

Annex A

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
27 Cherry Tree Way, Witney	Unauthorised storage of materials relating to the occupier's business.	There has been a history of unauthorised, commercial storage and two ENs have been served, in 2016 and 2020. The 2020 EN was not complied with and so an injunction was sought and granted.	This case remains open and Officers continue to monitor the nature/levels of storage.
Entrance to New Yatt Business Centre	Unauthorised change of use of land from agriculture to builders yard/storage	EN not complied with.	Following a meeting with the owner, Officers agreed an extension to spring 2024 for removal of the stored items. This matter is now with the Counter-fraud team.
Reynolds Farm, Cassington (also known as Dove House)	Unauthorised works and change of use of outbuildings to residential use without the requisite consents. Reynolds Farmhouse is a	An Enforcement Notice was served in respect of unauthorised works to the barn located to the west of the main farmhouse. An enforcement appeal was dismissed and the EN upheld with corrections requiring the removal of two front porch extensions and lowering the eaves and ridge height of the building by 6 th July 2020.	Following successful prosecution proceedings, compliance with the enforcement notice is being monitored.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
	Grade II listed building	On 21 February 2023 at Oxford Magistrates Court the owners were found guilty of breaching the enforcement notice and fined £16,000 plus costs.	
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. They required action to be taken by mid-October (demolition of garage), and December (reinstatement of barn and compliance with approved plans), none of which works have to date been carried out.	Officers have met with the owners and their representatives and are in the course of proposing a way forward to remedy the breaches of planning control.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
Land at Mount Pleasant Farm, Northmoor	<p>Unauthorised storage use.</p> <p>Unauthorised residential caravan</p> <p>Construction of a motocross track and use of the land for motocross.</p>	<p>Enforcement Notices in respect of these breaches were appealed and a public inquiry held, following which PINS dismissed the appeals. The deadline for compliance with the EN was July 2022.</p>	<p>Officers have made several visits since the expiry of the compliance date and are satisfied with the progress that has been and continues to be made in clearing the site. Monitoring continues.</p>
Land at Thorney Leys	<p>Non - compliance with the approved landscaping scheme under 16/02718/CND (15/00647/FUL)</p>	<p>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 have not been carried out in full and the landscaping has not been maintained.</p>	<p>Officers have obtained a noise report from ERS and are now referring the case to counter-fraud.</p>
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>An appeal inquiry took place in March this year following service of two enforcement notices in 2022.</p> <p>Appeals against enforcement notices served in 2022 were subsequently withdrawn during the course of the inquiry.</p>	<p>The hardstanding and some of the stored items were removed by the compliance date however a mound composed in part of waste materials remains. Officers are monitoring the position in the context of development proposals for the site which have recently been the subject of appeal and on which a decision is awaited.</p>

Site Address	Unauthorised Development	Notes	Update/Action to be taken
Lavender Cottage, Minster Lovell	<p>Non-compliance with conditions attached to 17/03978/HHD-creation of hardstanding for car parking.</p> <p>Siting of wooden outbuilding within car parking area.</p>	<p>Hardstanding and a gabion cage wall were constructed without details in respect of access, construction details and a hard and soft landscaping scheme having been discharged.</p> <p>The Council served an enforcement notice in May 2023. An appeal was submitted out-of-time.</p>	<p>Following substantial negotiation and successive incomplete applications, the owners finally reapplied successfully for retention of off-street parking. The permission granted requires the gabion walling to be faced and capped with limestone on or prior to October 2024.</p>
Goat Acre, Weald Bampton	Erection of palisade fence	An enforcement notice was served in July 2023 and was not appealed.	<p>The contravener failed to remove the fence within the compliance period. Following a pre-application enquiry, Officers are considering an application to replace the fence with an alternative that is likely to be more sympathetic to the rural context.</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
66 Corn Street, Witney	Unauthorised outbuilding in the curtilage of a listed building and in the conservation area.	<p>Planning permission was refused for the retrospective building under 21/02061/FUL.</p> <p>The Council served an enforcement notice in June 2022 which was appealed.</p>	The appeal was dismissed and the outbuilding has now been removed. Case closed.
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.	Following an appeal hearing earlier this year, the enforcement notice was upheld with corrections. The mixed sales and repairs use must be discontinued by November 2024. Compliance with the EN will be monitored over the coming months.
Park Farm, Standlake Road, Northmoor	<p>Development of 15 dwellings (15/04506/S73).</p> <p>Open space has been fenced off by developer and has not been landscaped as part of the approved scheme.</p>	A refusal for construction of a dwelling (22/01748/FUL) on a northern area of the site was refused last year and the appeal was dismissed. Landscaping on this and on a further, southern part of the site has not been carried out in accordance with approvals.	Officers have now served breach of condition notices requiring the landscaping works to be carried out on both areas during the next planting season.

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 to unauthorised caravan sites and extension to the caravan site.	There remain breaches of planning control within the established site area of The Paddocks.	A new cross-Council project team has been created which is preparing a report, exploring the various issues at the Paddocks with a view to reporting to the Executive in due course.
Land to the north of Mead View, Cassington Road, Eynsham	Unauthorised use of the land for the storage of builders materials, the siting of metal containers and parking of vehicles in association with a stone masonry business	This site is located within the Green Belt and the flood plain, however the use has been ongoing for some time.	Officers consider an appropriate way forward is to invite an application for a CLE.
Crawley Inn, Crawley	Unauthorised residential caravans	The landowner is claiming a lawful use in respect of the siting of residential caravans on the land.	Committee has resolved to grant permission for residential development (23/00539/FUL) subject to a section 106 agreement. This is in the course of being negotiated. One of the agreed terms is that the caravans will be removed before the development is occupied.
Little Willow, Eynsham	Alleged unauthorised hardstanding and extension of the site onto adjoining land.	An EN was served in 2021 in respect of the hardstanding but was subsequently withdrawn for technical reasons. In September 2021 Officers refused an application to increase the numbers of residential units on the site. An appeal against refusal was dismissed for technical reasons	The planning application on the established gypsy site has stalled due to lack of flood information. Authorisation for service of a further enforcement notice in relation to the

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
	Breach of condition relating to numbers of residential units on site.		change of use and hard standing on the adjacent land is being sought.
Land Between 57 And 61 West End Witney Oxfordshire	Untidy land.		Officers are in the course of arranging a meeting to discuss the use of the site.
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 a decision is awaited on the appeals.	The bushcraft activity in the woods has not recommenced pending outcome of the appeals. Due to the sensitivity of the sites it is likely that immediate enforcement action would be taken should the unlawful use recommence. Officers are monitoring the sites.
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. An added complication is that the site is a designated scheduled ancient monument.	An expediency report has been prepared requesting authority to serve an enforcement notice.
Chillbrook Farm, Barnard Gate, OX29 6XD	unauthorised creation of access (refused under 20/02507/FUL)	Dismissed appeal against refusal.	The track has been removed and the case is closed.
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 using their statutory powers last year and it consider intervention is required to prevent further damage to the fabric of the building.	Officers have drawn up a schedule of works and are now seeking estimates for the necessary work so that a report can be put before the Executive.