

Cherwell District Council

Planning Committee

15 February 2024

Appeals Progress Report

Report of Assistant Director Planning and Development

This report is public.

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.

1.0 Recommendations

The meeting is recommended:

- 1.1 To note the position on planning appeals contained within the report.

2.0 Introduction

- 2.1 This report provides a monthly update regarding planning appeals, including new appeals, status reports on those in progress, and determined appeals.

3.0 Report Details

New appeals

3.1 23/00716/F – Fairways, Church Lane, Mollington, Oxon, OX17 1AZ.

First floor side extension with roof dormer. Replacement windows/doors. Entrance canopy. Flue - revised scheme of 23/00716/F.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations (HAS)

Application Reference: 23/00716/F

Appeal Reference: 23/00117/REF

Start Date: 19.12.2023.

3.2 23/00379/TEL56 - Area of Grass Verge, Banbury Road Street Works, Banbury Road, Oxon, OX15 0TH.

Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Application Number 23/00379/TEL56
Appeal Reference: 23/00116/REF
Start Date: 19.12.2023.

3.3 22/03456/F – Site Located on the South side of Clifton Road, Deddington, OX15 OTP.

Erection of single dwelling with detached garage and all associated works - revised scheme of application 22/01763/F

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Application Number: 22/03456/F
Appeal Reference: 23/00115/REF
Start Date: 19.12.2023.

3.4 23/01667/F – West End Farmhouse, 56 West End, Launton, Bicester, OX26 5DG

Replacement windows and doors.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Application Number: 23/01667/F
Appeal Reference: 24/0001/REF
Start Date: 11.01.2024.

3.5 23/01518/F – Land to the South of Clifton Road, Deddington, OX15 0TP.

Erection of single dwelling with detached garage and all associated works - revised scheme of 22/03456/F.

Officers Recommendations. Refusal (Delegated)
Method of Determination: Written Representations.
Application Number: 23/01518/F
Appeal Reference: 24/00002/REF
Start Date: 16.01.2024.

New Enforcement Appeals

None

Appeals in Progress

3.5 21/04289/OUT - OS Parcel 1570 Adjoining and West of Chilgrove Drive And Adjoining And North of Camp Road, Heyford Park.

Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from Access.

Officers Recommendation: Refusal (Committee)
Method of Determination: Inquiry (5 Day)
Hearing Date: 05/12/2023.
Application Reference: 21/04289/OUT
Appeal Reference: 23/00089/REF
Start Date: 14.08.2023.

3.6 21/00078/ENF – Cherwell Concrete – Bagnalls Haulage Ltd, Bagnalls Coal Yard, Station Road, Enslow, Kidlington, OX5 3AX.

Without planning permission, the material change of use of the land to a concrete batching plant and the erection of associated apparatus including a conveyor, corrugated enclosure, hoppers, and storage tanks.

Officers Recommendation: Enforcement Notice
Method of Determination: Written Representations.
Start Date: 09.02.2023.
Appeal Reference Number: 23/00061/ENF

3.7 21/00078/ENF – Mr & Mrs Murphy – Bagnalls Haulage Ltd, Bagnalls Coal Yard, Station Road, Enslow, Kidlington, OX5 3AX.

Without planning permission, the material change of use of the land to a concrete batching plant and the erection of associated apparatus including a conveyor, corrugated enclosure, hoppers and storage tanks.

Officers Recommendation: Enforcement Notice
Method of Determination: Written Representations.
Start Date: 09.02.2023.
Appeal Reference Number: 23/00060/ENF

3.8 23/00150/CLUE – Unit 22 Beaumont Close, Banbury, Oxon, OX16 1SH.

Certificate of Lawfulness for the Existing Development: Implementation of planning permission 18/01366/F subsequent to 20/00046/DISC. Erection of 10 small commercial units (B2/B8) with associated car parking and landscaping - (resubmission of 22/00193/CLUE)

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Start Date: 15.06.2023.
Appeal Reference: 23/00080/REF

3.9 22/02832/TEL56 - Telecommunications Cabinet CWL18723 H3G Network, The

Hale Chesterton.

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Start Date: 22.06.2023.
Appeals Reference: 23/00085/REF.

3.10 22/02773/F – 4 Manor Road, Fringford Bicester, OX27 8DH.

First floor extension above existing lounge; extension to rear of existing garage to provide utility/workshop space with home-working office above and link to main house. New pedestrian access gate to front. PV panels to new south facing roof. New external boiler, oil tank and rainwater harvesting tank.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Householder Appeal (HAS)
Start Date: 15.06.2023.
Appeal Reference: 23/00076/REF

3.11 22/02866/OUT – Land East of Ploughley Road, Ambrosden.

OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration.

Officers Recommendation: Refusal (Committee)
Method of Determination: Inquiry (5 Days)
Appeal Reference: 23/00091/REF
Start Date: 22/08/2023.

3.12 23/00867/F – 67 Oxford Road, Banbury, Oxon, OX16 9AJ

Conversion from 10-bed HMO to 12-bed HMO (Sui Generis) (Resubmission of 23/00120/F)

Confirmation of Valid Appeal by PINS. Awaiting Start Letter.

3.13 22/03698/TEL – Area of Grass Verge, Austins Way, Hook Norton.

5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations.
Start Date: 20.09.2023.

Appeal Reference: 23/00094/REF

3.14 23/00176/F – 1 School Paddock, Bucknell, OX27 7LR.

Variation of Condition 2 (plans) of 21/03977/F - minor alteration to position of the garage, small increase in width, modest increase in ridge height.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations.

Start Date: 21.09.2023.

Appeal Reference: 23/00095/REF

3.15 23/00065/OUT – Land North of Ells Lane, Bloxham, Banbury, Oxon.

Outline planning permission for up to 30 dwellings including access off Ells Lane and demolition of the existing stabling on site - All Matters Reserved except for access.

Officers Recommendation: Refusal (Committee)

Method of Determination: 1 Day Hearing.

Start Date: 02.10.2023.

Appeal Reference: 23/00097/REF

Hearing Date: 10.01.2024.

3.16 23/00797/ADV – Land on South West Side of Gatteridge Street, Banbury, OX16 5DH.

Erection of 1no internally illuminated freestanding digital advertisement display.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations (CAS)

Start Date: 25.10.2023.

Appeal Reference: 23/00099/REF.

3.17 22/03445/F – The Bungalow, 2 Queen Street, Bloxham, Banbury, OX15 4QQ.

Single storey reduced level extension to existing bungalow, with associated landscaping.

Officers Recommendation: Refused (Committee)

Method of Determination: Written Representations (HAS)

Start Date: 27.10.2023.

Appeal Reference: 23/00100/REF.

3.18 22/02551/F – 15 Farmfield Road, Banbury, Oxon, OX16 9AP.

Demolition of 2 garages and replacement with 2 x 2-bedroom semi-detached dwellings, with access off Beechfield Crescent.

Officers Recommendation: Refused (Delegated)
Method of Determination: Written Representations.
Start Date 31.10.2023.
Appeal Reference: 23/0010/REF.

3.19 21/03522/OUT - Os Parcel 3673 Adjoining And West Of 161 Rutten Lane, Yarnton, OX5 1LT.

The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works.

All matters are reserved, save for the principal access points.

Officers Recommendation: Refusal (Committee)
Method of Determination: Public Inquiry.
Start Date: 01.11.2023.
Appeal Reference: 23/00102/REF.

3.20 23/00173/OUT – Land South of Green Lane, Chesterton, OX26 1DF.

Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access)

Officers Recommendation: Refusal (Committee)
Method of Determination: Public Inquiry.
Start Date: 02.11.2023.
Appeal Reference Number: 23/00103/REF

3.21 21/00333/ENF – Fairway Cottage, Main Road, Swalcliffe, Banbury, Oxon, OX15 5HB.

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'.

Officers Recommendation: Enforcement Notice.
Method of Determination: Written Representations.
Start Date: 10.11.2023.
Appeal Reference: 23/00104/ENF

22/03626/F – Land North of Burycroft Road, Book Norton, Banbury.

Erection of a single detached dwelling, associated garage, access and new landscaping.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Hearing (1 Day)

Hearing Date 6th February 2024.

Application Reference: 22/03626/F

Appeal Reference: 23/00106/REF

Start Date: 24.11.2023.

3.22 23/01414/F – 1 Benmead Road, Kidlington, Oxon, OX5 2BZ.

RETROSPECTIVE - Replacement of hedge with fence

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations (Householder Fast Track)

Application Reference: 23/01414/F

Appeal Reference: 23/00105/REF

Start Date: 22.11.2023.

3.23 23/01634/F – Ashberry Cottage, Duns Tew, Bicester, OX25 6JS.

Front porch with associated internal and external works.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations.

Application Reference: 23/01634/F.

Appeal Reference: 23/00109/REF

Start Date: 29.11.2023.

3.24 23/01316/F – Land South of Farady House, Woodway Road, Sibford Ferris, OX15 5RF.

Erection of 5no two storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations.

Application Reference: 23/01316/F

Appeal Reference: 23/00110/REF

Start Date: 04.12.2023.

3.25 19/02554/DISC – The Unicorn, 20 Market Place, OX16 5JL.

Discharge of Conditions 3 (external materials), 4 (doors/windows/rooflights) and 5 (external staircase) of 16/01661/F.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Written Representations.
Application Reference: 19/02554/DISC
Appeal Reference: 23/00011/REF

3.26 22/03719/OUT – Land at Lince Lane, Kirtlington, OXON, OX5 3JY

Erection of 9 no new Live/ work Units, each with C3 Residential and integral B1 Office - on former Quarry land/more recently agricultural use site - all matters reserved except for access.

Officers Recommendation: Refusal. (Delegated)
Method of Determination: Written Representations.
Application Reference: 22/03719/OUT
Appeal Reference: 23/00112/REF

3.27 23/01952/F – 1 Elizabeth Rise, Banbury, Oxon, OX16 9LZ.

Single and two storey front extensions, first floor side extension and single and two storey rear extensions, removal of chimney on south-west elevation (revised scheme of 22/03323/F and 23/01059/F)

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations (HAS)
Application Number: 23/01952/F
Appeal Reference: 23/00113/REF

3.28 19/02553/DISC – The Unicorn, 20 Market Place, Banbury, OX16 5LJ.

Discharge of Conditions 3 (external materials), 4 (doors/windows/rooflights) and 5 (external staircase) of 16/01661/F.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representations
Application Number: 19/02553/DISC
Appeal Reference: 23/00114/REF

3.29 23/00001/ENF – Ashberry Cottage, Duns Tew, Bicester, OX25 6JS.

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)

Officers Recommendation: Enforcement Notice.
Method of Determination: Written Representation.
Application Reference: 23/00001/ENF.
Appeal Reference: 23/00108/ENF.
Start Date: 28.11.2023.

Forthcoming Public Inquiries and Hearings between 07 January 2024 and 15 February 2024

3.30 23/00065/OUT – Land North of Ells Lane, Bloxham, Banbury, Oxon.

Outline planning permission for up to 30 dwellings including access off Ells Lane and demolition of the existing stabling on site - All Matters Reserved except for access.

Officers Recommendation: Refusal (Committee)

Method of Determination: 1 Day Hearing.

Hearing Date: 10.01.2024.

Start Date: 02.10.2023.

Appeal Reference: 23/00097/REF

3.31 22/03626/F – Land North of Burycroft Road, Book Norton, Banbury.

Erection of a single detached dwelling, associated garage, access and new landscaping.

Officers Recommendation: Refusal (Delegated)

Method of Determination: Hearing (1 Day)

Hearing Date 6th February 2024.

Application Reference: 22/03626/F

Appeal Reference: 23/00106/REF

Start Date: 24.11.2023.

3.32 23/00173/OUT – Land South of Green Lane, Chesterton, OX26 1DF.

Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access)

Officers Recommendation: Refusal (Committee)

Method of Determination: Public Inquiry.

Inquiry Date: 6th 7th 8th, 9th February 2024.

Inquiry Date: 27th, 28th, 29th, February & 1st March 2024

(Split Hearing Dates)

Start Date: 02.11.2023.

Appeal Reference Number: 23/00103/REF

3.33 21/03522/OUT - Os Parcel 3673 Adjoining And West Of 161 Rutten Lane, Yarnton, OX5 1LT.

The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for

play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works.

All matters are reserved, save for the principal access points.

Officers Recommendation: Refusal (Committee)

Method of Determination: Public Inquiry.

Inquiry Date: 13.02.2024.

Start Date: 01.11.2023.

Appeal Reference: 23/00102/REF.

Appeal Results

3.34 22/02104/F - Land to the rear of No 12 and South of Dismantled Railway, Heath Close, Milcombe, OX15 4RZ.

The Inspector refused the application for an award of costs.

Appeal Allowed

Method of determination: Hearing

Appeal Reference: 23/00088/REF

The application proposed the erection of 35 two-storey dwelling houses, construction of access off Rye Hill together with garaging, parking, open space with LAP, landscaping and all enabling works

The application was refused by Members in June 2023 following a recommendation of approval by Officers. The Inspector identified the main issues as:

- The scale and location of the proposal relative to the spatial strategy of the development plan
- The effect on the character and appearance of the area
- Whether a deliverable five-year housing land supply exists.

On the spatial strategy of the development plan, the Inspector considered that the 10% increase in the size of the settlement would not be a significant harmful addition given the position of the village in the settlement hierarchy or the level of growth directed to the rural areas. She acknowledged that the proposal would be contrary to Policy Villages 2 of the Local Plan and Saved Policy H18 of the Cherwell Local Plan. However, she concluded on this first issue that the location of the appeal site outside the built-up limits of Milcombe and the conflict with policies would only cause limited harm to the spatial strategy of the development plan.

On character and appearance, she considered that the scheme would cause moderate harm to the character and appearance of the area. It would conflict with the part of the NPPF that recognises the intrinsic character and beauty of the countryside and seeks to ensure that development contributes to and enhances the natural environment. However, she concluded that the severe adverse harm identified in Policy Villages 2 of the Local Plan would be avoided.

On five year housing land supply, she considered that the Council has a 4.82 year housing land supply and so paragraph 11d of the NPPF is engaged. She gave significant weight to the additional supply of housing that would occur, including affordable housing.

Turning to the application for an award of costs, the Inspector concluded that, whilst there was a delay in the Council engaging in the process, the Hearing was able to take place as scheduled. She also concluded that the Council was entitled to reach their planning judgement on matters related to the case. As such, unreasonable behaviour resulting in unnecessary or wasted expense had not been demonstrated.

3.35 22/03802/OUT – Part Of OS Parcel 8752 East Of Combe Cottage And South Of St Johns Way, Hempton Road, Hempton.

Appeal dismissed.

The application sought outline permission for 9 dwellings. The Council refused permission for three reasons, including the position outside the built-up limits of Hempton, the unsustainable location and the loss of greenfield land.

The Inspector agreed that the site is outside the built-up limits of Hempton and considered that the location is not the most sustainable, when considering the practicality of the unlit footpath that connects Hempton to Deddington. The Inspector identified a loss of openness and rural character, as well as a degree of visual intrusion due to the urbanisation of the site.

The appellant did not consider the Council had a 5 year housing land supply, including the calculation of Oxford's unmet need. The Inspector agreed with the Council that there is a 5 year housing land supply, and that Oxford's unmet housing need should not be included within the Council's calculation.

3.36 22/03741/F – Land Adj to Wise Crescent, Opposite The Laurels, Fringford, Oxon, OX27 8DZ.

Appeal allowed.

The application sought permission for 6 dwellings. The Council refused permission 2 reasons, including the position outside the built up limits of Fringford and the visual impact on the rural character and appearance of the locality. Timber cladding was an issue raised within the refusal, although amended plans were submitted with the appeal to remove this element.

The Inspector disagreed, and concluded that the site was within the built up limits of Fringford and therefore complies with Policy Villages 1 of the Cherwell Local Plan 2015. The Inspector did not consider there a detrimental impact to the rural character of Fringford. The Inspector allowed the appeal and allowed an award of costs appeal.

In making their decision, the Inspector did not consider the 5 year housing land supply to be relevant to the determination of the appeal, so no judgement was passed with respect to the housing land supply.

3.37 22/02637/F & 22/02638/LB - Chapel Cottage, Wroxton Lane, Horley, Oxfordshire, Banbury OX15 6BD

Appeal Dismissed.

Appeal A (22/02637/F) and B (22/02638/LB) for a proposed single-storey rear extension, removal of an existing door to create opening and removal of the window and cut down of wall to FFL was dismissed.

The inspector advised that these decisions address both planning and listed building consent appeals for the same site and scheme and has dealt with both appeals together within a single decision.

The inspector states that the National Planning Policy Framework (the Framework) has been updated on 5 September 2023, and the historic environment policies have remained unchanged within the updated version of the Framework which is a material consideration.

The main issues considered by the inspector were whether the proposed works and development would preserve the special interest of the Grade II listed buildings or any features of special architectural or historic interest that they possess, and whether the character or appearance of Horley Conservation Area would be preserved or enhanced.

The inspector confirms that Chapel Cottage is late 17th Century with 20th Century alterations, constructed from squared coursed local ironstone of simple detailing and is a two-unit plan of modest proportions. The front elevation has symmetry to its window pattern and the rear elevation has less ordered openings, with the original circular wood fired bread oven protruding from the kitchen space and is a historical reminder of the traditional artisan trades characteristic of Horley in the 17th Century.

The Inspector advises that despite the later alterations and additions, fenestration pattern and plan form appear to be relatively unaltered. Internally the ground floor retains the simple, traditional two-bay form, the first floor has been altered by way of a bathroom carved out of one room and overall, it retains its simple compact form and linear layout, and the historic two bay range of the listed building is still legible. The inspector considered that the special interest and significance of the Old Chapel is mainly derived from its age, materials, fenestration, historical use, plan form, historic fabric and architectural detailing.

The significance of the adjoining neighbour Old Chapel is mainly experienced from within its curtilage and from Wroxton Lane, Chapel Cottage and the Old Chapel, and their rear elevations and eaves line are contiguous, it is apparent that the buildings are physically attached and may have been functionally linked historically, and as such, the grounds around the Old Chapel and the group value with the appeal building make a positive contribution to its special interest and significance.

The Inspector advises that the proposed extension would divert attention from the dwelling's historic linear plan form and diminish the visual contribution that the bread oven makes to the rear elevation, its shallow pitched roof would be stark in contrast to the appeal building's steep pitched roof and the black framed glazed panels due to their size and position would also contrast with the solid to void ratio of openings to walling and the irregular arrangement of small windows on its rear elevation. The extent of glazing would allow views into the internal space, a large proportion of the external wall and the openings within, would appear as a discordant addition to the relatively unaltered vernacular of the listed building and by dividing up part of the ground floor to facilitate the insertion of the proposed w/c, the legibility of its historic plan form would be further eroded.

The inspector considered that the scheme would harm the character and appearance of the CA although it would be minor in the interest of the CA, it would nevertheless fail to preserve it, in this instance the proposal would have a harmful erosive effect on the special interest and significance of Chapel Cottage and the degree of the harm to the significance of the listed buildings and CA as designated heritage assets would in each case, be less than substantial.

The inspector confirms that there would be some economic and social environmental benefits, but any investments or upgrades the appellant has previously made to the property do not qualify as public benefits that would stem from the proposals, the nature and scale of public benefits at large would be minimal, and clear and convincing justification has not been provided for the identified harm.

The inspector concluded that the weight that is ascribed to the public benefits that would result from the proposal would not be sufficient to outweigh the great weight that is attached to the harm identified and the development and proposed works would have a neutral effect upon their setting, given the limited information submitted by the appellant with regards to extensions to other residential dwellings within the CA and to adjacent listed buildings. In addition the inspector confirmed that she cannot be certain the schemes referred to by the appellant share a direct comparison and gives limited weight to this as a material consideration and the absence of objections received from Historic England or Horley Parish Council is neutral in the overall consideration of the proposals.

3.38 23/00662/F - The Pheasant Pluckers Inn, Burdrop, Banbury, OX15 5RQ

Appeal Dismissed.

The proposal was for a change of use of the existing public house to a C1 (bed and breakfast/hostel/hotel), however, no supporting information was submitted on how the business would be run.

The applicants appealed against non-determination, as it was considered of officer's that the application was not valid. During the appeal process, the appellants, decided to introduce new information about how the site could be used, as this was not included in the application submission, the Planning Inspectorate refused to accept the new information.

In addition, the Planning Inspectorate considered there was not sufficient information to consider the impacts of the proposal, and therefore agreed with the Council that the appeal was invalid and therefore dismissed the appeal.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The report provides the current position on planning appeals which Members are invited to note.

5.0 Consultation

None.

6.0 Alternative Options and Reasons for Rejection

- 6.1 None. This report is submitted for information.

7.0 Implications

Financial and Resource Implications

- 7.1 There are no financial implications arising from this report. The report is for information only. The cost of defending appeals is met from existing budgets other than in extraordinary circumstances.

Comments checked by:
Kimberley Digweed, Service Accountant
kimberley.digweed@cherwell-dc.gov.uk

Legal Implications

- 7.2 As this report is purely for information there are no legal implications arising from it.

Comments checked by:
Shahin Ismail, Interim Monitoring Officer,
shahin.ismail@cherwell-dc.gov.uk

Risk Implications

- 7.3 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.

Comments checked by:
Celia Prado-Teeling, Performance & Insight Team Leader, 01295 221556
Celia.Prado-Teeling@Cherwell-dc.gov.uk

Equalities and Inclusion Implications

- 7.4 This is an information report where no recommended action is proposed. As such there are no equality implications arising from accepting the recommendation.

Comments checked by:

Celia Prado-Teeling, Performance & Insight Team Leader, 01295 221556

Celia.Prado-Teeling@Cherwell-dc.gov.uk

8.0 Decision Information

Key Decision

Financial Threshold Met: N/A

Community Impact Threshold Met: N/A

Wards Affected

Various, depending on appeal.

Links to Corporate Plan and Policy Framework

N/A

Lead Councillor

Councillor Daniel Sames, Portfolio Holder for Planning and Development

Document Information

Appendix number and title

None

Background papers

None

Report Author and contact details

Sarah Gevaux, Appeals Administrator, sarah.gevaux@cherwell-DC.gov.uk

Paul Seckington, Development Management paul.seckington@cherwell-gov.uk