

This report is Public	
Appeals Progress Report	
Committee	Planning Committee
Date of Committee	6 November 2025
Portfolio Holder	Portfolio Holder for Planning and Development, Councillor Jean Conway
Date Portfolio Holder agreed report	20 October 2025
Report of	Assistant Director Planning, David Peckford

Purpose of report

To keep Members informed about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

1. Recommendations

The Planning Committee resolves:

- 1.1 To note the position on planning appeals as set out in the report.

2. Executive Summary

- 2.1 This report provides a monthly update regarding planning appeals, including new appeals, status reports on those in progress, and determined appeals.
- 2.2 The report sets out the main issues of the appeal and, where determined, the decision is summarised.

Implications & Impact Assessments

Implications	Commentary
Finance	The current cost of appeals has exceeded core budget as at the end of July. Therefore, a request for use of reserves will be necessary. This position will be closely monitored throughout the year, but further reserve requests may be necessary. Kelly Wheeler, Finance Business Partner, 20 October 2025
Legal	As this report is purely for information there are no legal implications arising. Denzil Turbervill Law & Governance, 22 October 2025
Risk Management	This is an information report where no recommended action is proposed. However, appeals performance is being monitored and

	the risk related to the allowed appeals is being monitored and managed through the Leadership Risk Register. Celia Prado-Teeling, Performance Team Leader, 22 October 2025			
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		Not applicable. This is an information report where no recommended action is proposed. As such there are no equality implications arising from accepting the recommendation. Celia Prado-Teeling, Performance Team Leader.
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		Not applicable
Climate & Environmental Impact				Not applicable
ICT & Digital Impact				Not applicable
Data Impact				Not applicable
Procurement & subsidy				Not applicable
Council Priorities	Not applicable			
Human Resources	Not applicable			
Property	Not applicable			
Consultation & Engagement	Not applicable in respect of this report			

Supporting Information

3. Background

- 3.1. When a planning application is refused, the applicant has the right to appeal within six months of the date of decision for non-householder appeals. For householder

applications the time limit to appeal is 12 weeks. Appeals can also be lodged against conditions imposed on a planning approval and against the non-determination of an application that has passed the statutory time period for determination.

- 3.2. Where the Council has taken enforcement action, the applicant can lodge an appeal in relation to the served Enforcement Notice. An appeal cannot be lodged though in relation to a breach of condition notice. This is on the basis that if the individual did not agree with the condition, then they could have appealed against the condition at the time it was originally imposed.
- 3.3. Appeals are determined by Inspectors appointed by the Secretary of State and administered independently by the Planning Inspectorate.
- 3.4. Monitoring of all appeal decisions is undertaken to ensure that the Council's decisions are thoroughly defended, and that appropriate and defensible decisions are being made under delegated powers and by Planning Committee.

4. Details

Written Representations

4.1. New Appeals

Application Number	Location	Description (summary)	LPA Decision:	Start Date
24/03218/F	Church View, Manor Road, Great Bourton, OX17 1QP	Change of Use of The Bell Inn Public House (Sui Generis Use) to use as a dwellinghouse (Class C3 Use) and associated minor external alterations to the building and works	Refusal (Against Officers Recommendation)	10.09.2025
25/00762/F	113 Danesmoor Banbury OX16 1QE	RETROSPECTIVE - raising of front garden to level off	Refusal Delegated	22.09.2025
25/01773/F	2 Somerville Drive Bicester OX26 4TU	RETROSPECTIVE - Erection of 0.83m close board fencing, on top of existing original front garden 1m brick wall and installation of 2m wooden gates/posts.	Refusal Delegated	24.09.2025
25/016931/F	Fir Cottage, Fir Lane, Steeple	Demolition of existing single-storey extensions and part	Refusal Delegated	07.10.2025

	Aston, OX25 4SF	demolition of an existing first-floor extension. Erection of a part single-storey/part two-storey rear extension and associated internal alterations.		
25/01694/LB	Fir Cottage, Fir Lane, Steeple Aston, OX25 4SF	Demolition of existing single-storey extensions and part demolition of an existing first-floor extension. Erection of a part single-storey/part two-storey rear extension and associated internal alterations	Refusal Delegated	07.10.2025
25/00752/F	2 Church View, Banbury, OX16 9ND	Conversion of existing dwelling to form two dwellings.	Planning Permission Allowed. Appeal against Conditions.	15.10.2025
25/01615/PIP	Land East of OS Parcel 3386, Adj to Burycroft Road, Hook Norton	Permission in Principle for a residential development of 3-5 dwellings.	Refused Delegated	15.10.2025

4.2. In Progress/Awaiting Decision

Application Number	Location	Description (summary)	LPA Decision:	Start Date
23/03078/CLUP	Manor Cottage, Middleton Park, Middleton Stoney	Certificate of Lawfulness of Proposed Development: Repositioning of existing "tarmac" driveway with a gravel driveway.	Refused Delegated	23.04.2024.
24/00379/TPO	Rectory Farm, Mill Lane, Upper Heyford	T1 Walnut - overall crown reduction of approximately 1m back from branch tips. Lateral branch spread beyond boundary and into Glebe	Refused Delegated	06.07.2024.

		House curtilage shall not exceed 1.8m; T2 - Beech - overall crown reduction of approximately 1m back from branch tips Lateral branch spread beyond boundary and into Glebe House curtilage shall not exceed 1m. - subject to TPO 13/2019.		
24/00658/CLUE	Log Cabin, Bainton Woodyard, Bainton, Bicester, Oxon, OX27 8RL.	Certificate of Lawfulness of Existing Development for a building used as a dwellinghouse.	Refused Delegated	10.12.2024.
23/03366/OUT	Land Opposite Hanwell Fields Recreation Adj To Dukes Meadow Drive Banbury	Outline planning application for up to 114 dwellings and associated open space with all matters reserved other than access	Refused Committee	20.03.2025
24/01646/CLUP	Greenhill Leisure Park Greenhill Farm Station Road Bletchingdon Kidlington OX5 3BQ	Certificate of Lawfulness of Proposed Use for Use of static caravans for permanent residential occupation	Refused Delegated	27.03.2025
24/02692/F	63 Sandford Green Banbury OX16 0SB	Part single/double storey rear extension and first floor side extensions to facilitate additional 1 studio flat and reduction of 2 existing 2 bed flats to 1 bed flats	Refused Delegated	09.07.2025

22/03163/F	Cropredy Lawn, Cropredy Lawn Road	RETROSPECTIVE: - siting of 4 glamping pods	Refusal Delegated	25.07.2025.
25/00007/LB	Little Brook, The Colony, 7 Colony Road, Sibford Gower, OX15 5RY.	RETROSPECTIVE - Revision of roof slope from consented drawings application 21/00438/LB	Refused Delegated	18.08.2025.
24/03296/F	Little Brook, The Colony, 7 Colony Road, Sibford Gower, OX15 5RY.	RETROSPECTIVE - Revision of roof slope from consented drawings application 21/00438/LB	Refused Delegated	18.08.2025.
25/01186/F	Garage At 2 The Limes Oxford Road Banbury OX16 9AN	Demolition of existing garage and erection of a flat-roofed two-storey dwelling	Delegated Refused	19.08.2025.
25/01052/F	37 Fernhill Road, Begbrook, Kidlington, OXON, OX5 1RR	Proposed first floor extension to existing dwelling and cladding of existing external walls with render	Refused Delegated	05.09.2025
25/00449/REM	Reynards Lodge North Lane Weston On The Green Bicester OX25 3RG	Reserved Matters application to 24/00804/OUT - Access (with Construction Traffic Management Plan), Layout (with part drainage), Scale, Appearance, Landscaping and Biodiversity (with Construction Environment Management Plan)	Refused Delegated	05.09.2025

Informal Hearings

4.3. New Appeals

Application Number	Location	Description (summary)	LPA Decision:	Start Date
None				

4.4. In Progress/Awaiting Decision

Application Number	Location	Description (summary)	LPA Decision:	Start Date
24/02463/F	Newlands Shutford Road Epwell OX15 6ER	Agricultural workers dwelling	Refused Delegated	22.08.2025 1 Day Hearing 13.11.2025

Public Inquiries

4.5. New Appeals

Application Number	Location	Description (summary)	LPA Decision:	Start Date
None				

4.6. In Progress/Awaiting Decision

Application Number	Location	Description (summary)	LPA Decision:	Start Date
24/00245/OUT	South Lodge, Land West of Fringford Road, Caversfield, OX27 8TJ.	Outline application for demolition of existing structures and erection of up to 99 dwellings, access, open space and associated works with all matters reserved except for access.	Refused Committee	28.11.2024.
24/03162/CLUE	Barn At Point To Point Farm Mollington Banbury OX17 1QE	Certificate of Lawfulness of Existing Use to regularise the existing use of a dwelling house	Appeal Against Non-Determination	24.06.2025

Enforcement Appeals

4.7. New Appeals

Application Number	Location	Description (summary)	LPA Decision:	Start Date
None				

4.8. In Progress/Awaiting Decision

Application Number	Location	Description (summary)	LPA Decision:	Start Date
21/00333/ENF	Fairway Cottage, Main Road, Swalcliffe	Without planning permission, the construction of a timber outbuilding and associated engineering operations, including the raising of land levels and the construction of a retaining wall, as shown edged in blue on the attached plan titled 'Location Plan'.	Enforcement Notice	10.11.2023 Written Reps
23/00001/ENF	Ashberry Cottage, Duns Tew, Bicester	Without the benefit of planning permission, the unauthorised erection of a single-storey porch, finished with timber cladding, to the principal elevation of a mid-terrace dwelling attached to a curtilage listed grade II building Owl Barn (Historic England reference 1046304)	Enforcement Notice	28.11.2023 Written Reps
20/00295/ENF	16 Almond Avenue, Kidlington	Garage/Garden building converted to residential premises	Enforcement Notice	13.03.2024 Written Reps
25-10-ENF (25/00012/ENF)	Point to Point Farm, Street from Claydon to Southam Road, Mollington Banbury,	Erection of barn and use as an indoor riding arena, pilates studio and chiropractors and associated hard standing.	Enforcement Notice	08.09.2025
25-11-ENF 22/00527/ENF)	Point to Point Farm, Street from Claydon to Southam Road, Mollington Banbury,	Without the benefit of planning permission, the erection of a building outlined in green on the attached plan titled 'Location Plan' including the erection of a dwelling house wholly inside that building in the area outlined in blue on the attached plan titled 'Location Plan'.	Enforcement Notice	08.09.2025

		Without the benefit of planning permission, the material change of use of land on which the building outlined in green has been is erected to a mixed use comprising use as a dwellinghouse (which, inside the building is taking place in the area identified in blue on the attached plan titled 'Location Plan') and agriculture and domestic storage use (which, inside the building, is taking place in the area identified in yellow on the attached plan titled 'Location Plan') associated with the both unauthorised dwelling and the adjacent farm dwelling.		
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Forthcoming Public Inquiries and Hearings between October, and November 2025.

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24/02463/F	Newlands Shutford Road Epwell OX15 6ER	Agricultural Workers Dwelling	Refusal Delegated	13.11.2025 1 Day Hearing
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4.10 **Award of costs**

None

4.11 **Appeals Results**

23/01265/OUT & 24/01908/OUT OS Parcel 0069 West Of Quarry Close Quarry Close, Bloxham, Oxon.

Outline planning application for the erection of up to 60 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access

Cherwell District Council

point. All Matters Reserved except for means of access - re-submission of 23/01265/OUT

Appeals Allowed

APP/C3105/W/25/3363572 and APP/C3105/W/23/3329533:

The Inspector **allowed** both appeals for the development of up to 55 dwellings on land off Tadmarton Road, Bloxham, concluding that the proposals would not result in significant harm to the character and appearance of the area, nor would they lead to unacceptable living conditions in terms of noise, odour, or flood risk. While there were some policy conflicts, particularly regarding landscape and visual impact, these were considered to be of limited weight given the overall design, mitigation measures, and the substantial benefits of the scheme—including affordable housing and contributions to local infrastructure. The Inspector also noted the Council's housing land supply shortfall and found the site to be sustainably located with good access to services. Planning permission was granted subject to conditions and Section 106 agreements, with specific stipulations excluding the need to cover a nearby slurry pit and removing the requirement for a public art contribution.

22/01682/F - Land North of Manor Farm, Noke.

Development of a ground mounted solar farm incorporating the installation of solar PV panels, associated infrastructure and access, as well as landscape planting and designated ecological enhancement areas.

Appeals Allowed

The Inspector concluded that while the proposed solar farm at Manor Farm, Noke would cause moderate harm to the character and appearance of the surrounding landscape and result in less than substantial harm to nearby heritage assets, these impacts were outweighed by the significant environmental, social, and economic benefits of the scheme—including renewable energy generation, biodiversity enhancement, and support for climate goals. The appeal was therefore allowed, with planning permission granted subject to conditions ensuring mitigation and long-term management.

24/03076/F & 24/03077/ADV - Phone Kiosk to The Front Of No 30 Bridge Street,

Installation of 1no. BT Street Hub unit

Appeal Allowed

The Inspector concluded that the installation of a BT Street Hub and its associated digital advertisements on the pavement outside 29–31 High Street, Banbury would not harm the character or appearance of the Banbury Conservation Area or nearby listed buildings, nor would it obstruct pedestrian movement or compromise highway safety. The proposed structure, replacing an existing telephone kiosk, was considered appropriate in scale and design for the busy commercial streetscape, and the digital screens—subject to conditions controlling brightness and display—would not detract from visual amenity or public safety. Both appeals were therefore allowed.

24/03431/F – Land Adjacent 53 and 54 Hambleside, Bicester, OX26 2GB.

Construction of self-build two storey, two-bedroom, three-person house

Appeal Dismissed

The Inspector concluded that the proposed development of a two-storey dwelling on land adjacent to 53 and 54 Hambleside, Bicester, would cause significant harm to the character and appearance of the area by eroding a key green space, negatively impact the living conditions of neighbouring residents through overbearing proximity, and pose risks to highway safety due to inadequate parking arrangements. Despite the Council's housing land supply shortfall, the Inspector found that the adverse impacts of the proposal significantly and demonstrably outweighed its limited benefits, leading to the dismissal of the appeal.

22/03802/OUT – Part Of OS Parcel 8752 East Of Combe Cottage And South Of St Johns Way, Hampton Road.

Outline planning application for the erection of up to 9 dwellings and creation of associated vehicular and pedestrian access onto Hempton Road, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access into the site from Hempton Road - all matters reserved except for access.

Appeal Dismissed

The appeal decision (APP/C3105/W/23/3324704) by Inspector Chris Preston, dated 15 October 2025, concerns Rainier Developments Limited's proposal for up to nine self-build dwellings on land off Hempton Road, Deddington, Oxfordshire. The appeal was dismissed due to significant conflict with the development plan, particularly regarding the site's unsustainable location, lack of services, and poor accessibility, which would lead to heavy reliance on private cars. The Inspector found the proposal would cause moderate harm to the character of the area, make inefficient use of land, and result in the loss of best and most versatile agricultural land. While the scheme offered benefits such as contributing to housing supply and meeting self-build demand, these were outweighed by the adverse impacts. Additional proposed benefits—including affordable housing, biodiversity net gain, and community contributions—were deemed not necessary to make the development acceptable in planning terms and thus carried limited or no weight. Ultimately, the Inspector concluded that the harms significantly and demonstrably outweighed the benefits, even when considering the housing shortfall and the provisions of the National Planning Policy Framework.

25/00427/PIP – Land Rear of Bridge House and 1 and 2 The Villas, Wendlebury, Oxon, OX25 2PW.

Permission in principle - proposed residential development of 2-3 dwellings

Appeal Dismissed

In the appeal decision dated 17 October 2025, Inspector Janine Laver dismissed the proposal for permission in principle for 2–3 dwellings on land to the rear of

Bridge House and 1 and 2 The Villas, Wendlebury. While the residential use and scale were deemed acceptable, the site was found unsuitable due to its location outside the built-up limits of the village, conflicting with local planning policies (Cherwell Local Plan Policies Villages 1 and H18). Additionally, the access lies within Flood Zones 2 and 3, and no sequential test was provided to demonstrate that lower-risk sites were unavailable, contrary to Policy ESD6 and national flood risk guidance. These issues, combined with limited sustainable transport options and modest housing benefits, led to the conclusion that the development would not be sustainable.

5. Alternative Options and Reasons for Rejection

5.1 None. This report is submitted for information.

6 Conclusion and Reasons for Recommendations

6.1 The report provides the current position on planning appeals for information for Members.

Decision Information

Key Decision	Not applicable
Subject to Call in	Not applicable
If not, why not subject to call in	Not applicable
Ward(s) Affected.	Appeal dependent

Document Information

Appendices	
Appendix 1	None
Background Papers	None
Reference Papers	All documents in respect of the planning appeal
Report Author	Sarah Gevaux, Appeals Administrator Paul Seckington, Head of Development Management
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Executive Director sign off	Executive Director Place & Regeneration, Ian Boll 29 October 2025