

Progress of Enforcement Cases**(Covers period from 1 August 2010 to 31 March 2011)****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 hearing on the 5 th May 2010. Mr R Wyatt and Mr M Wyatt received suspended prison sentences of six months and four months respectively on the condition that a 2006 Court Order be complied with by 11 th May 2011. No realistic efforts have been made to comply with the 2006 Order and OCC intend to return the matter to the High Court.
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. Planning Inspectorate have upheld the enforcement notices with revised compliance dates to remove waste and re-profile the land by the end of August 10 and to restore by end of September 10. Works not completed however enforcement is linked to the profiling of the wider site.
Hundridge Farm, Ipsden	Feb 01	Unauthorised Change of Use – from Agriculture to Waste Transfer	CLEUD has been issued for part of the operation. The EA took contempt of court proceedings against the owner of the land, Mr Parker, in March for continuing to keep controlled waste on the land without a permit. Mr Parker received a 28 day suspended prison sentence and costs of £18,000. Land cleared in September 2010. Case closed.

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Manor Farm, Peppard Common, Oxon	Nov 08	Unauthorised Change of Use – from Agriculture to Waste Transfer	Waste Transfer operations have ceased, machinery removed and retrospective planning application for waste transfer refused by OCC. Appeal against refusal was dismissed in February 2011. Bunds located around the site still contain unauthorised deposited waste. A joint action with SODC for various mixed use of the land has culminated in Enforcement Notice being served in November 2010. Officers have prepared proofs of evidence and are supporting SODC in Planning Inquiry scheduled to take place in July 2011
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. A retrospective planning application was approved in September 2010. Case Closed.
Stockwell Lane, Waterstock	March 10	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 which would be permitted development. Further tipping has been reported and a PCN was served in April 2011.
New House Farm, Goring Heath.	April 10	Unauthorised Change of Use from Agriculture to Waste Transfer and Deposits of Construction/Demolition Waste.	Unauthorised Metal recycling activity on site - breaking electrical transformers. Construction and demolition (C&D) waste has been deposited on part of the site and evidence of burning farm waste. Visit in July 10 - Metal now removed and recycling activity ceased. No evidence of burning. C&D waste remains on site. Investigations are continuing.

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Bernard Copse, Little Haseley	Nov 2010	Unauthorised Scrap Yard	Allegation of metal recycling taking place in woodland. Visited site twice – agricultural vehicles being stored. No obvious waste transfer – No breach. Case Closed.
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.
Mill Lane, Marston	Feb 2011	Unauthorised deposit of waste.	Noted that land has been raised without planning permission. Investigations are continuing.
Holloway Farm, Wheatley	March 2011	Unauthorised deposit of waste.	Soils and subsoils deposited on metalled road beyond access to industrial area. Investigations are continuing.
Connect Scaffolding, Towsery Road, Thame.	March 2011	Unauthorised waste processing	Crusher / screener in operation. Initial enquiries inconclusive. Awaiting ownership details. Investigations are continuing.

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Vale of White Horse District Council			
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. Negotiated solution. Waste removed from the land. No further action required. Case Closed.
Tuckwells Sand and Gravel Plant, Thrupp Lane, Radley.	Sept. 09	Gravel washing and grading plant operating without planning permission.	Investigations continuing. Negotiations stalled. PCN served in May 2010. Awaiting outcome of CLEUD Application prior to deciding on appropriate enforcement action.
Shellingford Quarry.	Feb 10	Non-compliance with planning permission extraction of limestone below permitted levels.	Development accords with current planning policy and within EA tolerances – currently not expedient to serve EN. A resolution to grant retrospective planning application following April Planning & Regulation Committee. Conditions are being drawn up at time of writing. Site continues to be regularly inspected in accordance with the compliance monitoring schedule.
Spring Hill Chicken Farm, Longworth.	April 10	Unauthorised waste transfer processing of construction and demolition waste, sub-soils and soils.	Initial investigation found that VWHDC had granted planning permission for the restoration of the land to equestrian use. The planning permission allowed for the mechanical screening of waste bunds on the land and spreading of soils. Negotiated solution. Screener removed from the land so waste can not be processed. Case Closed.
Blandys Farm, Bassett Road, Letcombe Regis	July 10	Unauthorised deposit of waste	Initial site visit - operator asserts that land drain being installed. Confirmed engineering operation not waste related. No further action required. Case closed.
Land at Bow Road, Stanford in the Vale.	Sept 10	Unauthorised deposit of waste	Construction and demolition wastes being deposited in field. Visited Site stopped tipping. PCN served. Established works meet agricultural permitted development being hard-standing for vehicles. No breach. Case Closed.

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West Oxfordshire District Council			
Stone Farm, Lidstone,	June 09	Winning and working of building stone without planning permission.	Investigated. Established breach of planning control. Retrospective planning application submitted and subsequently withdrawn. Quarrying has ceased and owner is working on satisfactory restoration and aftercare scheme. Negotiations 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. OCC officers have provided evidence for proceedings. Activity stopped. Continue with watching brief until Ea actions complete.
Controlled Reclamation, Dix Pit, Stanton Harcourt.	August 10	Unauthorised deposit of Waste Concrete	Concrete is being stored and to be used in construction of sub-base for waste processing plant. Owners asserts that waste will be removed if appeal fails. Appeal allowed and planning permission granted in March 2011. Continue with watching brief.
Crossways Farm, Priory Road, Lynham	December 10	Unauthorised wood recycling	Small scale logging for own use and occasional chipping for animal bedding. No material change of use predominantly agricultural – No breach. Case Closed.
Cuckoo Wood Farm, Freeland Road, Freeland, Eynsham.	Feb 2011	Unauthorised waste transfer	Allegation that waste is being brought on to the site, recycled and removed. Large engineering operation to create hard-standing for mobile homes and new roadway permitted by WODC. No breach. Case Closed.

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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. Site is subject to regular inspection as a dormant landfill site. No further enforcement action proposed.
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 and area cleared. Tipping ceased but deposited C&D material remains in woodland. As per protocol EA lead authority. EA
Land at Old Sewage Works, Launton Road,	May 10	Unauthorised waste transfer	Small scale skips business operating from the land without planning permission. Investigations on-going – not been able to ‘catch’ persons on site. LBA sent. Negotiated solution land cleared. No further action required. Case Closed.
Banbury Mini Skips, Station Approach, Banbury.	June 10	Unauthorised waste transfer	Skips business operating from the land without planning permission. Investigations on-going. Operating from B2 General Industrial Premises and accords with current planning policy. Investigations continuing. Retrospective application invited.
Ferris Hill Farm Hook Norton	Jan 11	Unauthorised waste transfer	Site monitoring indicates that Waste Transfer operations have extended beyond the boundary of the approved planning permission. Negotiations are continuing to return the development within the permitted boundary. Enforcement action is pending PCN.

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Cherwell District Council – Continued			
Smiths of Bloxham - WTS. Milton Road, Bloxham, Banbury	Jan 11	Unauthorised waste transfer	Site monitoring indicates that Waste Transfer operations have extended beyond the boundary of the approved planning permission. Negotiations are continuing to return the development within the permitted boundary. Enforcement action is pending PCN.

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Oxford City Council			
43 Bartholomew Road, Oxford	Sept 10	Unauthorised deposit of waste.	Allegation of a builder depositing waste in garden. Small scale but couldn't track owner, so PCN served. Garden being landscaped with clean material purchased as top soils. Engineering operation referred to City Council. No further action. Case closed.