

**Progress of Enforcement Cases****(Covers period from 1 April 11 to 30 Sept 11)****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
<b><u>South Oxfordshire District Council</u></b>			
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 <sup>th</sup> 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 <sup>th</sup> May 2011. On 9 September the Court adjourned the case to give the Wyatt brothers time to provide a specification for removal of the waste, to appoint a contractor, both to the County Council's prior approval and to commence removal of the waste. At the date of writing this report, no such specification has been received.
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.
Rectory Farm, Stanton St. John	July 11	Unauthorised Composting, chipping and logging.	Small scale recycling & processing of wood by local gardening business with little demonstrable harm. Occupier reluctant to apply for planning permission and agreed an extended time scale to clear the land by Christmas. Follow up in Jan 2012.

<b><u>South Oxfordshire District Council - Continued</u></b>			
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. The Enforcement Notice has been upheld following a public inquiry in July 2011 the compliance date for the removal of waste from the site is 25th March 2012.
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 builder's 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. Investigations concluded development deemed to be within the limitations for agricultural use and benefitted from permitted development rights. Environment Agency informed and the necessary waste exemptions applied for. Case closed.
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. Metal now removed and recycling activity ceased. No evidence of burning. A small amount of C&D waste remains on site which is to be used for agricultural purposes. No further action required. Case Closed.

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<b><u>South Oxfordshire District Council – Continued</u></b>			
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 sub-soils deposited on metalled road beyond access to industrial area. Negotiated solution. Wastes removed from land. No further action necessary. Case closed.
Connect Scaffolding, Kingsey Road, Thame.	March 2011	Unauthorised waste processing	Crusher / screener in operation. Sub base for hard-standing put down in Agricultural field adjacent to the A4129. Soils and road planings being imported to the site with screener in operation. Negotiated solution. Crusher, waste and hard-standing removed land restored to paddock. No further action necessary. Case closed.
Berinsfield Car Breakers, Berinsfield	Sept 2011	Unauthorised extension to Car Breaker's Yard	Allegation that old highway land being used as car park for Breakers Yard, land possibly owned by OCC. Investigations continuing.
Clifton Hampden	Sept 2011	Breach of planning conditions	Site monitoring weighbridge and temporary office remain on

Composting Site			<p>site following completion of temporary planning permission. Farmer has already cleared a majority of the site and we have agreed and extended period to end of November for contractor to remove weighbridge and 'portacabin'. Continue with watching brief.</p>
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<b><u>Vale of White Horse District Council</u></b>			
Tuckwells Sand and Gravel Plant, Thrupp Lane, Radley.	Sept. 09	Gravel washing and grading plant operating without planning permission.	PCN served. Planning officers discussing possibility of a planning application to rectify non compliance so enforcement on hold until discussions concluded.
Sutton Courtenay Landfill Site, Appleford Sidings, Abingdon.	Jan 11	Breach of Conditions	Planning permission was granted in March 2010 for amongst other things the deposit of non-hazardous wastes. The grant of planning permission imposed a condition which required the submission of a drainage scheme within six months. The necessary scheme was not submitted resulting in a Breach of Condition Notice being served on the 1 <sup>st</sup> June 11 formally requiring plans to be submitted. The notice was complied with and the enforcement case is now closed. Compliance monitoring is continuing.
Chowle Farm Industrial Estate, Farrington.	July 11	Waste Transfer & Skip Business to the rear of Industrial Units.	EA & EHO involved Waste being burnt on site. PCN served. Owners are taking legal action to evict tenants of the land. Land to be cleared by end of October. Continuing with watching brief.

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<b><u>West Oxfordshire District Council</u></b>			
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 being stored apparently to be used in construction of sub-base for waste processing plant (then subject of appeal against refusal). Owners asserted that waste would be removed if appeal failed. Appeal allowed and planning permission granted in March 2011. Continue with watching brief as material remains and recycling development has not yet started.

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<b><u>Cherwell District Council</u></b>			
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. Tipping has ceased and a majority of the material has been removed from the woodland. It has been agreed that an additional period (until the end of December) to remove the remaining wastes with some restoration and planting to be completed by end of February 2012. Continue with a watching brief.
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 with a view to securing a retrospective planning application. Pre application discussions have commenced with a view to improving the screening of the wider site as well as addressing the unauthorised development. Continue with a watching brief.
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. Planning application has been

			submitted to extend the waste transfer yard. Enforcement action held in abeyance pending decision.
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