



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and date of Committee	UPLANDS AREA PLANNING SUB-COMMITTEE: MONDAY 19 AUGUST 2024
Subject	PROGRESS ON PRIORITY ENFORCEMENT CASES
Wards affected	As specified in Annex A
Accountable officer	Abby Fettes, Development Manager Email: abby.fettes@publicagroup.uk
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Summary/Purpose	To provide an update on progress in respect of priority enforcement investigations.
Annex	Annex A – Schedule of cases (Sections A to C)
Recommendation	That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A be noted.
Corporate priorities	N/A
Key Decision	N/A
Exempt	No

I. 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 ([3](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([5](#)).
- 1.4. 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, which at the time of writing consists of 250 live cases. The high priority cases for both Uplands and Lowlands constitute approximately 13% of the total caseload.

2. FINANCIAL IMPLICATIONS

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

3. ALTERNATIVE OPTIONS

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

4. BACKGROUND PAPERS

- 4.1. 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 and Case No.	Unauthorised Development	Notes	Update/Action to be taken
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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 an appeal has been made.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Land at Cling Clang Lane Enstone	Digging of trenches.	Various adjacent parcels of land have recently been advertised for sale online. Some of these appear to have been sold. One has been marked out with pegs and there are signs of development possibly to install a pond. The County archaeology service have identified possible historic remains in this area.	Following reports by the Parish Council, Officers posted a temporary stop notice on site. No further works have been carried out and we have now identified the owner and are carrying out further investigations.
Netherby Farm, Swerford	Unauthorised residential occupation of caravan	Members resolved to refuse planning permission for temporary residential use.	The appeal was dismissed in September and the inspector extended the deadline for cessation of residential use to summer 2024. The occupants' agent has been in regular contact and a new application for temporary residential use in connection with agricultural use was submitted earlier this year. This includes new evidence of need in connection with the

		The Council served an Enforcement Notice in May 2022 which was appealed.	developing farming business and is being considered. Officers have agreed with the occupants to suspend enforcement action in the meantime.
Brothertons Brasserie 1 High Street, Woodstock	Unauthorised awning	An enforcement notice was served in 2022 following refusal of a retrospective application. This was appealed.	The appeal was dismissed. The awnings have now been removed. Case closed.
The Wychwood Inn, Shipton-U- Wychwood	Unauthorised lean-to and outbuildings. Pub part grade 2 listed and in conservation area.	A retrospective application was submitted for part of the unauthorised development. This was approved but has not been implemented.	An enforcement notice was served on 14 June requiring implementation of the recent permission and removal of the unauthorised building. The time for appealing expired on 17 July.

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 Beeches, Old London Road, Chipping Norton	Car park extension. Additional caravans located on the periphery of the site. Extension of the site to the south of the site access.	There are ongoing non-planning issues on the site that are being investigated by other services within the Council and other agencies.	Officers continue to attempt to negotiate with the owner of a caravan that has been placed on the boundary and which is highly visible from the road.
20 Taynton	Listed building at risk	Dwelling and barn both Grade II listed. The Council’s Conservation Officer was satisfied with the re-thatching of the roof which was carried out on a “like-for-like” basis.	The house remains vacant and its condition continues to be monitored.
121 High Street Burford	Listed building in poor state of repair		Following a meeting with Officers in late 2023, the owner stated an intention to carry out repair works this year and we understand he has recently confirmed his builder will be starting shortly. Officers are monitoring the situation.
Track at Tracey Lane Great Tew	Unauthorised track created	Amended retrospective application seeking to address archaeological and landscape issues was approved under reference 18/02236/FUL and then varied by a subsequent permission 21/03357/S73.	The top dressing required by the 2021 permission has been applied as required and a meeting on site is due to be arranged to discuss other aspects of the permission.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
14 Park Street Woodstock	Internal and external operations being carried out without consent.	Listed building being converted to residential user. Former Barclays bank.	Officers are monitoring replacement of the previous windows that were removed and discarded without consent having been granted. An application for consent for single-glazed windows was approved and confirmation of implementation is awaited.
Barwood Homes, Tackley	Elevated footpath	Officers negotiated an amended landscape scheme in order to ameliorate the impact of the footpath	Officers have inspected the site and discussed compliance with the company responsible for maintaining the landscaping scheme. The company agreed to replace the dead and dying trees and compliance continues to be monitored.
West End Farm, Chipping Norton	Unauthorised hard standing	The hardstanding was originally built without permission as the base for a new barn. It is considered to cause landscape harm and to impact adversely on the setting of Bliss Mill.	An enforcement notice was served and was not appealed. Works have been carried out but a further site visit is required to ensure full compliance has been achieved.
Diddly Squat Farm, Chipping Norton Road, Chadlington	Unlawful material change of use causing harm to the AONB	An Enforcement notice was served in August 2022 which was part upheld and part dismissed following a hearing in March this year.	A condition of the temporary permission granted by the inspector on appeal required the submission of a site development scheme for approval. This has been approved and requires hard landscaping to be carried out by August 2024 and planting by early 2025. There remain concerns about traffic management however this is outside of WODC's control.
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 are currently the subject of appeal but there is no start date for the appeals at present.	The bushcraft activity in the woods has been suspended for the season awaiting the outcome of the appeals. The appeals have been dismissed by PINS. Officers will shortly be contacting the operators to discuss next steps to clear the site and reinstate the land.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Land at Field Assarts	Material change of use of land adjacent to a former barn under conversion for Class E use.	Temporary consent was granted to allow conditioned business use for the duration of conversion works to the barn.	The operations have now moved into the converted barn and Officers are awaiting an application in respect of the outside areas of the site, which is likely to include landscaping plans. It is proposed to remove this from the priority list.
The Bull Inn Charlbury	Erection of new flue on the building, canopy over seating area, changes to car parking and other works.	This is a listed building that has in the recent past been subject to enforcement action.	The Council has suspended the consideration of formal action pending consideration of a pre-application that has now been submitted and is under consideration.
The Bell Inn Charlbury	Unauthorised works to grade 2 listed building	A retrospective application was submitted and refused.	The appeal against refusal has been dismissed. Officers will shortly be contacting the owners to agree a timescale for removal of the unauthorised wall.