

Progress of Enforcement Cases**(Covers period from 1st April 2016 to 31st October 2016)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****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 (EN) served December 2014. Owner appealed to the Secretary of State via the Planning Inspectorate and the Notice was upheld. Buildings to be removed by mid-February 2016. Buildings, caravan, porta cabin and vehicle racking removed from the land. Enforcement Notice complied with. 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 Hazardous Waste Transfer Station without planning permission. Operator invited to submit retrospective planning permission. Continue with watching brief. |
| 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. Planning Contravention Notice (PCN) required before considering formal proceedings. Investigations continuing. |
| Former Chinnor Cement Works, Hill Road, Chinnor, Oxfordshire, | Breach of Planning Conditions - Failure to restore the site to plan. | Condition 5 of planning permission no. P14/S3925/CM requires the site to be restored in an orderly manner to a condition capable of beneficial afteruse and in the interests of the amenity of local residents by 31st March 2016. Works not completed to a satisfactory standard and no proposals to complete restoration. A Breach of Condition Notice (BCN) is recommended formally requiring that the restoration of the quarry be completed within 6 months. Enforcement proceedings continuing. |
| Land on the north side of Oxford Road, Tetsworth, Thame, Oxon OX9 7AT | Unauthorised deposit of waste | Large amount of chalk type waste material tipped in field. PCN was served on 2nd November, this to establish certain factual information relating to the use of the land. At time of writing; awaiting response to PCN before considering more formal enforcement action. Investigations continuing. |

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| Vale of White Horse District Council | | |
| 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 (MW.0005/16). Enforcement proceedings are held in abeyance pending planning decision. Maintain watching brief. |
| CAMAS Land, Peep-o-day Lane, Drayton | Unauthorised winning and working of mineral | Planning permission was issued in March 2016 for the progressive extraction of sand & gravel from the land. In May 2016 it was established that works had commenced on the land without the necessary approval of various detailed pursuant planning conditions and working outside the permitted extraction area (within a 100 metres buffer zone to the nearest property and closer to the northern Oday Hill Ditch than the required 16 metre standoff). An Enforcement Notice and associated Stop Notice were served in June 2016 requiring works to cease and the land returned to its previous state. Works on the site stopped and the operators entered into negotiations to remedy the breach by means of s.73 planning application and a s.106 agreement to mitigate for ecological damage caused by the early start. Some works to mitigate the unauthorised development have been carried out including re-instatement of buffer zones. Unfortunately, the EN was subsequently withdrawn because an incorrect date was given in the text of the notice and less than 28 days were given from the service of the notice and the effective date. It is not considered expedient to re-serve the EN whilst progress it being made in finding a negotiated solution to remedy the breach of planning control. Enforcement proceedings are held in abeyance pending planning decision. Maintain watching brief. |
| Wicklesham Quarry, Sandshill, Faringdon, Oxon, SN7 7PQ | Breach of Planning Conditions - Failure to restore the site to plan. | Condition 3 of planning permission no. P15/V2384/CM (MW.0134/15) requires that the site shall be completely restored by 30 September 2016 in accordance with the approved restoration scheme. Works have not been completed to a satisfactory standard. Whilst soils are being imported to the land and works to restore the quarry are continuing, a BCN is recommended formally requiring that the restoration works be completed within 6 months. Enforcement proceedings continuing. |

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| West Oxfordshire District Council | | |
| Great Tew Ironstone Quarry, Butchers Hill, Great Tew, Oxfordshire | Unauthorised winning and working of mineral. | Planning & Regulation Committee resolved to grant a conditional planning permission for the 'extension of ironstone extraction, revocation of existing consented mineral extraction, export of clay, construction of temporary and permanent landforms, retention of an existing overburden store, relocation of consented stone saw shed, replacement quarry, farm and estate office building, erection of a new shoot store and multi-purpose building' on 23rd May 2016 - planning application No: MW.0078/15 and district ref: 15/02678/CM. During a routine compliance monitoring visit to the site on 16 th September it was apparent that soils had been stripped and clay extracted from part of the site. The resolution to grant of planning permission is subject to a Section 106 legal agreement and so it had not been issued due to the necessary legal negotiations and so the early start of development was without planning permission and a breach of planning control. A temporary stop notice (TSN) was served on 19 th September to bring the unauthorised development to a halt. The TSN was followed by an EN to remedy the breach of planning control, which was formally served on 7 th November and so the site is currently within the 28 day period for recipients to appeal. Enforcement proceedings continuing. |
| Enstone Airfield, Enstone, Oxfordshire, OX7 4NP | 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 ceased and planning application MW.0160/15 was submitted. Planning and Regulation Committee resolved to approve subject to routeing agreement being entered into. Planning permission was issued 12 th May 16 and site added to routine monitoring schedule. Case closed. |

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| Cherwell District Council | | |
| Ferris Hill Farm Sibford Road Hook Norton Oxfordshire OX15 5JY | 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. Case closed. |
| Ferris Hill Farm Sibford Road Hook Norton Oxfordshire OX15 5JY | Unauthorised picking station plant fixed to the land. | Site monitoring visit in July 2016 established that a waste transfer picking station has been erected on the land but not in accordance with the most recent planning permission - 15/01829/CM (MW.0132/15). The operator has advised that this is a temporary arrangement whilst the ground works to implement the approved planning permission are completed. Maintain a watching brief. |
| 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. An amount of material has been removed. However, breach is continuing and a PCN is required before considering formal enforcement proceedings. |
| Worton Farm, Cassington, Oxfordshire | Breach of Planning Conditions - Unauthorised Access | Allegation that a farm access to the Cassington/Yarnton Road is being used by HGV traffic including skip lorries. Monitoring of traffic at access on 4 separate occasions by 3 different officers – no evidence of breach established. Farm owner secured the gated access to the site in August 16. No breach of planning control. Case closed. |

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| Cherwell District Council (Continued) | | |
| Barford Road Farm, Barford Road, South Newington, Oxfordshire, OX15 4JJ | Breach of Planning Conditions – HGV traffic movement and hours of operation. | Conditional planning permission was granted in July 2016 for the change of use of agricultural barns to allow the import of waste topsoil to include storage and screening for a topsoil business. Condition 2 & 3 of planning permission 15/01266/CM (MW.0080/15) limits the number of HGV traffic movements associated with the development and limits the hours of work respectively. Allegations of early starts and vehicle movements exceeding the daily limit are continuing. Further evidence required before formal enforcement proceedings can be considered. Investigations are continuing. |
| 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 seeking a non-material amendment to the Condition 52 of the planning permission which was subsequently approved. 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. |