

Progress of Enforcement Cases

(Covers period from 1st October 2013 to 31st March 2014)

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. Committal proceedings against Mr R Wyatt and Mr M Wyatt for non-compliance with High Court order have culminated in prison sentences of six months and four months respectively. The waste remains on the land.
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. The Enforcement Notice was appealed but upheld by the Planning Inspectorate. The works have not been completed; however enforcement is linked to the profiling of the wider site as detailed above.
Mill Lane, Marston	Feb 2011	Unauthorised Waste Transfer	Allegation of waste being returned to the site in skips; sorted and burnt. Joint investigation with EA continuing. Insufficient evidence to date to secure formal enforcement action. Investigations are continuing.
Holloway Farm, Wheatley	March 2011	Unauthorised deposit of waste.	Soils and sub-soils deposited on metalled road beyond access to industrial area. Investigations reveal that land is not owned or registered with Land Registry. Deposits have ceased. Legal action is restrictive without owner or persons responsible. Continue with watching brief.
The Old Scrap Yard, Menmarsh Road, Worminghall	April 13	Unauthorised deposit of Tyres	Large amount of tyres deposited on old scrap yard in the open. Not an active site. PCN served. Enforcement notice being considered. Owner committed to removal by end of May.
Penn Farm, Manor Road, Towersey, Thame	August 13	Unauthorised deposit of waste	An amount of construction & demolition type waste has been stockpiled in Farm Yard. Waste to be incorporated into agricultural barn development pre-approval from SODC - P14/SO909/AG. No breach. Case Closed.

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South Oxfordshire District Council (Continued)			
Rumbolds Pit WTS Eyres Lane, Ewelme.	Jan 14	Unauthorised development of elevated sorting station and wood incinerator.	Site monitoring indicated that operational development of a sorting station which is in turn heated by a waste wood incinerator. The site operates under the provisions of a Certificate of lawful use and these fixed permanent structures require a stand-alone planning permission. PCN required before considering more formal enforcement action.
Greenwoods Scrap Yard Garsington	Feb 14	Unauthorised development of shed for dismantling end of life vehicles.	Unauthorised operational development of building for the dismantling of vehicles required by EA permit but no planning permission. Investigations are continuing.

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Vale of White Horse District Council			
Land off A415, past Milletts Farm, Marcham	March 12	Soil recycling and deposit of waste to create screening bund.	Contacted operator who has removed screening plant and stopped importing waste. They are in negotiations for alternative industrial premises. Plant, equipment & stockpiles removed through negotiation with operator who has now relocated. Case Closed.
Sutton Wick Processing Plant, Peep-o-day Lane, Drayton	Dec 12	Unauthorised Processing Plant	The extant planning permission for the processing plant and extraction of quarry workings came to an end 31 Dec 12. Operator had submitted a Section 73 planning application before the deadline but it was not properly validated. A planning application is currently active with a view to retain the processing plant in the area. Planning enforcement is currently held in abeyance pending the outcome of planning application.
Sutton Courtenay Quarry	Nov 13	(a) Unauthorised deposit of recycled asphalt in the aggregate storage/processing area. (b) Rephasing of Bridge Farm gravel extraction.	Compliance monitoring has identified two continuing breaches of planning control. Unauthorised development presents minimum harm. Negotiation continuing with operator to secure retrospective planning applications.
Sutton Courtenay Landfill	Feb 14	Non-compliance with surface water drainage scheme required by planning conditions.	Elevated levels of ground water indicated that the landfill surface water drainage scheme required by planning conditions was (a) inadequate or (b) not completed in accordance with proposed timescales. Negotiations with operator continuing to secure a revised drainage scheme and complete in a timely manner.
Land adj. A420 Nr. Haremoore Farm Faringdon	Feb 14	Unauthorised deposit / storage of waste	The nature or extent of breach has not been established. Investigations are continuing.

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West Oxfordshire District Council			
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. OCC officers have provided evidence for proceedings. Activity stopped. The EA actions continuing.
Crawley Scrap Yard, Riding Lane, Crawley	April 13	Unauthorised Development of Porta-cabin Offices	Porta Cabin stacked to create office accommodation on concrete plinth with fixing to ground to give some permanence. Development presents no demonstrable harm and retrospective planning application invited in the first instance.
Controlled Reclamation Dix Pit Stanton Harcourt	Sep 13	Breach of Planning conditions – land raising	The continued importation and deposit of waste after the expiry of the permission for the clay extraction and landfill. PCN has been served and negotiation has failed to secure compliance. Breach of planning control represents a significant departure from planning policy and expediency agreed. EN being drafted in consultation with legal services.
Great Tew Quarry	Oct 13	(a) Unauthorised deposit of clay outside planning permission area. (b) Extension of quarrying outside planning permission area.	Compliance monitoring identified two breaches of planning control. A retrospective planning application has been submitted to OCC in regard to the extension of quarrying – MW.0038/14. Pre-application discussions are continuing in relation to the deposit of clay.
Elmwood Farm, Black Bourton	Nov 13	Unauthorised deposit of waste – land raising	Deposit of trommel fines combined with mushroom compost as a soil improver. EA lead authority and taking prosecution proceedings against operator. Court Order to remove being pursued by the EA. OCC continues with watching brief.
Southfield Barn Eynsham	Jan 14	Unauthorised deposit of waste – land raising	Initial report of waste soils deposited in field adjacent to B4449. Further investigation soils from excavations to underpin barn as part of a planning permission to redevelop to residential use. No breach of planning control. Case closed.

Enstone Airfield Church Enstone	Mar 14	Unauthorised waste transfer	Waste wood chippings being transferred without planning permission. Investigations continuing.
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Enstone Airfield Church Enstone	Mar 14	Unauthorised deposit of waste – land raising	An amount of clay being deposited to create a pond also apparent that sub-soils had been deposited to enhance motocross track. Investigation continuing.

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Cherwell District Council			
Hoad Hill Farm, Adderbury	April 10	Unauthorised deposit of waste / waste transfer and burning of waste.	Joint investigation with the EA; evidence of tipping in woodland and burning in the open. Some hazardous wastes have been cleared and the burning has stopped. Small amount of waste remains in woodland. Investigations of ownership following probate continuing prior to more formal action being taken.
Ferris Hill Farm Hook Norton	Oct 12	Unauthorised deposit of waste	Site monitoring indicates that Waste Transfer / deposit of waste operations have extended beyond the boundary of the approved planning permissions. Evidence is continuing to be gathered prior to considering formal enforcement proceedings.
Field Farm Bainton Crossroads	Nov 13	Unauthorised deposit of waste – land raising	Historical deposit of waste to raise land now ceased. No council records of a grant of planning permission to permit development. Retrospective planning application invited to include the proper restoration of land. Negotiations have stalled and PCN required prior to more formal enforcement proceedings.
Oak Farm Islip Road Bletchingdon	Nov 13	Unauthorised deposit of waste	Deposit of construction and demolition wastes in field adj. to Diamond Farm, Islip Road, Bletchingdon. Owner's intent is to develop farm yard under agricultural permitted development rights. However, the necessary prior approval had not been obtained. Pre-application discussions are in progress with Cherwell DC. OCC continue with watching brief.
Smiths of Bloxham	Oct 13	Unauthorised deposit of waste – land raising	Compliance monitoring has identified on-going breach of planning control - soils and inert wastes produced following screening of construction & demolition waste is being deposited in a bund to enclose and screen the site. Negotiations stalled. PCN required prior to more

			formal enforcement action.
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Horley STW	Mar 14	Breach of Conditions	Thames Water commenced development without compliance with details pursuant planning conditions 3 and 7 of planning permission 13/01337/CM. A traffic management plan and details of tree protection required. Necessary controls put in place on site and details submitted. Continuing with watching brief.
Land adj. A44, Kings Canal Bridge, Ickworth.	Mar 14	Unauthorised deposit of waste – land raising	A gate installed across an access to canal adjacent to bridge on the A44. An amount of construction and demolition type wastes are being deposited / stored. Investigations continuing.
Land adj. Upper Campsfield Road, Kidlington	Mar 14	Unauthorised deposit of waste & waste transfer.	Initial reports of deposit of waste established a lawful storage of manure to be used for agricultural purposes. However, an amount of waste transfer is taking place which is non-agricultural and being investigated further.