

PLANNING & REGULATION COMMITTEE – 11 JANUARY 2010

PROGRESS REPORT ON MINERALS AND WASTE SITE MONITORING AND ENFORCEMENT

Report by Head of Sustainable Development

Introduction

1. This report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period 1 April 2009 to 31 December 2009.

Compliance Monitoring Visits

2. Oxfordshire County Council has always endeavoured to pursue and foster good working relationships with operators following the grant of planning permission in order to help to make sure that developments operate in line with permissions. The effective monitoring of sites can avoid problems developing and by acting in a proactive manner we act as a positive educator. This approach can avoid the necessity to act in a reactive way after problems emerge and ultimately can avoid enforcement action. We seek to promote good practice by:
 - (a) identifying and avoiding potential problems early or before they emerge;
 - (b) minimising the need to resort to enforcement or other action;
 - (c) encouraging good practice rather than applying sanctions to bad practice;
 - (d) reviewing and updating previous decisions by the County Council;
 - (e) facilitating regular liaison and dialogue between the operator, the public/local community representatives and the County Council.
3. A report is written following each site visit which can give a site a clean bill of health, result in subsequent changes by the operator to bring a site into compliance with the terms of its planning permission, or in a planning application being made to seek to regularise unauthorised activities on site.
4. Annex 1 to this report sets out the compliance monitoring visits that were carried out 1 April 2009 - 31 December 2009.

5. In order to try and achieve good environmental standards countywide, officers have committed to monitoring 194 planning permissions across all of the 118 mineral and waste related sites in Oxfordshire.
6. Of these sites, 49 fall within the remit of Regulations that allow the Council to charge a fee for conditions monitoring, in that they relate directly to the winning and working of mineral permissions or directly to land filling permissions. The 49 sites are as follows; 22 mineral sites, 19 land filling operations and 8 dormant sites.
7. The remaining non-chargeable sites include scrap yards, recycling operations, waste transfer stations, sewage works and composting operations.
8. Officers have determined the target number of visits for each site on a "risk assessment" basis for each site drawing on the following points:
 - (a) sensitivity of location
 - (b) size and type of development
 - (c) number and complexity of planning conditions
 - (d) number of issues requiring monitoring input
 - (e) the stage and pace of development
 - (f) whether the operator carries ISO 14001 (recognised best practice standards)
 - (g) breaches of planning control that are or have been observed
 - (h) complaints received about the site.
9. We keep the frequency of visits for each site under continual review against the above criteria to try and make sure that we direct staff time to the sites which need most attention. We also provide an opportunity for operators to enter into discussions about how officers have reached a decision on the number of visits scheduled in any one year.

Enforcement

10. Annex 2 to this report sets out the alleged breaches of planning control and the progress made on remedying those breaches.
11. All operators are made aware of any allegation of a breach in planning control that has been made against them.
12. Annex 2 includes all cases which are currently being investigated regardless of when they were received. When a case is closed it will appear on the progress report as 'Case Closed' with a summary of the outcome.
13. Unless the case is a proven breach and formal enforcement action taken then no inference on the character of the operator should be drawn.
14. A glossary of terms used in Annex 2 is attached at Annex 3.

15. The Planning Control & Enforcement team is happy to talk individually to members on individual cases if necessary.

Monitoring and Enforcement Service

16. The routine monitoring programme is now paying dividends by increasing compliance with planning conditions, and in identifying and rectifying matters where conditions are not being complied with on all mineral and waste planning permissions.
17. This is a front line service that is generally well received by householders, local liaison committees, parish and town councils with access to compliance reports providing a basis for discussions with operators on the progress on sites in their locality. Officers also seek to provide a timely response to concerns of local residents. Compliance monitoring serves to pre-empt issues which are likely to affect the amenities of an area and ultimately the wider community.
18. Officers in the team provide key support in securing details pursuant to planning permissions before a development starts. They often co-ordinate action between Development Control, Highways, Ecology and other County services and the operator ensuring preparatory works are completed in a timely manner and before the main development commences.
19. Some of the examples of the team's successes are listed below to illustrate the work of the team:
 - (a) Retrospective planning applications to regularise new buildings and processes at Duns Tew Quarry were prompted by a formal monitoring visit which identified the structures on site and operating processes happening outside planning control. These buildings now have permission with the added control that they are required to be removed when the sand extraction finishes.
 - (b) Routine inspections at Sutton Courtenay processing plant identified that limestone was being imported to the batching plant outside the limitations of the planning permission. The teams work has led to the submission of a retrospective planning application to ensure that proper controls are put in place.
 - (c) A number of small waste operations were taking place at Worton Farm outside of planning control. Routine compliance monitoring has led directly to a consolidating planning application for the waste transfer activities and an extension to the operations.
 - (d) There were complaints about operations at Shellingford Quarry where there were problems with mud on the road and where, once again, operations were taking place outside the bounds of the planning consent. Negotiations with the operator there have resulted in a solution to the mud on the road, planning applications now granted to

bring the site back into planning control with new phasing and more reasonable stockpiling heights. A liaison committee has been established between the operator and the Shellingford Parish Meeting.

- (e) Officers from the team have co-ordinated negotiations to secure the proper restoration of the Sutton Wick landfill site. The landfill was over-tipped and higher than the permitted levels in the original planning permission. The over tipping had occurred prior to the current monitoring regime. Effective liaison between the landowner, the operator, local householders, planners, ecologist and others has provided a scheme with long term environmental benefits. The site is now landscaped, restored and in aftercare.
20. A particular reoccurring issue from residents close to mineral or waste activity can be the impact of lorries. There can be expectations that officers can prevent what local people regard as excessive lorry traffic. But unless there are very clear planning controls on numbers and definitive routing of lorries that can be monitored, it can be difficult to control these activities. We are bringing in requirements for independent lorry route monitoring for the larger new development proposals; but there can nevertheless remain a high public expectation. Our front line officers need to be clear in explaining about what can and cannot be done.
 21. Enforcement action should generally be regarded as the last resort to be used where negotiation fails to bring about a satisfactory and reasonable planning solution. Where enforcement action is used our success remains partial. Despite an inspector upholding Oxfordshire's requirement for the company to remove over-tipped waste from Finmere landfill site, this could not ultimately be done for health and safety reasons as advised by the Environment Agency. The County Council's scrutiny committee has examined process, procedures and circumstances around our enforcement actions at Finmere Landfill Site and all 14 of the Committee's recommendations have been acted upon.
 22. At Waterstock Golf Course an enforcement notice to require restoration of a lake was served on Wyatt Bros. (Oxford) Ltd and subsequently appealed. A Public Inquiry sat in September 2009 and again in November 2009. At the time of writing we await the outcome.
 23. On a separate yet related matter, OCC continues to support the High Court order for Wyatt Bros. (Oxford) Ltd to remedy a breach of planning control at the Waterstock Golf Course. The County Council asserts that a High Court Injunction requiring that Wyatt Brothers (Oxford) Ltd remove imported waste from the site has not been complied with. The County Council continues with committal proceedings in the High Court. These types of cases can present significant resource implications but are fundamental to demonstrating the County Council's commitment to bring enforcement action where necessary and ensure that those operators who do comply with the planning regime are not consequently penalised.

Staffing and Financial Implications

24. The monitoring and enforcement team comprises the equivalent of 3.5 staff. The inclusive staff cost of this service is £110,000. This cost is offset by an income of around £20,000 per annum (service therefore costs £90,000) achieved from those site visits that are chargeable.
25. One staff member is on a temporary contract which expires end of March 2010. The base budget for this team does not make allowance for this temporary post to continue. This has been highlighted as a service pressure but at this point funding to continue the service at present levels has not been secured.

RECOMMENDATION

26. **It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 to this report and the Schedule of Enforcement Cases in Annex 2 to this report be noted.**

CHRIS COUSINS
Head of Sustainable Development

Background Papers; Files in Minerals and Waste Development Control
Section, Speedwell House, Oxford.

9 December 2009

Minerals & Waste Compliance Monitoring Sites in Cherwell District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Alkerton CA & Landfill, Alkerton, Nr. Banbury, Oxon.	Alkerton Landfill	W	Active	Full	3	3
	Alkerton CA	W	Active	Nil		
Hornton Grounds, Startford Road, Hornton, Banbury, OX15 6AH.	Alkerton Quarry	M	Active	Full	4	3
	Hornton Grounds Quarry.	M	Active & Aftercare (in part)	Full		
	Wroxton	M	Active	Full		
Ardley Quarry, Ardley, Bicester, Oxon, OX27 7PH.	Ardley Landfill	W	Active & Aftercare (in part)	Full	3	3
	Ardley Quarry	M	Active	Full		
Ardley Composting Site, Ashgrove Farm, Upper Heyford Road, Ardley, OX27 7PJ.	In-vessel Composting	W	Not Implemented	Nil	2	1
	Windrow Composting	W	Active	Nil		
Dewar's Farm, Ardley Road, Middleton Stoney, Oxfordshire, OX25 4AE.			Active	Full	4	4
Horsehay Quarry, Middle Barton Road, Duns Tew, Oxfordshire.		M	Active	Full	3	2

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Epwell ROMP, Shutford.		M	Dormant	Low	1	0
Finmere Quarry, Banbury Road, Finmere, Oxfordshire, MK18 4AJ.	Finmere (Landfill)	M & W	Active	Full	6	2
	Widmore	W	Aftercare	Nil		
	Clay, S&G	M	Not Implemented	Full		
	Sand & Gravel	M&W	Not Implemented	Full		
Gosford Silo Waste Recovery, Oxford Road, Kidlington, Oxford.		W	Not Issued	Nil	0	0
Greenhill Farm Quarry, Bletchingdon.		W	Active	Full	1	3
Heneff Way - Batching, Heneff Way, Banbury, Oxon.		M	Active	Nil	2	0
Heneff Way - Tarmac, Heneff Way, Banbury, Oxon.		M	Active	Nil	2	0
L.C. Hughes Scrap Yard, London Road, Bicester.		W	Active	Nil	2	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Kidlington Rail Depot, Oxford Road, Kidlington, Oxford.		M	Active	Nil	1	0
Manor Farm - Biomass Gen, Twyford, Banbury, Oxon, OX17 3JL		W	Active	Nil	2	1
Old Brickworks Farm, Bletchingdon, Oxon, OX5 3DT.		W	Active	Full	2	0
Overthorpe Ind. Estate - WTS, Banbury.		W	Active	Nil	1	1
Sewage Plant, Merton		W	Active	Nil	0	0
Sewage Treatment Works, Hethe		W	Active	Nil	0	0
Shennington ROMP, Sugarswell Lane, Shennington.		M	ROMP	Low	1	0
Shipton on Cherwell Quarry, Shipton on Cherwell, Oxfordshire.		W	Active	Full	6	4

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Smiths Concrete Ltd, Old Blackthorn Station, Bicester.	Bicester	M	Active	Nil	1	0
Smiths Concrete Ltd, Southam Road, Banbury.	Banbury	M	Active	Nil	1	0
Smiths of Bloxham - WTS. Milton Road, Bloxham, Banbury, OX15 4HD.		W	Active	Nil	2	1
Stratton Audley, Elm Farm Quarry, Stratton Audley.	Landfill	W	Dormant	Low	2	1
	Recycling	W	Dormant	Nil		

Minerals & Waste Compliance Monitoring Sites in South Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Ambrose Quarry, Ewelme, Oxon.		M	Dormant	Low	1	0
Battle Farm, Crowmarsh, 84 Preston Crowmarsh, Oxon, OX10 6SL.		W	Active	Nil	2	1
Caversham, Sonning Eye, Reading.	Caversham Main	M	Active	Full	3	1
	Caversham Extension	M	Active	Full		
Chinnor Quarry.		M	Dormant	Full	1	0
Culham B3 North		W	Active	Nil	0	0
Culham UKAEA	J30 JET	W	Active	Nil	0	0
Ewelme	Ewelme I (Buildings)	W	Active	Nil	3	2
	Ewelme I WTS	W	Active	Nil		
	Ewelme II MRF	W	Active	Nil		
	Ewelme II Landfill	W	Active	Full		
Eyres Lane Waste Transfer Site, Ewelme.		W	Active	Nil	3	4
Ferris Hill Farm, Sibford Road, Hook Norton, Banbury, OX15 5JY.		W	Active	Nil	3	2

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Greenwoods of Garsington, Scrap Yard, Pettiwell, Garsington, Oxford.		W	Active	Nil	1	1
Hundridge Farm, Waste Transfer, Hundridge Farm, Ipsden, Oxon		W	Active	Nil	2	1
Menlo Industrial Park - Scrap Yard, Roycote Lane, Thame, Oxfordshire, OX9 2JB.		W	Active	Nil	1	0
Playhatch Quarry - WTS, Dunsden Green Lane, Playhatch, Caversham, Reading.		W	Active	Nil	1	2
Sewage Pumping Station Beckley	Thames Water Sewage Plant	W	Aftercare	Nil	1	4
Waterstock Golf Course, Thame Road, Waterstock, Oxford. OX33 1HT.		W	Active	Full	4	6
Woodeaton Quarry, Woodeaton, OXON.		M	Dormant	Low	1	0

Minerals & Waste Compliance Monitoring Sites in Vale of the White Horse District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Aasvogal, Waste Transfer Station, Grove Business Park, Grove.		W	Active	Full	1	1
Baulking Quarry, Baulking, Faringdon, Oxfordshire, SN7 7QB.		M	Aftercare	Full	2	2
Bowling Green Farm, Stanford Road, Faringdon, Oxon, SN7 8EZ.		M	Active	Full	3	4
Childrey Quarry, Childrey, Wantage, Oxon.		W	Active	Full	2	1
Chilton Waste (Prospect Farm), Prospect Farm, Chilton, Didcot, Oxfordshire, OX11 0ST.		W	Active	Full	2	1
Drayton CA Site, Drayton, Oxon.		W	Active	Nil	0	0
Composting Facility, Church Lane, Coleshill, Swindon, SN6 7PR.		W	Active	Nil	1	0

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Glebe Farm Composting, Glebe Farm, Hinton Waldrist, Oxfordshire.		W	Active	Nil	2	0
Hackpen Hill (Land Raising), Childrey, Wantage, OXON.		W	Aftercare	Full	1	1
Haynes of Challow, East Challow, Wantage, Oxon, OX12 9TB.		W	Active	Nil	1	0
Hill Farm - Woodchipping, Nr Didcot, Oxfordshire.		W	Active	Nil	2	2
Quelchs Orchard, Scrap Yard, Charlton, Wantage.		W	Active	Nil	1	1
Redbridge CA, Old Abingdon Road, Oxford.		W	Active	Nil	1	0
Radley Sand and Gravel Plant, Thrupp Lane, Radley.	Curtis Yard	M & W	Active	Nil	3	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Harwell, UKAE, Harwell, Didcot, OX11 ORA.	Business Park		Active	Nil	1	0
	Catapult Pit		Active	Nil		
	Southern Storage		Active	Nil		
	Waste Management Complex (B462)	W	Active	Nil		
	Western Storage		Active	Nil		
Radley Ash Disposal Scheme	Lake E	W	Not Implemented	Full	2	1
	Phase I	W	Aftercare	Full		
	Phase II	W	Active	Full		
	ROMP area	M	ROMP	Full		
Sandhill Quarry, Sands Hill, Faringdon, Oxon, SN7 7PQ.		M	Dormant	Low	1	0
Shellingford Quarry, Shellingford Crossroads, Stanford In The Vale, Faringdon, Oxon, SN7 8HE.		W	Active	Full	4	4

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Stanford in the Vale Waste Disposal and Civic Amenity Site		W	Active	Nil	2	1
Sutton Courtnay (Hanson), Appleford Sidings, Abingdon, Oxfordshire, OX14 4PW.	Batching Plant	W	Active	Nil	4	2
	Bridge Farm	W	Not Implemented	Full		
	Rail Head	W	Active	Nil		
	Tarmac plant	W	Active	Nil		
Sutton Courtnay (WRG), Appleford Sidings, Abingdon, Oxfordshire, OX14 4PW.	Composting	W	Active	Nil	4	2
	Landfill	W	Active	Full		
Sutton Wick Landfill, Bassett Lane, Oday Hill, Abingdon.		W	In Restoration	Full	1	1
Sutton Wick Sand and Gravel, Peep-O-Day Lane, Abingdon, Oxon.	Sutton Wick Gravel	M	Active	Full	2	1
	Sutton Wick Plant	M	Active	Nil		
	Lake J	M	In Restoration	Full		

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Tubney Woods Sand Quarry and Landfill Site, Besselsleigh, Oxfordshire.		M	Active	Full	3	2
Whitecross Metals, Whitecross, Abingdon, Oxon.		W	Active	Nil	2	1
Wicklesham Quarry, Faringdon, Oxfordshire.		M	Active	Full	3	2

Minerals & Waste Compliance Monitoring Sites in West Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
B & E Skips, 115 Brize Norton Road, Minster Lovell, Oxon, OX29 0SQ.	Minster Lovell	W	Active	Nil	2	1
Boddington Lane Wood Chipping, North East side of Boddington Lane, North Leigh, Witney, Oxfordshire.		W	Dormant	Nil	1	1
Burford Quarry, Burford Road, Brize Norton, Oxfordshire.	Quarrying	M	Active	Full	4	2
	Manufacturing					
Castle Barn Quarry, Sarsden		M	Active	Full	3	1
City Farm, Eynsham.	City Farm I	W	Aftercare	Full	3	1
	New Wintle Farm	W	Active	Nil		
	City Farm II	W	Active	Nil		
Controlled Reclamation, Dix Pit, Stanton Harcourt, Oxon.		W	In Restoration	Full	4	2
Cornbury Park, (Quarrying) Charlbury, Oxon.		M	Active	Full	1	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Crawley Scrap Yard		W	Active	Nil	1	1
Deans Pit CA Site, Chadlington.		W	Active	Nil	1	1
Dix Pit, Stanton Harcourt, Oxon.	Conblock	W	Dormant	Nil	4	2
	Dix Pit CA	W	Active	Nil		
	Dix Pit Landfill Site	W	Active	Full		
	North Shore	M	Complete	Full		
	Premix - Hanson	M	Active	Nil		
Elmwood Farm, Burford Road, Black Bourton, Oxon, OX18 2PL		W	Active	Nil	2	1
Enstone Airport Waste Transfer. Unit 1, Enstone Airfield, Enstone, Oxon.		W	Active	Nil	2	1
Ethos Waste Transfer (William Wyatt's Yard), Lakeside Industrial Estate, Standlake, Oxon		W	Dormant	Nil	2	1
Fraser Evans & Sons, The Tyre Yard, Downs Road, Witney, Oxon.,		W	Active	Nil	2	0

Minerals & Waste Compliance Monitoring Sites in West Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
OX29 0SY.						
Gill Mill, Tar Farm, Gill Mill Complex, Ducklington, Oxfordshire.	Rushey Common	M	Aftercare	Full	3	2
	Gill Mill Quarry	M	Active	Full		
Great Tew Quarry, Butchers Hill, Great Tew, Oxon.		M	Active	Full	3	2
Hardwick Batching Plant, Adj. B4449, Hardwick, Oxon.	CEMEX	M	Active	Full	2	1
Hardwick Recycling, Adj. B4449, Hardwick, Oxon.	Furgal Yard	W	Active	Nil	1	1
Hatford Quarry, Sandy Lane, Hatford, Oxon, SN7 8JH.		M	Active	Full	4	2
M2 Solutions, Plot J, Lakeside Industrial Estate, Standlake		W	Dormant	Nil	1	0
M & M Skips (Whitney), Station Road, Witney.		W	Active	Nil	1	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Manor Farm - Waste Transfer, Kelmscott, Nr. Lechlade, Gloucestershire, GL7 3HJ.		W	Active	Nil	1	1
Mick's Skips (Hackett's Yard), Lakeside Industrial Estate, Standlake, Oxon.		W	Active	Nil	2	0
Sandfields Farm, Over Norton, Oxfordshire.		W	Active	Nil	3	1
Peashell Farm, Downs Road, Curbridge, Oxon OX29 7NZ.		W	Active	Nil	2	1
Rollright Quarry, Chipping Norton.	Phase 1	M	Active	Full	2	1
	Phase 2	M	Not Implemented	Full		
Showell Farm, Chipping Norton, Oxon OX7 5TH.		W	Active	Nil	2	1
Slape Hill Quarry, Glympton, Near Woodstock.		W	Active	Nil	3	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/09 to 31/03/10.	Actual Visits for period 01/04/09 to 31/12/10.
Smiths Concrete, Eynsham Road, Cassington	Oxford	M	Active	Full	1	0
Springhill Farm, Cross Hands Hill, Salford, Oxon, OX7 5FQ.		M	Active	Full	2	1
Hardwick IDO		M	ROMP	Full	0	0
Sturt Farm, Units 2A, 4 Sturt Farm Ind, Burford.		W	Active	Nil	1	0
Watkins Farm, Linch Hill, Stanton Harcourt, OXON. OX29 5BJ.	ROMP area	M	Aftercare	Full	4	1
	Stonehenge Farm	M	Not Issued	Full		
	Ireland Land	M	Active	Full		
Whitehill Quarry, Adj. A40, Burford, OXON.		M	Dormant	Low	3	2
Whitehill Quarry, Tackley, OXON.		M	Dormant	Low	1	0
Worsham Quarry, Burford Road, Asthall, OXON.		W	Active	Full	3	2
Worton Rectory Farm, Cassington, OXON. OX29 4SU.	Cassington Quarry	M	Active	Full	5	4
	Worton Composting	W	Active	Nil		
	M&M WTS	W	Active	Nil		

Progress of Enforcement Cases**(Covers period from 1 April 09 to 31 December 09)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
South Oxfordshire District Council			
Waterstock Golf Course	1996	Unauthorised Change of Use – deposit of Waste.	Injunctive action to secure removal on-going. High Court extended date for removal of waste. Committal proceedings commenced in October 08 and are continuing.
Waterstock Golf Course	1999	Breach of Planning Condition – Failure to restore land following Clay Extraction.	Enforcement Notice served in November 08 to secure proper restoration of the lake area. Notice has been appealed. The appeal was heard by the Planning Inspector at Public Inquiry at two hearings in September and November 09. We await the decision from the Planning Inspectorate.
Eyres Lane, Ewelme	11 Jul 06	Unauthorised Change of Use - Intensification of recycling use beyond requirements of existing CLEUD	Investigations complete. PCN served in November 08. Expediency report prepared but not expedient to issue an enforcement notice. Discussions with local parishes have led to the stalling of a proposed liaison meeting. Parish councils are gathering further evidence. The site is on the compliance monitoring schedule and subject to 3 visits per year.
Hundridge Farm, Ipsden	Feb 01	Unauthorised Change of Use – from Agriculture to Waste Transfer	CLEUD has been issued for part of the operation. However, the EA have previously prosecuted operator 3 times. Working with the EA on post prosecution plan but not being adhered to. EA in process of securing Injunction to prevent further operations from the land. OCC continue to maintain watching brief and continue to support EA in their application.
The Old Sewage Works Clifton Hampden	Nov 07	Breach of Planning Conditions	Breach of Planning Conditions on a temporary planning consent. Evidence gathered and set to proceed. However, operator changed and through negotiation the site became compliant. Temporary planning permission ends on 5th April 10. The site is on the compliance monitoring schedule and subject to 2 visits per year. Case Closed.

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Location	Date Received	Alleged Breach of Planning Control	Progress
South Oxfordshire District Council - Continued			
Manor Farm, Rotherfield Pppard	Nov 08	Unauthorised Change of Use – from Agriculture to Waste Transfer	Operating crusher on Agricultural Land adjacent to Industrial Units – LBA sent. Waste operation ceased returned to agriculture. No further action. Case Closed.
Well Barn House Estate, Moulsoford	Jan 09	Unauthorised Change of Use – from Agriculture to land raising deposit of waste.	Chalk Waste being deposited on land following permitted Residential Development. LBA sent. Pre-application discussions in progress.
The Barn, Weston Road, Lewknor	Dec 08	Unauthorised Change of Use – from Agriculture to Waste Transfer	Small amount of Builders Rubble being stored adjacent to a Barn being used for commercial purposes. Owner traced and LBA letter sent – Rubble to be used for agricultural purposes and deemed Permitted Development – NFA – Case Closed.
Stockwell Lane, Waterstock	June 08	Unauthorised Change of Use – from Agriculture to Waste Transfer	Unauthorised storage (possible transfer) of waste. Owner traced and letter sent. Small amount of builders rubble being stored for foundation to agricultural building. Permitted development. – Case Closed.

Progress of Enforcement Cases**(Covers period from 1 April 09 to 31 December 09)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
Vale of White Horse District Council			
Shellingford Quarry.	Jan 06	Non-compliance with planning conditions – <ul style="list-style-type: none"> • Re-phasing land filling • Unauthorised recycling. 	2 x Planning applications approved. Local liaison committee with Shellingford parish meeting has been established. The site is on the compliance monitoring schedule and subject to 4 visits per year. Case Closed.
Blackbird Lane, Milton	Feb 09	Unauthorised Change of Use – from Residential to Waste Transfer	Wood chipping and waste wood transfer poss. gardening business. Owner traced. Small scale not amounting to material change of use. No further action required. Case Closed.
Land adj. A338, East Hanney, Wantage, OXON.	May 09	Unauthorised deposit of Waste to create bunds for Marcham Shooting Grounds.	Investigated and established breach. PCN served July 09. Currently negotiating removal.
Tuckwells Sand and Gravel Plant, Thrupp Lane, Radley.	Sept. 09	Gravel washing and grading plant operating without planning permission.	Investigations continuing. Negotiations stalled. PCN required prior to instigating formal enforcement action.

Progress of Enforcement Cases**(Covers period from 1 April 09 to 31 December 09)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
West Oxfordshire District Council			
Controlled Rec, Dix Pit, Stanton Harcourt.	Dec 05	Planning permission for the deposit of waste ended in 2005. Deposit continuing.	Planning permission granted for the restoration of the site. The site is on the compliance monitoring schedule and subject to 4 visits per year. Case closed.
Stone Farm, Lidstone,	June 09	Winning and working of building stone without planning permission.	Investigated. Established breach of planning control. Retrospective planning application submitted November 09.
Composting Unit, Cassington	Mar 07	Unauthorised change of use – wood chipping operation on composting site.	Operations may meet planning policy with proper controls. Retrospective planning application invited and draft application submitted. The site forms part of the Worton Farm sites and is on the compliance monitoring schedule and subject to 5 visits per year. Case closed.
Fergal Contracting, Hardwick.	Mar 07	Unauthorised change of use – waste recycling	Investigations completed. PCN served and responded to. Pre-application discussion for temporary consent. Awaiting ecology report (commissioned) prior to submission.
Waste Transfer Stn, Sandsfield Farm, Over Norton.	Apr 08	Unauthorised development of new building without planning permission.	Monitoring visit identified building being erected without planning permission. Development meets planning policy. Draft application with Planning Officer. Negotiations continuing.
City Farm, Eynsham.	May 08	Unauthorised change of use – waste recycling.	Monitoring visit has identified operations extended outside of permitted area. Development meets planning policy. Retrospective planning application has been invited. Draft application with planning officer. Negotiations continuing.

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Location	Date Received	Alleged Breach of Planning Control	Progress
West Oxfordshire District Council			
Cornbury Park, Charlbury.	June 08	Unauthorised sale of building stone.	Small quarry operates on the land which is permitted development for agricultural purposes. Allegation that amounts of building stone are being sold and removed separately. Investigations continuing.
Land at Cotswold Dene, Lakeside Industrial Park, Standlake.	July 08	Unauthorised change of use – land raising	Waste being tipped without planning permission. EA lead authority and taking prosecution proceedings. Awaiting a topographical and pollution survey commissioned by the EA. Investigations continuing.
Land and Buildings r/o Church End, South Leigh.	Feb 09	Unauthorised change of use – burning of waste.	Registered waste carrier and garden business operating from the land. Waste being disposed by burning. EA informed. Operations ceased. No further action required. Case closed.

Progress of Enforcement Cases**(Covers period from 1 April 09 to 31 December 09)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
Cherwell District Council			
Stratton Audley Quarry	Jul 05	Unauthorised change of use – over-tipped landfill.	Site is closed. Negotiations between owners and planning officers on an acceptable land form are continuing with a view to submission of planning application to remedy breach.
Glebelands, Adderbury.	Sept 08	Unauthorised development – deposit of waste	Tipping skip waste in a field. EA served stop notice. Banbury Skips now removing waste. The majority removed at last visit 4 th February 09. Waste removed. No further action required. Case closed.
Clattercote Priory Farm, Claydon.	Nov 08	Unauthorised change of use – waste recycling.	Waste wood chipping operation to provide pig bedding. Operation being carried out under exemption from the EA. Must be solely agricultural to be exempt from planning control. Investigations continuing.

BCN	-	Breach of Condition Notice – A summary procedure for the enforcement of planning conditions. Where there has been a failure to comply with a condition attached to a current planning permission the Local Planning Authority may serve such a notice.
CDC	-	Cherwell District Council
CLEUD	-	Certificate of lawful use / development. A procedure to allow a person to ascertain whether; (a) the existing use of land or buildings is lawful; (b) any operations carried out in, on, over or under land are lawful; or (c) any other matter constituting a failure to comply with a condition of a planning permission is lawful.
COU	-	Change of Use
EA	-	Environment Agency
EN	-	Enforcement Notice
Expediency	-	A judgment of the merits of an activity against planning policy.
LBA	-	Letter before action - a formal letter which sets out the alleged breach in planning control and suggested remedy.
OCC	-	Oxfordshire County Council
PCN	-	Planning Contravention Notice – A formal notice requiring a recipient to provide information about development on land so far as they are able.
Pd	-	permitted development
Pp	-	planning permission
SODC	-	South Oxfordshire District Council
VoWH	-	Vale of White Horse District Council
WODC	-	West Oxfordshire District Council