

This report is public	
<b>Appeals Progress Report</b>	
<b>Committee</b>	Planning Committee
<b>Date of Committee</b>	16 January 2026
<b>Portfolio Holder presenting the report</b>	Portfolio Holder for Planning and Development, Councillor Jean Conway
<b>Date Portfolio Holder agreed report</b>	6 January 2026
<b>Report of</b>	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
<b>Finance</b>	The Current cost of appeals has exceeded core budget as of mid-December 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, 19 December 2025
<b>Legal</b>	As this report is purely for information there are no legal implications arising.

	Denzil Turbervill, Head of Legal, 17 December 2025			
<b>Risk Management</b>	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, 16 December 2025			
<b>Impact Assessments</b>	Positive	Neutral	Negative	Commentary
<b>Equality Impact</b>				
<b>A</b> 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>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		N/A
<b>Climate &amp; Environmental Impact</b>				N/A
<b>ICT &amp; Digital Impact</b>				N/A
<b>Data Impact</b>				N/A
<b>Procurement &amp; subsidy</b>				N/A
<b>Council Priorities</b>	N/A			
<b>Human Resources</b>	N/A			
<b>Property</b>	N/A			
<b>Consultation &amp; Engagement</b>	N/A			

## 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 defendable 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
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
25/02043/F	1 Holly Close, Kidlington, Oxon	RETROSPECTIVE - Erection of a 6 ft composite fence and related landscaping	Refused Delegated	17.11.2025
25/00830/PIP	Land East Of Manor Farm	Permission in Principle - housing development site on land adjacent	Refused Delegated	12.11.2025

	Banbury Lane Horley			
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#### 4.2. In Progress/Awaiting Decision

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.
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	Certificate of Lawfulness of Proposed Use for Use of static	Refused Delegated	27.03.2025

	Station Road Bletchingdon Kidlington OX5 3BQ	caravans for permanent residential occupation		
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.
25/00449/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
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 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
25/01694/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
25/01615/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
25/02077/AGN	Tuther Corner Brill Buck HP18 9UZ	Prior approval application for 2 No agricultural general-purpose barns	Refused Delegated	28.10.2025
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-	Refused Delegated	28.10.2025

		submission of 23/02255/F)		
25/02149/PIP	Bishops End, Burdrop, Banbury Oxon, OX15 5RQ	Permission in principle - 3-4 new dwellings	Appeal Against Non- Determination	31.10.2025

### 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
25/01461/PIP	Land North of Rattlecombe Road, Shenington, OX15 6LZ.	Permission in Principle - housing development for up to 9 self-build plots	Refused  Delegated	21.10.2025
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	Refused  Committee	10.11.2025

### 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.

### **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
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	Without the benefit of planning permission, the erection of a building outlined in green on the	Enforcement Notice	08.09.2025

	<p>to Southam Road, Mollington Banbury,</p>	<p>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 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.</p>		
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**Forthcoming Public Inquiries and Hearings between 15 January 2026 and 12 February 2026.**

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25/01461/PIP	Land North of Rattlecombe Road, Shennington, OX15 6LZ.	Permission in Principle - housing development for up to 9 self-build plots	Refused Delegated	21.10.2025. 1 Day Hearing 28.01.2026.
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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	Refused Committee	10.11.2025.  1 Day Hearing 15.01.2026.
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4.10 **Award of costs**

None

4.11 **Appeals Results**

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.

**Appeal Allowed.**

The Inspector, A.J. Boughton, allowed the appeal for the demolition of an existing garage and the erection of a flat-roofed two-storey dwelling at 2 The Limes, Oxford Road, Banbury. The decision concluded that the proposal would not harm the character or appearance of the area, including the setting of the Banbury Conservation Area, nor would it adversely affect the living conditions of neighbouring properties or protected species. The design was deemed proportionate and in keeping with local distinctiveness, while privacy and amenity concerns were addressed through conditions such as obscure glazing. Ecology issues raised in the refusal were resolved by a submitted report confirming no impact on protected species, with biodiversity enhancements secured by condition. The appeal was therefore allowed subject to eight conditions covering materials, boundary treatments, landscaping, tree protection, ecological measures, and window glazing.

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.

**Appeal Allowed**

The Inspector, A.J. Boughton, allowed the appeal for a first-floor extension and external wall cladding with render at 37 Fernhill Road, Begbroke. He concluded that the proposal would not harm the character or appearance of the area, which already features a mix of one- and two-storey dwellings, nor would it adversely affect the living conditions of neighbouring properties. While the extension introduces upper-floor windows, conditions requiring obscure glazing and restricted openings will mitigate privacy concerns. The development was found to comply with

relevant local plan policies, and planning permission was granted subject to conditions on timing, approved plans, materials, and window treatments.

## 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

<b>Key Decision</b>	N/A
<b>Subject to Call in</b>	N/A
<b>If not, why not subject to call in</b>	N/A
<b>Ward(s) Affected.</b>	Appeal dependent

## Document Information

<b>Appendices</b>	
<b>Appendix 1</b>	None
<b>Background Papers</b>	None
<b>Reference Papers</b>	All documents in respect of the planning appeal
<b>Report Author</b>	Sarah Gevaux, Appeals Administrator Paul Seckington, Head of Development Management
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<b>Appendices</b>	
<b>Appendix 1</b>	None
<b>Background Papers</b>	None
<b>Reference Papers</b>	All documents in respect of the planning appeal

<b>Report Author</b>	Sarah Gevaux, Appeals Administrator Paul Seckington, Head of Development Management
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<b>Executive Director Approval (unless Executive Director or Statutory Officer report)</b>	Executive Director Place & Regeneration, Ian Boll, 6 January 2026