

This report is Public	
Appeals Progress Report	
Committee	Planning Committee
Date of Committee	19 March 2026
Portfolio Holder	Portfolio Holder for Planning and Development, Councillor Jean Conway.
Date Portfolio Holder agreed report.	11 March 2026
Report of	Head of Development Management, Paul Seckington

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 and if the service is unable to absorb then a request for use of reserves will be necessary. The Appeals detailed in this report are small cases that do not pose significant financial risk to the Council, but the position will be closely monitored. Kimberley Digweed, Finance Business Partner, 11 March 2026
Legal	As this report is purely for information there are no legal implications arising. Denzil Turbevill, Head of Legal, 11 March 2026.

Risk Management	This is an information report where no recommended action is proposed. As such there are no risks arising from accepting the recommendation. Any arising risk will be managed through the service operational risk and escalated to the Leadership Risk Register as and when necessary. Celia Prado-Teeling, Performance Team Leader, 11 March 2026			
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, 11 March 2026.
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 Enforcement Notice served. 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 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

4.1. Planning Appeals

New Appeals

Written Representations	Informal Hearing	Public Inquiry
9	0	0

4.1.1 The 9 new **Written Representations** appeals are:

- **3 appeals relating to new dwellings:**
 - 34 George Street, Bicester – new 2-bed self-build dwelling
 - Land between Rose View & Gold Hill Cottage, Hethe – new single dwelling + home office
 - Oxhay Farm, Cropredy – conversion of an agricultural building into 2 dwellings (Class Q)
- **2 appeals concerning house extensions/alterations:**
 - 32 Rectory Road, Hook Norton – rear and first-floor side extensions

- 56–58 Broad Street, Banbury – variation of conditions relating to flue/extraction (domestic–commercial interface)
- **2 advertisement/planning appeals:**
 - BT Street Hub (ADV) opposite 52 Bridge Street, Banbury – digital screens and removal of payphone
- **1 retrospective commercial/site-alteration appeal:**
 - 6–8 Bowmont Square, Bicester – shipping container storage, AC units, chillers, access ramp
- **1 Certificate of Lawfulness appeal:**
 - 8 Sage Street, Bicester – air-source heat pump installation to rear wall

4.1.2 Details of the new appeals can be found at appendix 1

In Progress/Awaiting Decision

Written Representations	Informal Hearing	Public Inquiry
10	0	0

4.1.3 Details of all the planning appeals can be found at Appendix 1

4.2. Enforcement Appeals

New Appeals

4.2.1 There are no new enforcement appeals

In Progress/Awaiting Decision

4.2.2 There are 3 enforcement appeals awaiting decisions

4.2.3 Details of all the enforcement appeals can be found at Appendix 2

4.3. Forthcoming Public Inquiries and Hearings

None

4.4. Award of costs

None, there were two award of costs sought, but both were dismissed. Details below.

4.5. **Appeals Results**

4.5.1 **25/01615/PIP - Land East of Parcel 3386, Adjacent to Burycroft Road, Hook Norton**

Permission in Principle for a residential development of 3-5 dwellings.

Appeal Dismissed

The Inspector dismissed the appeal, concluding that the site lies outside Hook Norton's built-up limits and that developing it would extend housing into open countryside, harming the rural landscape and failing to integrate with the existing village form.

Although Hook Norton offers a good range of local services and the site has reasonable access to them, this did not outweigh the significant conflict with key Local Plan policies (ESD13, ESD15 and Villages 1).

The Inspector acknowledged the district's housing land shortfall, but found that the limited benefits of a small number of dwellings were insufficient to overcome the identified harm.

As a result, the adverse impacts significantly and demonstrably outweighed the benefits, and the appeal was dismissed.

4.5.2 **25/02149/PIP - Bishops End, Burdrop, Banbury, Oxon, OX15 5RQ**

Permission in principle - 3-4 new dwellings

Appeal Allowed

The Inspector allowed the appeal, finding that the reuse and limited additional development of the former pub, Holly Cottage and car park could be achieved without harming the character or appearance of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area or the setting of nearby listed buildings, especially given existing permissions and the ability to secure appropriate design at the Technical Details stage.

The site lies within the built-up confines of the Sibfords' Category A village cluster, where small-scale housing is supported, and benefits from access to local facilities despite some reliance on car travel being likely in a rural context. With the former pub no longer viable and no policy conflict identified, the Inspector concluded that the proposal accords with the Development Plan strategy and should be approved.

4.5.3 **25/00830/PIP - Land East of Manor Farm, Banbury Lane, Horley, Oxfordshire, OX15 6GB**

Permission in Principle - housing development site on land adjacent

Appeal Dismissed

The Inspector dismissed the appeal for Permission in Principle for up to five homes on land adjacent to Manor Farm, Horley, concluding that the site lay outside the village's built-up limits, did not constitute infill development, and failed to comply with the settlement strategy for Category C villages.

Although the mature hedgerows offered enclosure and the scheme would not harm the setting of the nearby Conservation Area or Grade II listed Manor Farm, the location was found unsuitable due to its rural character, lack of built frontage, and limited access to services—meaning future residents would be heavily reliant on private cars.

The proposal also conflicted with policies requiring sustainable locations and efficient land use, and despite the district's 3.1-year housing land supply, the modest housing benefit did not outweigh the significant policy conflict; the appeal was therefore dismissed

4.5.4 25/01461/PIP - Land North of Rattlecombe Road, Shennington, OX15 6LZ

Permission in Principle - housing development for up to 9 self-build plots

Appeal Allowed

The Inspector allowed permission in principle for up to nine self-build homes on land north of Rattlecombe Road, concluding that despite the scheme's conflict with the village's Category C status, where only infill is normally supported, and some harm to local character, the site nevertheless offered reasonable access to key village services, and its lower-density form was justified by landscape, drainage and biodiversity requirements.

While the development would alter the edge-of-settlement character, the harm was judged moderate and capable of being addressed at the later Technical Details Consent stage, including opportunities to enhance the adjacent conservation area boundary wall.

Crucially, given the district's substantial housing shortfall (only 2.32–3.1 years' supply) and significant unmet need for self-build homes, the Inspector found that the benefits, especially nine self-build plots, carried significant weight and outweighed the identified policy conflicts, meaning the appeal was allowed

4.5.5 22/03163/F - Cropredy Lawn, Cropredy Lawn Road, Cropredy, OX17 1DR

The development proposed is the change of use of land for the stationing of two glamping pods.

Appeal Dismissed

The Inspector dismissed the appeal for the retrospective siting of two glamping pods at Cropredy Lawn, concluding that the remote rural location, over a kilometre from Cropredy and only accessible via unlit rural roads, uneven public rights of way, and routes without pavements—would leave visitors heavily reliant on private

vehicles, conflicting with Local Plan policies seeking sustainable travel and resisting sporadic countryside development.

Measures proposed to encourage sustainable travel, such as electric bicycles, a travel plan, and collection services, were found unlikely to significantly reduce car use given the site's isolated context. While the scheme might support rural tourism and farm diversification, the Inspector noted only modest benefits and insufficient evidence of the enterprise's wider economic role; these did not outweigh the fundamental policy conflicts.

Consequently, the appeal was dismissed.

4.5.6 25/00752/F - 2 Church View, Banbury, Oxon, OX16 9ND

Conversion of existing dwelling to form two dwellings (Appeal against conditions on the planning permission)

Appeal Allowed

While the Inspector removed a few conditions that were considered unnecessary, such as the requirements for extra acoustic insulation beyond Building Regulations and detailed cycle-parking specifications, both of which were judged not to be essential for this modest, already-completed conversion, the decision nonetheless represents a success for the local authority in retaining meaningful control over future development at 2 Church View.

Crucially, the Inspector agreed that the site had already undergone substantial expansion and that further extensions or outbuildings could harm neighbour amenity and the character of the area, thereby upholding and refining the Council's restriction on permitted development rights under Classes A and E. By ensuring that any further building would require full planning permission, the decision protects neighbouring properties, maintains the established appearance of the street, and confirms that continued oversight is justified in this sensitive location, even while acknowledging that some of the original conditions overreached what was reasonably necessary

4.5.7 25/00449/REM – Reynards Lodge, North Lane, Weston on the Green, Oxfordshire, 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)

Appeal Dismissed

The Inspector dismissed the appeal seeking approval of reserved matters for four dwellings at Reynards Lodge, Weston-on-the-Green, concluding that the scheme's large building footprints, combined with the height and proximity of several plots, would create a cramped and incongruous form of development harmful to the character and appearance of the Weston-on-the-Green Conservation Area.

Although views from North Lane would be limited, the overall layout, dominant parking arrangements, and use of block paving were found to conflict with local design guidance and fail to respect the area's agricultural and historic context. Additionally, the proximity between Plots 1 and 2 would result in poor outlook and inadequate daylight for future occupants.

While the proposal would deliver four homes, this modest benefit could not outweigh the identified harm to a designated heritage asset, and the appeal was therefore dismissed.

4.5.8 24/03218/F - The Bell Inn, Church View, Great Bourton,

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

Appeal Dismissed

The Inspector emphasised that the case was *finely balanced*, noting credible arguments on both sides: although the appellant's viability evidence and the pub's prolonged period of limited commercial interest indicated challenges for a traditional operator, concerns about the robustness of refurbishment costs, the lack of re-marketing in its current state, and the community's detailed and apparently achievable business plan meant it had not been convincingly demonstrated that the Bell Inn was no longer viable, particularly under a community-ownership model.

Given the pub's strong social value, its Asset of Community Value status, and the absence of clear evidence that reopening would be unviable in the long term, the Inspector concluded that the loss of the public house could not be justified, and the appeal was dismissed.

The appellant sought an award of costs against the council. This was dismissed, with the Inspector finding that although planning officers had recommended approval, the committee's contrary decision was *finely balanced* and not unreasonable, given that viability evidence was inconclusive and the applicant had not provided trading accounts previously requested by the Council.

The Inspector noted that members were entitled to reach their own judgement on viability, particularly as Saved Policy S29 places the onus on the applicant to demonstrate that the pub is no longer viable, and that interested parties had raised legitimate concerns and provided evidence suggesting the pub could still be viable under alternative operating models.

The Council's reasons for refusal were found to be clear, specific, and well-substantiated, and because no unreasonable behaviour leading to wasted expense was identified, the costs claim was dismissed.

4.5.9 25/00007/LB and 24/03296/F – Little Brook, The Colony, 7 Colony Road, Sibford Gower, OX15 5RY

RETROSPECTIVE - Revision of roof slope from consented drawings application
Cherwell District Council

Appeal Allowed

The Inspector allowed both the planning and listed building appeals relating to the revised roof design of an already-built outbuilding at Little Brook, finding that although the structure differed slightly from the 2021 approval, the changes, including a modest increase in eaves height, a shallower roof pitch, and amended materials, did not harm the significance of the Grade II listed building or its setting, nor the character and appearance of the Sibford Gower and Burdrop Conservation Area.

The outbuilding was judged to remain visually subservient to the main cottage, to use appropriate traditional materials, and to sit comfortably within its rural historic context, preserving both heritage interests and the wider conservation area.

As a result, the scheme was found to comply with national and local heritage policies, and the appeals were fully allowed without the need for any additional conditions

4.5.10 25/016931/F & 25/01694/LB - Fir Cottage, Fir Lane, Steeple Aston, Oxfordshire, 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.

Appeals Dismissed

The Inspector dismissed both the planning and listed building appeals for extensions and alterations at Fir Cottage, Steeple Aston, concluding that the proposed part single-storey/part two-storey rear extension would be overly large, visually dominant, and incongruous, thereby harming the architectural integrity and special interest of the Grade II listed cottage and failing to preserve the character and appearance of the Steeple Aston Conservation Area.

Although the existing rear extensions are of poor quality, the Inspector found that the new scheme would exacerbate harm through its increased depth, height, and massing, with visible effects from Fir Lane and insufficient information to demonstrate that historic fabric would not be lost. The public benefits, such as improved energy performance, biodiversity features, and replacement of existing additions, were considered modest and did not outweigh the heritage harm, resulting in the dismissal of both appeals

4.5.11 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.

Appeal Dismissed

The Inspector dismissed the appeal for the part-retrospective installation of close-boarded fencing and 2 m gates at 2 Somerville Drive, finding that the added height atop the existing 1 m brick wall created an incongruous, overly solid boundary that conflicted with the area's established character of open, low-level frontages and verdant street scenes.

The Inspector acknowledged the appellant's desire for privacy and security but concluded that these did not outweigh the significant visual harm caused, nor the Local Plan policies requiring development to respect local character.

Although highway safety concerns were not upheld, since alternative boundary planting would create similar visibility limitations, the harm to the street scene alone was sufficient to justify refusal, and the appeal was therefore dismissed.

4.5.12 25/02043/F - 1 Holly Close, Kidlington, Oxfordshire, OX5 1EP

RETROSPECTIVE - Erection of a 6 ft composite fence and related landscaping

Appeal Dismissed

The Inspector dismissed the appeal for the retrospective composite fence at 1 Holly Close, finding that although a timber fence had previously been approved on the plot, the installed 6-foot composite fence appeared stark, bulky, and visually intrusive due to its height, horizontal emphasis, and light-oak finish.

Its prominence on a corner plot within a cul-de-sac defined by open frontages and a verdant, spacious character meant it failed to assimilate with the surrounding streetscape, including long-range views from nearby green space.

Proposed landscaping was considered insufficient to mitigate the harm, and despite local support and benefits such as privacy, security, and low-maintenance materials, these factors did not outweigh the conflict with design and character policies; the appeal was therefore dismissed.

4.5.13 25/02077/AGN – Tuther Corner, Piddington, Aylesbury, Bucks, HP18 9UZ

Prior approval application for 2 No agricultural general-purpose barns

Appeal Dismissed

The Inspector dismissed the appeal for two agricultural barns at Tuther Corner, Piddington, because the works had already begun before prior approval was granted, meaning the development could not lawfully benefit from permitted development rights under Schedule 2, Part 6, Class A of the GPDO.

As one barn was already built and footings for the second were in place, the Inspector determined that prior approval cannot be issued retrospectively, making it unnecessary to assess whether the barns were reasonably required for agriculture or otherwise compliant with Class A criteria. The decision did not consider the planning merits of the scheme.

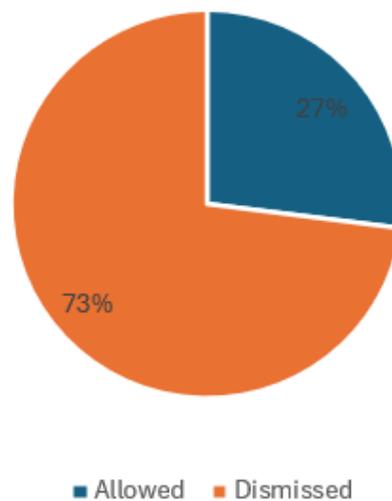
The appellant also **sought an award of costs** against the council. This was dismissed as the Inspector found that although the Council had acted unreasonably in one respect, misapplying Class A.1(b) of the GPDO concerning previous Class Q development, this did not lead to unnecessary or wasted expense because the appeal itself had no realistic prospect of success once it was established that the barns' construction had already begun, meaning the proposal could not qualify as permitted development.

The Inspector concluded that the Council's other actions fell within reasonable planning judgement, including its assessment of agricultural need, and therefore **no award of costs** was justified.

4.6. **Appeal Decision Data**

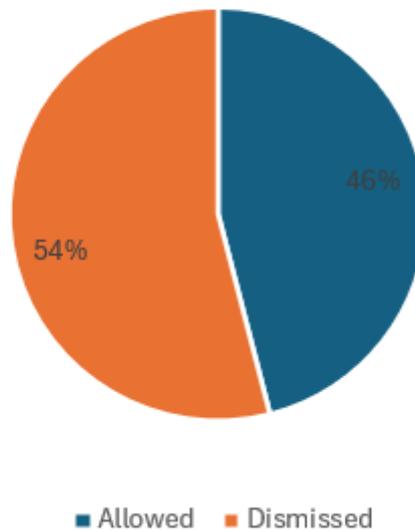
4.6.1 So far in 2026 there have been 11 appeal decisions, 3 allowed and 8 dismissed.

Appeal Decisions 2026 (so far)

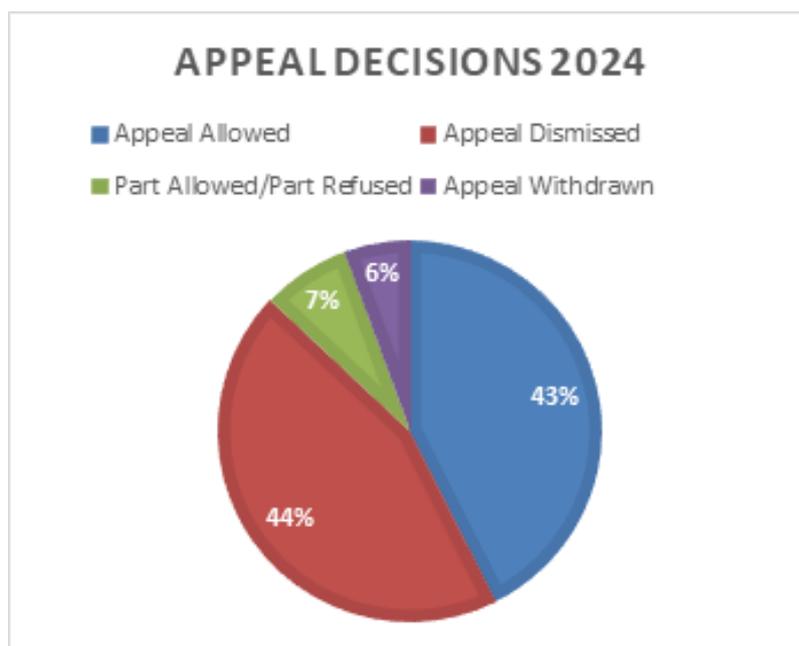


4.6.2 In 2025 there were 63 appeal decisions, 29 allowed, 34 dismissed

Appeal Decisions 2025



4.6.3 In 2024 there were 54 appeal decisions, 23 allowed, 24 dismissed, 4 split decisions and 3 withdrawn



4.6.4 The above data shows that the proportion of appeals being allowed is decreasing.

Delegated/Committee Decisions

2026

4.6.5 So far in 2026, there have been 10 appeal decisions following delegated decisions, and 1 following a committee decision (The Bell Inn Great Bourton, a committee overturn)

4.6.6 Of the 10 delegated decisions, 3 were allowed (27%) and 7 were dismissed (63%). The 1 committee decision was dismissed (100%)

2025

4.6.7 In 2025, there were 52 appeal decisions that followed delegated decisions, and 11 appeal decisions that followed Committee decisions. Of the 11 committee decisions, 8 were committee overturns,, and 3 went with recommendation.

4.6.8 Of the 52 delegated decisions at appeal, 32 were dismissed (62%) and 20 allowed (38%).

4.6.9 Of the 8 overturns, 1 was dismissed (12%), and 7 were allowed (88%). Of the 3 committee decisions that went with officer recommendation, 1 dismissed (33%) and 2 were allowed (66%).

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	Planning Appeals Details
Background Papers	None
Reference Papers	All documents in respect of the planning appeal
Report Author	Tracy Bennett, Appeals Administrator

	Paul Seckington, Development Manager
Report Author contact details	tracy.bennett@cherwell-dc.gov.uk Paul.seckington@cherwell-dc.gov.uk
Executive Director Approval (unless Executive Director or Statutory Officer report)	Executive Director Place and Regeneration, Ian Boll 11 March 2026

Appendix 1 - Planning Appeals

New Written Repls Appeals received

Application Number	Location	Description (summary)	LPA Decision:	Start Date
25/01288/F	56-58 Broad Street, Banbury, OX16 5BL.	Variation of Condition 2 (plans) to remove "agreement to re-route pizza outlet extraction" and removal of Condition 12 (flue) of 23/00199/F.	Not Determined (Appeal on the basis of non-determination)	15.01.2026
25/02173/F	34 George Street, Bicester, OX26 2EQ	Two-bedroom dwelling (Self-Build) and widening of existing dropped-kerb.	Refused Delegated	20.01.2026
25/02521/F	32 Rectory Road, Hook Norton, OX15 5QQ	Single storey rear extension and first floor side extension	Refused Delegated	20.01.2026
25/01304/Q56	Oxhay Farm, Oxhey Hill, Cropredy, Oxfordshire, OX17 1DR	Prior approval application for conversion of agricultural building to form 2 semi-detached dwellings at Oxhay Farm.	Refused Delegated	28.01.2026
25/02506/ADV	Opposite 52 Bridge Street Banbury Oxfordshire OX16 5PN	The proposed installation of 1no BT Street Hub with 2no digital internally illuminated display screens and removal of associated existing BT payphone(s)	Refused Delegated	06.02.2026
25/02505/F	Opposite 52 Bridge Street Banbury Oxfordshire OX16 5PN	The proposed installation of 1no BT Street Hub with 2no digital internally illuminated display screens and removal of associated existing BT payphone(s)	Refused Delegated	09.02.2026

25/01235/F	6-8 Bowmont Square Bicester Oxfordshire OX26 2GJ	RETROSPECTIVE - On-site use and location of commercial shipping container for stock storage purposes only; installation and mounting of external wall mounted condenser fan units for the use of the shop; installed air con and cabinet chillers and construction of permanent access ramp/steps with guardrail, to provide inclusive shop access.	Refused Delegated	13.02.2026
25/02983/F	Land in Between Rose View and Gold Hill Cottage, Main Street, Hethe, Oxfordshire, OX27 8HD	Erection of a new single dwellinghouse and new home office	Delegated Refused	20.02.2026
25/02964/CLUP	8 Sage Street Bicester Oxfordshire OX27 8DE	Certificate of Lawfulness of Proposed Development for the installation of an air source heat pump to the rear wall of the property and installation of a water tank inside the property in the utility cupboard, with removal of the existing Heat Interface Unit, pipework would be installed to the south facing wall of the property to connect the air source heat pump to the water tank	Delegated Refused	04.03.2026

New Informal Hearing Appeals Received:

None

New Public Inquiry Appeals Received:

None

Written Reps Appeals Outstanding :

Application Number	Location	Description (summary)	LPA Decision:	Start Date
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 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.	Refused Delegated	06.07.2024.
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 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.	Refused Delegated	06.07.2024.
24/01255/F	141 Bismore Road Banbury	Erection of a single-storey flat roof garage at end of driveway into rear garden.	Refused Delegated	21.08.2024
24/01378/CLUP	Manor House Islip Road Bletchington	Certificate of Lawfulness of Proposed Development for the erection of an incidental outbuilding under Class E to Part 1 of the Town and Country Planning (General Permitted Development) Order 2015	Refused Delegated	29/01/2025

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
25/00762/F	113 Danesmoor, Banbury, OX16 1QE.	RETROSPECTIVE - raising of front garden to level off	Refusal Delegated	22.09.2025
24/02234/F	Field Farm, Stratton Audley Road, Stoke Lyne, Bicester, Oxon, OX27 8FT	Self-Build - Alterations and conversion of 3 no. existing barns to form 3 no. residential dwellinghouses (re-submission of 23/02255/F)	Refused Delegated	28.10.2025
25/00794/TPO	4 Paxman Place, Banbury, Oxon,	Tree T1 - Maritime Pine - Remove to ground, grind stump and replant with 1 No Sweet Gum (pot grown, 3-4m high) in same location - subject to TPO 13/1991	Refused Delegated	25.11.2025
25/02123/F	The Old Cottage, Godington, Bicester, OX27 9AF.	Removal of Condition 4 (window) of 23/03303/F - Pre- occupation condition requiring manufactured obscure glazing and non- opening window unit.	Delegated Refusal	17.12.2025

Informal Hearing Appeals Outstanding:

None

Public Inquiry Appeals Outstanding

None

Appendix 2 - Enforcement Appeals

New Enforcement Appeals Received:

None

Enforcement Appeals Outstanding:

Application Number	Location	Description (summary)	LPA Decision:	Start Date
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
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,	<p>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'.</p> <p>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</p>	Enforcement Notice	08.09.2025

		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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