation</p>	<p>That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A be noted.</p>
<p>Corporate priorities</p>	<p>N/A</p>
<p>Key Decision</p>	<p>N/A</p>
<p>Exempt</p>	<p>No</p>

1. BACKGROUND AND MAIN POINTS

- 1.1. [Section A](#) of Annex A contains cases where the requirements of a formal notice have not been met within the compliance period ([page 3](#)).
- 1.2. [Section B](#) contains cases where formal action has been taken but the compliance period has yet to expire ([page 6](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([page 8](#)).
- 2. The Sub-Committee should be aware that the cases included in this update constitute only a small number of the overall enforcement caseload across the District.

3. FINANCIAL IMPLICATIONS

- 3.1. There are no financial implications resulting from this report.

4. ALTERNATIVE OPTIONS

- 4.1. Not applicable, as the report is for information.

5. BACKGROUND PAPERS

- 5.1. None

SECTION A – PROGRESS ON CASES WHERE THE REQUIREMENTS OF A FORMAL NOTICE HAVE NOT BEEN MET WITHIN THE COMPLIANCE PERIOD

The cases listed in the following section are those where a notice has been served and the requirements have not been met within the compliance period or there has been an unauthorised display of advertisements. This means that an offence is likely to have been committed and that the Council need to consider the next steps to secure compliance. In some cases this will entail the initiation of legal proceedings to bring about a prosecution.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
Park Farm, Standlake Road, Northmoor	Development of 15 dwellings (15/04506/S73). Open space was fenced off by developer and was not landscaped as part of the approved scheme.	Landscaping on two parts of the site were not carried out in accordance with approvals and breach of condition notices were served last year.	The landscaping has been carried out and the fencing removed. Officers have been negotiating an improvement in the appearance of the northern area, to include screening off Thames water infrastructure and monitoring of this continues. Since substantial compliance has been achieved this case will now be removed from the priority list.
Entrance to New Yatt Business Centre	Unauthorised change of use of land from agriculture to builders yard/storage	EN not complied with.	This case is now subject to further action. In order not to prejudice proceedings, updates cannot be given at this point in time. The outcome will be reported in due course.
Reynolds Farm, Cassington (also known as Dove House)	Unauthorised works and change of use of outbuildings to residential use Reynolds Farmhouse is a	A prosecution was successful in 2023, resulting in a fine of £16,000 plus costs for non-compliance with an Enforcement Notice in respect of a former barn on the site.	This case remains subject to further action. In order not to prejudice proceedings, updates cannot be given at this point in time. The outcome will be reported in due course.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
	Grade II listed building		
Weald Manor Farm, Bampton	<p>Works not in accordance with the approved plans (15/02150/FUL) for the range of buildings to the rear of the site.</p> <p>Unauthorised outbuilding and extension of curtilage.</p> <p>Unauthorised conversion and change of use of barn to a dwelling.</p>	The Council served three enforcement notices in respect of these breaches in May 2022 and these were not appealed. The required action was not carried out and Officers held a meeting with the owners and their representatives.	This is a case with a complex history. Officers are in the course of negotiating with the owners' representatives an acceptable way forward.
Land at Thorney Leys	Non - compliance with the approved landscaping scheme under 16/02718/CND (15/00647/FUL)	A breach of condition notice was served in July 2022 giving a compliance period of 150 days in which to carry out the approved landscaping scheme. The works were not carried out in full, the acoustic bund was not constructed and the landscaping has not been carried out/ maintained.	An application for a revised landscaping scheme which substituted a higher fence for the acoustic bund was submitted last year 24/02319/S73. Permission granted in July requires the changes to be implemented by the end of January 2026. The landscaping must also have been completed by early next year. Compliance will be checked at the due dates.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
Land South of Main Road, Curbridge	<p>Unauthorised change of use of land from agriculture to storage of builders/waste materials.</p> <p>Unauthorised hard standings.</p>	<p>Appeals against enforcement notices were withdrawn during the course of the inquiry.</p> <p>The hardstanding and some of the stored items were removed by the compliance date.</p>	<p>The appearance of the site is greatly improved however there remains a large pile of rubble which is now overgrown.</p> <p>In order not to prejudice any proceedings, further updates on progress will not be given at this point in time. The outcome will be reported in due course.</p>

SECTION B – PROGRESS ON ENFORCEMENT INVESTIGATIONS WHERE FORMAL ACTION HAS BEEN TAKEN.

The cases listed in Section B are ones where a notice has been served but the compliance date has not yet passed (or where it has passed and the notice has been complied with).

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
DC Automotive Home Farm Mount Skippett Ramsden	Unauthorised material change of use - sale of second hand cars and vehicle servicing.	The Council served an enforcement notice in November 2022. The enforcement notice was upheld with corrections and the mixed sales and repairs use was to be discontinued by November 2024.	The evidence heard at the inquiry established that there was a lawful mixed use incorporating car servicing/repairs and car hire, An application for continued use of the site for car repairs only was approved in March this year subject to conditions controlling this use. The car sales use has now ceased in accordance with the requirement of the enforcement notice. The case is now closed.
Clearwater Buckland Road Bampton	Unauthorised siting of a mobile unit for residential use.	The Council served an enforcement notice in November last year. This was appealed.	The appeal against the enforcement notice is progressing by way of written representations. An update will be given when the decision has been issued.
Little Willow, Eynsham	Alleged unauthorised hardstanding and extension of the site onto adjoining land. Breach of condition relating to numbers of residential units on site.	The planning application on the established gypsy site was discussed at Committee in October and it was agreed to delegate authority to Officers to approve if and when the Environment Agency's objections had been resolved.	An enforcement notice was served in April this year requiring cessation of the unlawful use of the adjacent land and the removal of hard standing. An appeal inquiry took place in mid-September and the decision is now awaited.
Croft Pool Land at Pickfords Pool Croft Lane Standlake	Alleged unauthorised construction of dwelling and associated track	A dwelling and another structure have been constructed on an island in a lake, with an associated access track. The site is a designated scheduled monument.	An enforcement notice was served in June. An appeal by way of written representations is underway.

5 Thorpes Field Alvescot	Alleged breach of conditions and material change of use	This is an extension of a garden into paddock land and related breaches of planning control.	An enforcement notice was served in August. This has now been appealed and is likely to proceed by way of written representations.
Lindsey Farm High Cogges	Alleged material change of use for storage of vehicles (including double decker buses) and other non-agricultural items		An enforcement notice was served in September which, if not appealed, will come into force in October. It requires removal of the unlawful stored items by the end of February 2026.

SECTION C – PROGRESS ON OTHER ENFORCEMENT INVESTIGATIONS IDENTIFIED AS BEING HIGH PRIORITY

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
The Paddocks, The Weald, Bampton	Breaches of conditions attached to planning permissions for the individual plots on the gypsy site. Change of use of a number of plots on the land and extension to the caravan site.	There remain breaches of planning control within the established site area of The Paddocks. A cross-Council project was created last year which prepared a report to the Executive exploring the various issues at the Paddocks.	The ERS team in the Council are at present taking the lead through their own investigation into site licensing. Information obtained will in due course assist in taking forward the ongoing planning enforcement investigation.
Land at Crawley Inn, Crawley	Unauthorised residential caravans.	Permission was granted in 2024 for residential development (23/00539/FUL). This was subject to a section 106 agreement which provides that the caravans will be removed before the development is occupied.	Compliance continues to be monitored.
Land Between 57 And 61 West End Witney Oxfordshire	Untidy land.	The land was previously used to store cars for sale but these were removed at the Council's request. There remains heras fencing and the land is overgrown.	Officers are considering whether formal action is now expedient.
Land adj Burleigh Lodge Cassington Road Bladon	Laying of hardstanding for use as car park. Use of woodland for commercial forest school.	Part of the affected land is designated as "ancient woodland". Retrospective applications 22/03502/FUL and 22/03501/FUL were refused and the appeals were dismissed.	The bushcraft activity in the woods has now permanently ceased and the hardstanding has now also been removed. The principal ecologist has confirmed that the woodland is satisfactorily recovering from the unlawful bushcraft use. Since the breach has now ceased the case is closed.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
West End House 26a West End Witney	Listed building in extreme neglect	Officers have tried over a number of years to engage with the owner but without success. Officers entered the property formally with a magistrates warrant of entry and a surveyors' report prepared.	A report has been put to informal Executive and if appropriate this will be followed by a report to the Development Control Committee recommending next steps.
28 Flexneys Paddock Stanton Harcourt	Erection of alleged unauthorised outbuilding	This is an annexe which is claimed to be a "caravan" for which planning permission would not be required. Officers consider it falls outside the legal definition of a caravan.	A report considering next steps is in the course of preparation.

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