



WEST OXFORDSHIRE  
DISTRICT COUNCIL

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Name and date of Committee	<b>Lowlands Area Planning Sub-Committee:</b> <b>Monday 13 October 2025</b>
Report Number	<b>Agenda Item No. 7</b>
Subject	<b>Progress on Priority Enforcement Cases</b>
Wards affected	As specified in <a href="#">Annex A</a>
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Summary/Purpose	To provide an update on progress in respect of priority enforcement investigations.
Annex	<a href="#">Annex A</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 <a href="#">Annex A</a> be noted.
Corporate priorities	N/A
Key Decision	N/A
Exempt	No

**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.	<b>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.</b>
Entrance to New Yatt Business Centre	Unauthorised change of use of land from agriculture to builders yard/storage	EN not complied with.	<b>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.</b>
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.	<b>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.</b>

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.	<b>This is a case with a complex history. Officers are in the course of negotiating with the owners' representatives an acceptable way forward.</b>
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.	<b>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.</b>

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><b>The appearance of the site is greatly improved however there remains a large pile of rubble which is now overgrown.</b></p> <p><b>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.</b></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.	<b>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.</b>
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.	<b>The appeal against the enforcement notice is progressing by way of written representations. An update will be given when the decision has been issued.</b>
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.	<b>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.</b>
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.	<b>An enforcement notice was served in June. An appeal by way of written representations is underway.</b>

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.	<b>An enforcement notice was served in August. This has now been appealed and is likely to proceed by way of written representations.</b>
Lindsey Farm High Cogges	Alleged material change of use for storage of vehicles (including double decker buses) and other non-agricultural items		<b>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.</b>

## 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.	<b>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.</b>
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.	<b>Compliance continues to be monitored.</b>
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.	<b>Officers are considering whether formal action is now expedient.</b>
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.	<b>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.</b>



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.	<b>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.</b>
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.	<b>A report considering next steps is in the course of preparation.</b>