



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and date of Committee	Uplands Area Planning Sub-Committee: Monday 20 October 2025
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

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 ([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.

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
The Wychwood Inn, Shipton-U-Wychwood	Unauthorised lean-to and outbuildings. Pub part grade II listed and in conservation area.	A retrospective application was submitted for part of the unauthorised development. An enforcement notice served last year required implementation of the permission and removal of the unauthorised building.	Officers are satisfied that compliance with the notice has now been achieved and the case has been closed.

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
Chalford Paddocks	Change of use of part stables to living accommodation		The Council served an enforcement notice in November last year. This is now the subject of appeal and a decision is awaited.
The Bell Inn Charlbury	Unauthorised works to grade II listed building	A retrospective application was submitted for a wall attached to the front of the building. This was refused and an appeal	An enforcement notice was served earlier this year and has been appealed on the ground of time for compliance only. A decision is awaited.

		dismissed.	
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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 have been the subject of investigation by other services within the Council and other agencies.	No update at present.
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 and barn are now under new ownership. We will continue to monitor but no longer consider there to be a significant risk of further deterioration. This case will accordingly now be removed from the "priority" list.
121 High Street Burford	Listed building in poor state of repair		Some maintenance has been carried out and officers continue to monitor the situation.
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 were refused and appeals 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.
The Harrow Inn	Deviations from	The pub has been under	Following discussions with the occupier the car repair use has ceased and

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Enstone	permission (14/1140/P/FP); unlawful car repair use; structure on boundary selling takeaway food.	conversion for some time.	the takeaway structure on the boundary has been removed. We are now addressing the unfinished building works, the use of the outbuilding and the general condition of the site in terms of its impact on visual amenity.
Farmer's Dog public house, Asthall	Unauthorised parking and marquee.		An application for temporary consent for the overflow car park (25/02261/FUL) has now been submitted and is currently under consideration.
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 grade II listed building that has in the recent past (and under different ownership) been subject to enforcement action.	Following discussions, part-retrospective planning permission and listed building consent were sought and have been granted for certain internal and external works to the main building. A temporary consent has been granted for an outbuilding. We will be monitoring the implementation of the permissions to ensure they are fully complied with.
Dashwood House Milton under Wychwood	Change of use from commercial to residential use	The ground floor of this building has a lawful commercial use. An unauthorised extension has been added which is being used for residential purposes.	Officers have been unable to resolve this through informal means and authorisation has now been given to serve a notice which will happen imminently.
Diddly Squat Farm, Chipping Norton Road, Chadlington	Unlawful material change of use.	An enforcement notice was served in August 2022 which was part upheld and temporary consent granted for the change of use and associated parking.	Parking demand continues to exceed the capacity of the consented area, however highway/pedestrian safety remains paramount, so we are at present solely monitoring the situation.
The Bull, Burford	Unlawful outbuildings in curtilage of the listed building		We are currently considering the expediency of taking formal enforcement action.

