



WEST OXFORDSHIRE  
DISTRICT COUNCIL

## WEST OXFORDSHIRE DISTRICT COUNCIL

Name and date of Committee	<b>Planning Sub-Committee: Monday 6 July 2026</b>
Report Number	<b>Agenda Item No. 5</b>
Subject	<b>Progress on priority enforcement cases</b>
Wards affected	As specified in <a href="#">Annex A</a>
Accountable officer	Abby Fettes, Development Manager Email: <a href="mailto:abby.fettes@publicagroup.uk">abby.fettes@publicagroup.uk</a>
Author	Kelly Murray, Principal Planner (Enforcement and Appeals) Tel: 01993 861674 Email: <a href="mailto:kelly.murray@westoxon.gov.uk">kelly.murray@westoxon.gov.uk</a>
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

## **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 ([5](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([11](#)).
- 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.

<b>Site Address and Case No.</b>	<b>Unauthorised Development</b>	<b>Notes</b>	<b>Update/Action to be taken</b>
<b>BAMPTON</b>  Weald Manor Farm	Works not in accordance with the approved plans (15/02150/FUL) for the range of buildings to the rear of the site.  Unauthorised outbuilding and extension of curtilage.  Unauthorised conversion and change of use of barn to a dwelling.	The Council served three enforcement notices in respect of these breaches and these were not appealed, nor was the required action carried out.	<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>
<b>CASSINGTON</b>  Reynolds Farm, (also known as Dove House)	Unauthorised works to outbuildings. Reynolds Farmhouse is a Grade II listed building	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 and Case No.	Unauthorised Development	Notes	Update/Action to be taken
<b>CURBRIDGE</b> Land South of Main Road	Unauthorised change of use of land from agriculture to storage of builders/waste materials.  Unauthorised hard standings.	Appeals against enforcement notices were withdrawn during the course of the inquiry.  The hardstanding and some of the stored items were removed by the compliance date.	<b>The appearance of the site is greatly improved however there remains a large pile of rubble which is now overgrown.</b>  <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>
<b>NEW YATT</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>
<b>WITNEY</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 required the changes to be implemented by the end of January 2026.</b>  <b>The Council is now considering compliance against the approved plans and the appropriate next steps.</b>
<b>WITNEY</b> West End House 26a West End	Listed building in extreme neglect	The Council has tried unsuccessfully over a number of years to engage with the owner.	<b>An Urgent Works Notice was served in December 2025. The Council is now preparing to carry out the works specified in the notice in order to prevent further deterioration of the building.</b>

**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
<b>CHIPPING NORTON</b> Chalford Paddocks	Change of use of part stables to living accommodation	The Council served an enforcement notice in November 2024. This was appealed.	<b>APPEAL DECISION AWAITED</b>
<b>CHARLBURY</b> The Bell Inn	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 dismissed.	<b>An enforcement notice was served in May 2025 and the appeal was dismissed in May this year. Compliance with the notice will now be monitored.</b>
<b>BAMPTON</b> Clearwater Buckland Road	Unauthorised siting of a mobile unit for residential use.	The Council served an enforcement notice in November last year. This was appealed.	<b>AWAITING APPEAL DECISION</b>
<b>ENSTONE</b> The Harrow Inn	Deviations from permission (14/1140/P/FP); unlawful car repair use; structure on boundary selling takeaway food.	The pub has been under conversion for some time.	<b>An enforcement notice was served earlier this year and has been appealed.</b>  <b>AWAITING APPEAL DECISION</b>
<b>EYNSHAM</b> Little Willow	Alleged unauthorised hardstanding and extension of the		<b>Following an unsuccessful appeal against an enforcement notice in respect of the hardstanding, a certificate of lawfulness application was submitted which was in turn also refused. An appeal has recently been dismissed.</b>

	<p>site onto adjoining land.</p> <p>Breach of condition relating to numbers of residential units on site.</p>		<p><b>In respect of the breach of condition, planning permission has recently been granted and this aspect of the case has been closed.</b></p>
<p><b>RINGWOOD BARN</b> Minster Riding</p>	<p>Unauthorised change of use to scaffolders/building yard</p>		<p><b>An enforcement notice was served in May and requires cessation of use by early June.</b></p>
<p><b>STANDLAKE</b> Croft Pool Land at Pickfords Pool Croft Lane</p>	<p>Alleged unauthorised construction of dwelling and associated track</p>	<p>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 2025 and was appealed.</p>	<p><b>The enforcement notice has been quashed on technical grounds. Officers are now considering next steps.</b></p>
<p><b>STANTON HARCOURT</b> 28 Flexneys Paddock</p>	<p>Erection of alleged unauthorised outbuilding</p>	<p>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.</p>	<p><b>An enforcement notice was served early this year and has been appealed.</b></p> <p><b>APPEAL DECISION AWAITED</b></p>
<p><b>ALVESCOT</b> 5 Thorpes Field</p>	<p>Alleged breach of conditions and material change of use</p>	<p>This is an extension of a garden into paddock land and related breaches of planning control.</p> <p>Two enforcement notices were served in August 2025. One was appealed.</p>	<p><b>The enforcement notice has been quashed on technical grounds. Officers are considering next steps.</b></p>

<b>WITNEY</b> 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 2025 which was not appealed.	<b>Compliance has been achieved and the case has been closed.</b>
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**SECTION C – PROGRESS ON OTHER ENFORCEMENT INVESTIGATIONS IDENTIFIED AS BEING HIGH PRIORITY**

<b>Site Address and Case No.</b>	<b>Unauthorised Development</b>	<b>Notes</b>	<b>Update/Action to be taken</b>
<b>ASTHALL</b>  Farmer's Dog public house	Unauthorised parking		<b>Planning permission was recently granted for the temporary car park use. (25/02261/FUL).</b>
<b>BAMPTON</b>  The Paddocks, The Weald	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>
<b>BURFORD</b>  121 High Street Burford	Listed building in poor state of repair		<b>The condition of the property is greatly improved following maintenance works. This case will now be removed from the priority list, with a view to closure once the Conservation Officer has visited.</b>
<b>BURFORD</b>  The Bull	Unlawful outbuildings in curtilage of the listed building		<b>The Council is currently considering the expediency of taking formal enforcement action.</b>

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
<b>CHADLINGTON</b>  Diddly Squat Farm, Chipping Norton Road	Unlawful material change of use.	<p>An enforcement notice was served in August 2022 which was part upheld and temporary consent granted for the change of use and associated parking.</p> <p>Parking demand continues to exceed the capacity of the consented area, however highway/pedestrian safety remains paramount, so we are monitoring the situation.</p>	<b>Applications to extend the period of the temporary permissions granted on appeal have been submitted and are under consideration.</b>
<b>CHARLBURY</b>  The Bull Inn	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.	<b>Following discussions, part-retrospective planning permission and listed building consent were sought and granted for certain internal and external works to the main building. A temporary consent was granted for an outbuilding. Implementation of the permissions is being monitored. This case will be removed from the priority list.</b>
<b>CHARLBURY</b>  The Bell Inn	Installation of chimney fans on a listed building.  Unauthorised outbuildings		<b>The expediency of enforcement action is being considered.</b>
<b>CHIPPING NORTON</b>  The Beeches, Old London Road	Car park extension. Additional caravans located on the periphery of the site.	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.	<b>No update at present.</b>

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
	Extension of the site to the south of the site access.		
<b>CRAWLEY</b> Land at Crawley Inn	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>The caravans have been removed and the case is now closed.</b>
<b>CRAWLEY</b> Land at Dry Lane	Unauthorised hardstanding.	Application seeking to regularise works was refused and appeal dismissed.	<b>An expediency report has been prepared.</b>
<b>FINSTOCK</b> Lark House Wilcote Riding	Breaches of Condition, Unauthorised building and unauthorised track.	Several breaches across land relating to residential use and agricultural use.	<b>The expediency of enforcement action is being considered.</b>
<b>MIDDLE BARTON</b> <b>The Fox Inn</b>	Unauthorised internal works to a Grade II Listed Building.	An application has been received for the internal works to be considered at planning committee. Other applications for replacement windows and a community café have been approved.	<b>At the sub-Committee in June, Members voted to grant listed building consent for the unauthorised works. The case will now be closed.</b>
<b>MILTON UNDER WYCHWOOD</b> Dashwood House	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.	<b>Monitoring will be ongoing following the grant of consent for reconfiguration of the residential/commercial areas and the regularisation of the extension.</b>

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
<b>NORTH LEIGH</b>  <b>Land West of Fish Hill Farm</b>	Alleged unauthorised change of use from agricultural use to storage of waste and sorting of aggregate.	Ongoing investigation into breaches, negotiation has been first step.	<b>On a recent site visit, Officers observed substantial clearance of the waste previously stored. Progress is being monitored.</b>
<b>WITNEY</b>  Land Between 57 And 61 West End	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 continue to monitor the position.</b>