

Progress of Enforcement Cases**(Covers period from 1st September 15 to 31st April 16)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Alleged Breach of Planning Control	Progress
South Oxfordshire District Council		
Greenwoods Scrap Yard Garsington	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 for development in Green Belt. Enforcement Notice served December 2014. Owner appeal to the Secretary of State via the Planning Inspectorate and the Notice was upheld. Buildings to be removed by mid-February 2016. Some buildings removed but vehicle racking remains in place. Evidence gathered for possible prosecution proceedings.
Stapnells Farm, Cold Harbour Lane, Goring Heath	Unauthorised deposit of waste	Unable to establish any obvious breach of planning control – Case Closed.
Moorend Lane, Thame	Unauthorised routing of lorries	Allegation of HGV waste lorries travelling through Lee Park residential estate. Investigation established that a road sweeper was using a local standpipe with the necessary permits in place. No breach. Case Closed.
Grundons Ewelme #1	Unauthorised development of Welfare Facilities in HGV car-parking area.	Routine compliance monitoring established that a welfare building was being developed adjacent to the Hazard Waste Transfer Station without planning permission. Operator invited to submit retrospective planning permission. Continue with watching brief.
Car Park to rear of Fane Drive/ Chiltern Close Berinsfield	Unauthorised breaking of motor vehicles	Allegation that vehicle breaking / metal recycling taking place in car park area to rear of shops. No obvious activity and unable to establish breach of planning control. Case Closed.
Land adj. Sewage Works, Clifton Hampton	Unauthorised deposit of waste	Large amount of waste soils; construction and demolition waste and wood deposited on hardstanding adjacent to the Culham Science Park. Preliminary investigations continuing.

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Vale of White Horse District Council		
Sutton Wick Processing Plant, Peep-o-day Lane, Drayton	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 within time but it was not properly validated. A further planning application was made e with a view to retain the processing plant in the area. Planning permission granted. Case closed .
Sutton Courtenay Quarry	Unauthorised deposit of recycled asphalt in the aggregate storage/processing area.	Compliance monitoring has identified a continuing breach of planning control. A retrospective planning application has been submitted. Enforcement proceedings are held in abeyance pending planning decision. Maintain watching brief.
Sutton Courtenay Landfill	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. Although no causal link was established, negotiations with operator secured a revised drainage scheme which was approved in February 15. The full and complete drainage scheme remained uncompleted for a time which resulted in a BCN being served. Works are now completed. Case closed.
113 Bagley Wood Road, Kennington, Oxford	Unauthorised deposit of waste	Local press reports alleged that a large amount of construction and demolition waste had been deposited on land to the rear of the property. Investigation established approx.. 6000 cubic metres of inert waste deposited without planning permission. The owner acknowledged breach of planning control and works were carried out to OCC specification to remove all of the waste and restore the land to woodland. Case closed.

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Vale of White Horse District Council (Continued)		
CAMAS Land, Peep-o-day Lane, Drayton	Unauthorised winning and working of mineral	In September 2015 an allegation that mineral was being extracted without planning permission at CAMAS land. Investigation established that vegetation had been removed to create a drainage channel across a field which formed part of a planning application area. No mineral had been worked at this time and it was deemed to be an engineering operation. Planning permission was issued in March 2016 for the progressive extraction of sand & gravel from the land. However, at time of writing, officers are investigating the commencement of development without the necessary approval of various detailed pursuant conditions and working outside the permitted extraction area. Preliminary investigations continuing.
The Old Coal Yard, Thrupp Lane, Radley	Unauthorised storage and processing of waste.	Part of the coal yard was being used for the sorting of construction and demolition wastes. Following discussion with the landowner, all processing ceased and waste removed from the land. Case closed.
All Saints Lane, Sutton Courtenay	Unauthorised deposit of waste	Land owner re-profiling the site, dredging the ponds on the land and has created an earth bund to the boundary of the land with the properties in Churchmere Road. The development opens the land to the rear of Eastwest, All Saints Lane, and extends the curtilage of the property. Whilst the development required the import of soils it was as an 'article for sale' and not a using discarded waste. Referred to VoWH planning enforcement. Case Closed.

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West Oxfordshire District Council		
Controlled Reclamation Dix Pit Stanton Harcourt	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. Enforcement notice and stop notice served in June 14. Planning & Regulation Committee resolved to grant planning permission for the increased levels on 27 th July 2015. Permission has now been issued and the landfill continues to be monitored as part of OCC compliance monitoring scheme. Case Closed
Great Tew Quarry	Unauthorised deposit of clay outside planning permission area & deposit of overburden in adjacent field.	Initially compliance monitoring identified breach of planning control including in relation to the unauthorised deposit of clay and a planning application was received which includes seeking retrospective planning permission for this deposit. Since submission of the planning application further works have been carried out which include the soil stripping and deposit of quarry overburden in an adjacent field. These works also form part of the current planning application and enforcement proceedings are held in abeyance pending the outcome. Continue with watching brief.
Hatching Lane, Lower End, Leafield	Breach of Planning Conditions – failure to properly restore landfill.	Compliance monitoring identified breach of planning control. Breach of Condition Notice served in November 2014 formally requiring the completion of works to restore the land to be completed in 8 months. A planning application was subsequently made to extend the period to complete the works. Planning permission was refused and the applicant appealed to Secretary of State via the Planning Inspectorate. The planning appeal was dismissed. The works have been completed and a satisfactory aftercare scheme has been approved and is being implemented. Case closed.
Routing Agreements Dix Pit Complex Stanton Harcourt	Various breaches of routeing agreements to prevent vehicles travelling through Sutton.	There are essentially two Routing Agreements which specifically prevent or limit traffic movements through Sutton Village. Complaints received and several monitoring events carried out by officers indicated breaches in the agreements by Hansons from the concrete batching plant and Sheehan Aggregates operating from the plant site. The situation has improved of late and officers continue with a watching brief.

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West Oxfordshire District Council (Continued) :		
Enstone Airfield Church Enstone	Unauthorised waste transfer	WODC grant of planning permission for the import of 275,000 cubic metres of soil for acoustic bunds. Operators had started to import waste to create the bunds and a separate waste recycling operation in order to recover soils for the works. Both of these activities require a separate standalone planning permission from the County Council. Works have ceased and planning application MW.0160/15 submitted and Planning and Regulation Committee resolved to approve subject to routing agreement being entered into. Enforcement proceedings are held in abeyance pending the outcome of the planning application process. Continue with watching brief.
Shipton Road, Woodstock.	Unauthorised deposit of waste.	Investigation established that soil piles on land are arising from permitted housing development on the land and to be reused. No import of waste. No breach of planning control. Case closed.
Grove Lane, Dean, Charlbury.	Unauthorised deposit of waste wood	An amount of wood had been deposited on a small holding in Grove Lane. Investigations established that it was being used for fuel in a nearby private domestic home. No breach of planning control. Case closed.

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Cherwell District Council		
Ferris Hill Farm Hook Norton	Unauthorised extraction of mineral and waste processing.	Site monitoring indicated that mineral had been extracted and waste transfer operations have extended beyond the boundary of the approved planning permissions. Enforcement Notice served in November 14. CDC subsequently granted a planning permission for chicken farming on the land at the level post extraction. The planning enforcement notice remains effective until the planning permission is implemented in full. Continue with a watching brief.
Field Farm Bainton Crossroads	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 the development. Retrospective planning application invited to include the proper restoration of land. PCN served August 15 which established development of small scale and more than ten years ago so as to be immune from enforcement proceedings. Case closed.
Langford Park Farm, London Road, Bicester	Unauthorised Deposit of Waste	Large deposit of soil and subsoil being deposited in field. Deposit is spoil from housing development in Bicester. Owner acknowledged breach of planning control and advised temporary storage. Currently taking steps to remove. Continue with watching brief.
Land North Of Lince Lane, Kirtlington	Unauthorised deposit of waste	Investigations established that a large amount of wood waste was being deposited on an agricultural field on the pretext of a CDC grant of planning permission for a bio-fuel boiler. Following the service of a PCN a breach of planning control was established and an Enforcement Notice served 20th August 2015 formally requiring unauthorised use to cease and the removal of waste wood within 3 months. The wood has been removed and the EN complied with. Case closed.

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Cherwell District Council (Continued)		
Finmere Quarry, Banbury Road, Finmere	Breach of Conditions	Compliance monitoring had identified on-going breach of planning conditions. Planning permission required the permanent capping of landfill cells 4, 5 and 8 before 15 October 2014. A BCN was served in June 2015 formally requiring the completion of capping and subsoiling works. The required permanent cap and subsoil are now in place. The site continues to be monitored as part of OCC compliance monitoring scheme. Case Closed.
Glebe Works, Fringford	Unauthorised deposit of waste	Allegation that road sweepings were being deposited to create bunds on the land. Investigation established that bunds had been created using arisings from the CDC permitted development of farming buildings and hardstanding. No obvious breach of planning control. Case closed.
Stratton Audley Quarry.	Unauthorised deposit of waste and on-going breach of planning conditions – failure to restore.	The site was required to be restored by 31st December 2008. OCC has ten years from that date in which to bring enforcement proceedings for the on-going breach of planning control and a PCN is required before proceeding to more formal enforcement proceedings.
Ardley Quarry Landfill.	Breach of Conditions – soil handling	Compliance monitoring identified a possible breach of Conditions 3, 51 and 52 of planning permission reference 08/02472/CM relating to the Ardley Energy from Waste Plant and Landfill Site. These centre on the import of soils to the land for restoration of the quarry. A PCN was served in January 2016 to establish the facts and following discussion with officers has resulted in the operator considering seeking a non-material amendment to the Condition 52 of the planning permission. These discussions are continuing and we maintain a watching brief.