

Enforcement and Prosecution Quarterly Report – 8 November 2013

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Reference & Resolution Date	Site	Unauthorised Development	Enforcement Action	Compliance Date	Related Planning Apps & Appeals	Enforcement Appeal Status	Revised Compliance	Commentary
ENF 2/06 16.02.06 09/00686/ PCN	Bodicote Post Office 43-45 Molyneux Drive Bodicote	Non-compliance with approved plans 04/01317/F Works not completed by 1 November 2009	Enforcement Notice served 24.01.07 29.11.09	07.09.07	09/00315/F			15.05.09 undertaking made to the court by Mr & Mrs Ayres who also agreed to pay £250.00 towards the Council's costs Works proceeding but unlikely to be completed by the compliance date. PCN served - extension given until 4.01.10 to respond – Application submitted 10/00267/F and approved subject to condition to comply by the end of August 2010. Some remedial works undertaken Legal advice to be sought on how to proceed to resolve this matter Confidential report presented to the Planning Committee 5 January 2012 Meeting Held with Bodicote Parish Council Discussion held with BUILD!
ENF LB 18/08 26.06.08	Greystones Middle Street Islip	Removal of stonesfield slates and insertion of velux window in north elevation	Listed building Enforcement Notice served 03.11.08	15.09.09	04/00035/F 04/00036/LB	Appeal dismissed 7.08.09	7 August 2012	appeals dismissed 7 August 2009 Monitoring site for compliance Letter sent to owners to remind them of the need to comply by 7 August 2012. Site visit to be carried out prior to committee. Legal sent the owners a letter threatening action. Owners have stated that they will now comply. Site visit 1 st May 13 – no works have commenced. 08 May CDC confirmed use of alternative tile. Alternative source for replacement tiles being explored and further options being considered

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08/00604/ BCON	Lince Lane Copse Bletchingdon	Breach of conditions 02/02064/F			12/00098/DISC			Letter sent to the occupiers requesting a timetable for compliance with conditions regarding footpath and car park- Planning application for discharge of condition 27 pending consideration Application is to be refused and referred back to enforcement for action. Enf Officers investigating site
10/00008/ ECOU	OS parcel 3349, north east of Highlands adj Cropredy Lane Williamscot	Unauthorised change of use of the stables to residential use	02/02/2010	16/09/2010				Not enough evidence to prove a residential use of the site taking place. Refer to case below.
13/00061/ EUNDEV	OS Parcel 3349, NE of Highlands adj Cropredy Lane, Williamscot	Change of use of agricultural land to use for the stationing of caravans	3/05/2013	12/07/2013		Appeal in progress		
11/00093/ 94/95/96/97/ 98/99/100/ 101/ ECOU	Plots 1, 2, 12, 13,15 and 16 Land NE of Fenny Compton Road Claydon	Change of use of agricultural land to amenity land	22/02/2011	28/06/2011		Appeals received 28/03/2011		Plots 1, 2, 12, 13 and 15 have complied with the notice and will not appear next time Plot 16 has not complied, 06/06/13 legal instructed to prosecute plot 16 under 13/00194/PRO Site visit on 28.08.13 confirmed compliance on Plot 16. Will not proceed with prosecution

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13/00194/ PRO	Plot 16 Land NE of Fenny Compton Road Claydon	Failure to comply with 11/00101/ECOU						Instructions to legal 06/06/2013 Witness statements being prepared Site visit on 28.08.13 confirmed compliance on Plot 16. Will not proceed with prosecution
13/00023/ EUNDEV	Highway west of Norris Road and Patrick Haugh Road Upper Arncott	Unauthorised change of use of the land to use for the storage of a shipping container	19/06/2013	22/10/2013				New Notice served on MOD as the container is on their land.
11/00155/ ELISTD (1) and (2)	A.K.A. 54-56 Parsons Street Banbury	Timber enclosure and decking Awning and flood lights	29/07/2011	01/12/2011	11/00169/F 11/00170/LB refused 21.04.11 12/01268/F 12/01269/LB			Planning and Listed Building appeals dismissed 18 June 2012. New applications granted for construction of brick wall in place of timber enclosure. Wall to be constructed by the 8 th June 2013. Timber enclosure now removed and wall built in accordance with materials under condition 3 and 4. Timber decking remains inside the wall. Complied with. This item will not appear next time

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12/00020/ ECOU	Bishops Blaize Burdrop	Change of use of the land from a public house to residential dwelling house	12/03/2012	12/09/2012	12/00678/F		4 April 2013	<p>Enforcement appeal dismissed 4 Oct 2012</p> <p>Planning appeal lodged 9 Jan 2013 against the refusal of 12/00678/F for change of use from PH to C3 residential Hearing scheduled for Wednesday 22 May 2013.</p> <p>CLUE for change of use from A4 to A1 refused 12 July 2013 Planning Appeal dismissed 13.08.2013.</p> <p>Site visit 28.08.13 – not complied with Enf notice Instruction with legal to consider options.</p>
12/00040/ EBCON	Corner Meadow Farnborough Road Mollington	Breach of Condition 9 of 09/00622/F Site access has not been laid out in accordance with the site layout plan	21/03/2012	21/06/2012				<p>Further application submitted Site visit to be carried out 25/10/12</p> <p>Walls erected at access. Instruction to legal under 13/00082/EUNDEV</p> <p>Partial compliance access improvements done. Not erected timber post and rail.</p>

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12/00041/ EBCON	Corner Meadow Farnborough Road Mollington	Breach of Condition 8 of 11/00293/F Submit details of the area of play to the LPA	21/03/2012	17/04/2012				Further application submitted Site visit to be carried out 25/10/12 Ownership of the site has been divided. Officer in discussions with both site owners re compliance Awaiting outcome of planning appeal. Hearing held 02/10/13
12/00042/ ECOU	Corner Meadow Farnborough Road Mollington	Change of use from agriculture to use for siting of residential mobile home , residential caravans, shipping container and the laying of a hard standing	21/03/2012	21/06/2012	12/01368/F Appeal lodged 22 April 2013			Part compliance already achieved Further application submitted Site visit to be carried out 25/10/12 Ongoing breaches, further breaches occurring Planning application submitted that addresses some of the enforcement issues. Application refused Hearing to take place on Thursday 2 October 2013 Awaiting appeal decision.
12/00063/ EBCON	Corner Meadow Farnborough Road Mollington	Breach of condition 5(iv) of 09/00622/F- Approved landscaping works to be completed by the end of the planting season	21/03/2012	20/11/2012				Part compliance achieved with one of the owners of the site

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13/00081/ ECOU	Corner Meadow Mollington	Unauthorised change of use			12/01368/F Appeal lodged			Instructions to legal but awaiting outcome of planning appeal
13/00082/ EUNDEV	Corner Meadow Mollington	Reconstituted stone walls erected which exceed 1 metre in height in parts	27/06/2013	4/10/2013		Appeal in progress		notice served Wall to be reduced to 1m or below. Appeal lodged 8 Aug 13
12/00113/ EBCON	Jacks Field Launton	Breach of conditions 3 and 4 of 10/00021/F	03/05/2013	14/09/2013	10/00021/F	Appeal in progress		Negotiations into submission of a new planning application ongoing New application submitted and being processed.
12/00163/ EUNDEV	Land south of Family Farm Oxford Road Weston on the Green	Breach of Conditions	07/12/2012	27/12/2012				No appeal lodged, notice has taken effect. Site visit to be undertaken to check compliance before committee. Verbal update to be given

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13/00011/ EMAIN	Land south of Family Farm Oxford Road Weston on the Green	Untidy site	25/02/2013	02/07/2013				No appeal lodged, notice has taken effect Site visit to be undertaken to check compliance before committee. Verbal update to be given
12/00190/ ELISTED	Gate Lodge The Coach House Mill Street Kidlington	Removal of internal walls and removal of central lower part of roof truss	20/08/2012	26/04/2013	06/00675/LB	Dismissed 14/03/2013	12/09/2013 New compliance of 31.01.14	Extension of time for compliance was requested following the submission of a schedule of works and details of the new timescale Compliance is now 31.01.14
12/00212/ ESIGNS	53 Middleton Road Banbury	Unauthorised signs	04/04/2013	03/05/2013				Letter under S225 of the Town and Country Planning Act sent requiring removal of sign within 28 days or CDC will take direct action and recover their costs. Direct action authorised and CDC to remove signage Awaiting date for removal.

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12/00238/ EUNDEV	The Old Courthouse 42 Crown Road Kidlington	Porches on the front of units 3 and 5 not in accordance with approved plans	5/10/2012	11/01/2013	08/01039/F	Appeal allowed		Waiting for appeal decision. Planning Inspectorate experiencing long delays with enforcement appeals Appeal allowed, notice quashed 16 Sept 2013 This item will not appear next time
12/00336 PCN	Park Farm Cottage St Giles Close Wendlebury	Alleged running of air conditioning business from garage						Instructions to legal 29 Nov 2012 PCN served Failure to comply with PCN and Prosecution awaited. Court date 01.11.13
13/00133/ ECOU	Park Farm Cottage St Giles Close Wendlebury	Air conditioning business	07/08/2013	10/12/2013		Appeal in progress		No replies received to PCN, enforcement notice to be served. Instructions to legal 30 April 2013 Notice served, appeal lodged 5/9/2013
12/00352/ EBCON	Land adj to Caulcott Farms Duns Tew Road Hempton	Breach of condition 5 of 10/01879/F						Instructions to legal 10 Dec 2012 Requisitions served Agent is speaking to ASB team to work out solution

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12/00364/ PCN	23 Nuffield Drive Banbury	Unauthorised building for the storage of materials relating to car repairs	17/01/2013	21 days to respond				Instructions to legal 13 Dec 2012 PCN served. No reply. (See 13/00160/EMAIN)
12/00346/ EUNDEV	OS parcel 3873 NE of Hillside House Great Bourton to Cropredy (part 1 Lapper)	Various breaches of planning control	22/02/2013	29/09/2013		Appeal dismissed		Waiting for appeal site visit date. Planning Inspectorate experiencing long delays with enforcement appeals. Notice upheld. Compliance period expires 9/4/14
12/00347/ EUNDEV	OS parcel 3873 NE of Hillside House Great Bourton to Cropredy (part 2 Bolton)	Various breaches of planning control	22/02/2013	29/09/2013		Appeal dismissed		Waiting for appeal site visit date. Planning Inspectorate experiencing long delays with enforcement appeals. Notice upheld with changes. Compliance period expires 9/4/14

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12/00306/ EPLAN	13 Farmfield Road Banbury	Not being built in accordance with approved plans	14/05/2013	14/06/2013	11/00982/F	Appeal lodged		Notice reserved 16 May 2013. planning application also submitted to regularise breach Deemed application fees not paid. Appeal Lapsed. Notice came back into effect 25 July 2013. Revised planning permission granted, needs to be commenced by 31 st September 2013.
13/00042/ EUNDEV	13 Farmfield Road Banbury	Unauthorised extension	14/05/2013	14/06/2013	11/00982/F	Appeal lodged		Notice reserved 16 May 2013 planning application also submitted to regularise breach Planning permission granted , Notice withdrawn 17 Sept 2013 This item will not appear next time
12/00318/ ESigns	Barbers Shop 73 Sheep Street Bicester	Unauthorised Signs						Instructions to legal. Letter before action sent to owner. Witness statement drafted, prosecution action to be taken Unauthorised sign has been removed. Barbers pole remains. Not expedient to take formal action against the barbers pole on its own. Signs removed 21/06/2013. This item will not appear next time.

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12/000	Bell PH Hook Norton	Unauthorised works to a listed building						Site being monitored by enforcement team and conservation officers. Ongoing discussions with agent. Planning application approved. This item will not appear next time.
13/00009/ PCN	Parsons Barn Farm Shutford Road Sibford Ferris	Internal and external storage						PCN served 27/02/2013 and returned Contact made with owner to advise storage is a change of use and requesting removal of white goods by 5 th July. Concluded not expedient to take action. This item will not appear again.
13/00020/ ESIGNS	Hartwell Renault Oxford Motor Park Langford Ln Kidlington	Unauthorised sign						Requisitions sent sign no longer being displayed. Complied with. This item will not appear next time
13/00021/ EUNDEV	Lloyds Chemist 34 Sheep St Bicester	Unauthorised installation of replacement shop fronts			Planning appeal in progress 12/01504/F			Action on hold pending outcome of the planning appeal. Appeal allowed 9/07/13. This item will not appear next time

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13/00026/ ECOU	Land adjacent to Green Lane, Valley Road Banbury	Change of use from amenity land to commercial land						Instructions to legal 23/04/2013 Requisitions served. Site visit to be carried out prior to committee meeting
13/00045/ ECOU	Glebe Lakes Caravan Park, offices at Glebe Court Fringford	Change of use of land to residential by the siting of a static caravan						Notice being drafted. Further evidence being sought by Officers.
13/00051/ ECOU	14 Avon Crescent Bicester	Change of use from public amenity land to domestic curtilage	5/04/2013	21/06/2013		Appeal allowed 22/08/13		Waiting for appeal site visit date. Planning Inspectorate experiencing long delays with enforcement appeals Notice quashed 22 August 2013. Costs awarded against LPA This item will not appear next time
13/00080/ EMAIN	OS parcel 6267& 6359, Sainthill Copse, Northampton Road Weston on the Green	Untidy site affecting the amenity of the area	24/05/2013	01/01/2014				Notice served Site being monitored for compliance

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13/00122/ ESIGNS	232 Oxford Road Kidlington	Advertisement sign on the property						Notice being drafted Sign removed. Enforcement notice to be served regarding the wooden frame- 13/00232/EUNDEV Voluntary Action, this item will not appear next time.
13/00232/ EUNDEV	232 Oxford Road Kidlington	Wooden Frame						Instructions to legal 23 July 2013 Structure removed 28/08/13. Voluntary Action, this item will not appear next time.
13/00124/ ECOU	OS parcel 3066, Sewage works, Launton Road, Stratton Audley	Storage of building materials						Instructions to legal 25/04/2013 Notice drafted to be issued before committee meeting
13/00128/ EUNDEV	The Cottage on the Green South Green Kirtlington	Satellite dish on the front of the property						Instructions to legal 1 May 2013 Compliance achieved. Site visit to be carried out Site visit carried out 7/06/13 to confirm compliance. Voluntary Action – case closed

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13/00134/ PROS	Mehfil Indian Restaurant 35 Market Square Bicester	2 fascia signs and 1 logo sign						Listed building. Court date for prosecution proceedings. Fined £960 on 6/08/13. Signs removed. This item will not appear again.
13/00137/ ECOU	The Old Vicarage Caversfield	Minibus business being run from the property						Instructions to legal 1 May 2013 Moved sites, no longer using this address. Voluntary compliance. Site being monitored.
13/00138/ EPLAN	Fringford	2 no. dwellings at former Rosemary not built in accordance with 11/01160/F	16/07/2013	19/02/2014	11/01160/F	Appeal lodged 29.07.2013		Notice served
13/00145/ PCN	192 Woodstock Road Yarnton	Change of use of part of the land into a taxi business	03/10/2013	25/10/2013				
13/00160/ EMAIN	23 Nuffield Drive Banbury	Storage of scrap vehicles, scrap metal, metal garage doors and domestic paraphernalia affecting the amenity of the area	29/08/2013	15/11/2013				Notice served PCN served, no reply, instruction to legal to serve enforcement notice Section 215 Notice to be served on the scrap stored to the side of the property and an enforcement notice to be served on the unauthorised garage. No appeal lodged - Compliance date 15/11/2013

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13/00165 ECOU	1 Calves Close Kidlington	Subdivision to create 2 separate dwellings			04/00194/F			Instructions to legal 30 May 2013 Pcn served- no replies received CLUE application to be submitted – due 30/10/13
13/00177/ PCN	1 Calves Close Kidlington	Use of the land as 2 separate dwelling houses	10/06/2013					Late reply received.
13/00238/ EUNDEV	Northside Lodge Banbury Road Caversfield	Close boarded fence and trellis			13/00518/F refused 10 July 2013	Appeal in progress		Appeal lodged 05.09.2013
13/00217/ PROS	11 and 12 Church Lane Banbury	Demolition of a listed building						Instructions to legal 4 July 2013. Court date on 1/10/13 was adjourned to consider new evidence. New court date 17/12/13
13/00218/ EUNDEV	Land south west of Diamond Farm, Islip Road, Bletchingdon	Unauthorised storage of materials, lorry backs and containers						Instructions to legal 25 July 2013 Site visit carried out 18/09/13. Monitoring for voluntary compliance.

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13/00238/ EUNDEV	Northside lodge Caversfield	Erection of close board timber fence and trellis	07.08.2013	09.12.2013	13/00518/F	Appeal in progress		Appeal lodged 05.09.2013
13/00259/ ECOU	Bishops End Burdrop	Mobile home in car park						Instructions to legal 08/08/2013. Notice served 20/09/13
13/00319/ ESIGNS	Mehfil Bicester	2 fascia signs						Instructions to legal 07/10/2013. Application received