

This report is Public.

Appeals Progress Report

Committee	Planning Committee
Date of Committee	21 March 2024
Portfolio Holder	Portfolio Holder for Planning and Development, Councillor Dan Sames
Date Portfolio Holder agreed report	11 March 2024
Report of	Assistant Director Planning and Development, 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 Name 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 cost of defending appeals is met from existing budgets other than in extraordinary circumstances. Significant levels of appeals have now been submitted against the Council that means the budget provision for the 2023/24 is forecast to be exceeded by £313k. This is being mitigated by an allocation from the Appeals Reserve of £209k approved by Executive on 4 th December 2023. The balance of £104k will need to be addressed by identifying underspends across the Council. Any further appeals submitted

	against the Council will result in further mitigations needing to be identified to meet these additional costs. Kelly Wheeler, Finance Business Partner, 6 March 2024			
Legal	As this report is purely for information there are no legal implications arising. Patricia Bramwell, Planning Solicitor, 12 March 2024			
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 2024			
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact		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 2024
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		
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

New Appeals

- 4.1 **23/02770/F – 5 St Peters Close, South Newington, Banbury, Oxon, OX15 4JL.**

RETROSPECTIVE - Single storey rear extension and loft conversion.

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representation (HAS)
Application Number: 23/02770/F
Appeal Reference: 24/00003/REF
Start Date: 07.02.2024.

- 4.2 **23/00853/OUT – Land East of Warwick Road, Banbury,**

Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access.

Officers Recommendation: Refusal (Committee)
Method of Determination: Public Inquiry
Application Reference: 23/00853/OUT
Appeal Reference: 24/00004/REF
Start Date 15.02.2024.

New Enforcement Appeals

4.3 None

Appeals in Progress

4.5 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.

4.6 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 Representation
Start Date: 09.002.2023.
Appeal Reference Number: 23/00061/ENF

4.7 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 Representation
Start Date: 09.02.2023.
Appeal Reference Number: 23/00060/ENF

4.8 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 Representation.
Start Date: 15.06.2023.
Appeal Reference: 23/00080/REF

4.9 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 Representation.
Start Date: 22.06.2023.
Appeals Reference: 23/00085/REF.

4.10 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 (5Days)
Appeal Reference: 23/00091/REF
Start Date: 22/08/2023.

4.11 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.

- 4.12 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.

- 4.13 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

- 4.14 21/00333/ENF – Fairway Cottage, Main Road, Swalcliffe, 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 Representation.

Start Date: 10.11.2023.

Appeal Reference: 23/000104/ENF

- 4.15 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.

4.16 23/01414/F – 1 Benmead Road, Kidlington, Oxon, OX5 2BZ.

RETROSPECTIVE - Replacement of hedge with fence

Officers Recommendation: Refusal (Delegated)
Method of Determination: Written Representative (Householder Fast Track)
Application Reference: 23/01414/F
Appeal Reference: 23/00105/REF
Start Date: 22.11.2023.

4.17 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.

4.18 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: 23/000111/REF
Start Date: 07.12.2023.

4.19 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
Start Date: 12.12.2023.

4.20 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
Start Date: 14.12.2023.

4.21 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
Start Date: 07.12.2023.

4.22 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.

4.23 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.

- 4.24 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.

- 4.25 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.

- 4.26 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.

- 4.27 23/01518/F – Land to the South of Clifton Road, Deddington, OX15 OTP.

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.

Forthcoming Public Inquiries and Hearings between 15 February and 21 March 2024.

4.28 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)

Last Day of Hearing: 22.02.2024.

Application Reference: 22/03626/F

Appeal Reference: 23/00106/REF

Start Date: 24.11.2023.

4.29 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

Appeals Results

4.30 23/00867/F – 67 Oxford Road, Banbury, Oxon, OX16 9AJ. Appeal **allowed** against the Council's refusal of planning permission for the conversion of a 10 bed HMO to a 12 bed HMO.

The application was refused, due to the level of amenity for future occupiers of the development, as there are side facing habitable room windows that the Council considered would not receive an adequate level of natural light and would have poor outlook.

The Inspector disagreed and considered that each bedroom and kitchen had a sufficient level of natural light and would provide suitable living conditions for future occupants of the development.

The Appellant applied for costs against the Council, which the Inspector refused, as the Inspector considered that the Council substantiated the reasons for refusal in the delegated officer report and appeal statement, and therefore did not act unreasonably.

- 4.31 22/02773/F - 4 Manor Road, Fringford, Bicester, OX27 8DH. Appeal **dismissed** for a first floor extension above the existing lounge and associated pv panels. Appeal allowed for the rest of the proposal.

The appeal development was for various extensions and works to the dwellinghouse. The Council resisted the scheme on the grounds that the first floor extension above the appellant's lounge would unduly affect the residential amenities of the occupiers of a neighbouring property.

Although the Inspector accepted the appellant's argument that the extension would not result in a significant loss of light, he nonetheless concluded that it would be an '*overly dominant and overbearing structure*' when viewed from both inside and outside the neighbour's property. Notwithstanding the appeal decision, a revised scheme, which omitted the first floor extension (23/00418/F), was approved under delegated powers prior to the determination of the appeal.

- 4.32 22/03698/TEL56 – Area of Grass Verge, Austins Way, Hook Norton. Appeal **dismissed** against the Council's refusal of a prior approval application for 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

The Inspector considered the main issues to be (1) the effect of the proposal's siting and appearance, on the character and appearance of the area, having regard to the setting of Hook Norton Conservation Area (Conservation Area); highway safety; and the living conditions of the occupants of nearby houses with particular regard to outlook; and (2) if any harm would occur, whether this is outweighed by the need for the installation to be sited as proposed taking into account any suitable alternatives.

The Inspector noted that the appeal site to be on the main road into Hook Norton from the east, and that Station Road has a "traditional village feel". The Inspector found that, given the change in levels in the vicinity of Austins Way, the proposed mast would appear highly exposed in various views in the vicinity and that while there are trees on Station Road they would not form the backdrop to the proposal in these views.

The Inspector concluded that the proposal would appear at odds with the low rise domestic scale of surrounding buildings, would be an intrusive feature in the street scene and would be a conspicuous and harmful addition to the approach to the Conservation Area.

The Inspector, noting the concerns raised by the local highway authority, also found that the proposal could further constrain views of traffic approaching Hook Norton on Station Road. The Inspector also noted it was not clear where maintenance and servicing vehicles would park without obstructing pavements or intruding on vehicle sight lines.

The Inspector considered that the proposal would not be oppressive or harmful to local residents nor "particularly dominant in views" from Austin Way properties.

The Inspector disagreed with the Appellant that alternative locations had been robustly explored. In particular the Inspector cited two locations that would potentially be less harmful than the appeal proposal, noting that the Council considered one of

these “to be a potentially more preferable alternative to the appeal site”. The Inspector concluded that the identified harm would therefore not be outweighed by the need for the installation to be sited as proposed.

- 4.33 23/00065/OUT – Land North of Ells Lane, Bloxham, Banbury, Oxon. Appeal **allowed** against the Council’s refusal of 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.

The Inspector considered the main issues to be (1) the proposal’s effect on the character and appearance of the area, (2) whether the site is a sustainable location for housing, (3) the effect on the availability of best and most versatile agricultural land; and (4) whether the proposal would make adequate provision for contributions towards community services and infrastructure.

The Inspector found it “highly likely” the total of 750 homes to be delivered under Policy Villages 2 will have been exceeded, but that the appeal proposal would not harm the Council’s housing strategy, and that the principle of development did not conflict with any specific policy in the Neighbourhood Plan.

The Inspector found that the proposal would not have a wider landscape impact and while he agreed the proposal would have an urbanising impact he didn’t find this to be harmful, particularly given its proximity to the Crab Tree Close development. He considered the part of Ells Lane closer to the A361 junction to have a different character to further along Ells Lane and therefore that the highways works would not be harmful. The Inspector held that the proposal would not harm the existing gap between Bloxham and Banbury, nor harm the setting of Bloxham.

The Inspector concluded that the site was a suitable location with regard to access to local services, and that the proposal would not harm the availability of best and most versatile agricultural land.

The Inspector was content with almost all elements of the draft Section 106 agreement, including affordable housing, public open space, biodiversity net gain, education, sports and community facilities, waste and transport services. The exception to the Inspector’s conclusion was health care. The Inspector stated:

“I do not doubt that there is demand on such services, particularly at Bloxham Surgery and that the proposed development would likely add to the existing demand. However, the appellant has provided 2no. judgments to support his position that there is no justification for such a contribution. I consider these judgments to be material considerations on this issue, which attract significant weight.

“I am not convinced that such a contribution towards health care has been justified, particularly as the Bloxham and Hook Norton Surgery Patient Participation Group raise concerns themselves stating: ‘funds are more than likely to go to other practices with a higher priority within their area’ and ‘it is unclear if any funds could be given directly to Bloxham and Hook Norton Surgery to fund a new consulting room’.”

The Inspector did not deal with housing land supply in his decision.

- 4.34 23/00797/ADV – Land on South West Side of Gatteridge Street, Banbury, OX16 5DH. Appeal **dismissed** against the Council’s refusal of advertisement consent application for erection of 1no internally illuminated freestanding digital advertisement display.

The Inspector noted the main issues to be the effect of the advertisement on the visual amenity of the area and public safety.

The Inspector considered that the advertisement “would be a substantial addition, in terms of its overall height and surface area, and would add further clutter to the existing signage in the vicinity of the site”. The Inspector held that it would be a visually dominant and incongruous development that would be visually intrusive to, and out of character with, the surrounding area.

The Inspector also held that the sign could be a distracting addition within the vicinity of the traffic signals and directional signage at the junction, by virtue both of its size, prominent location and sequencing / changing images. The Inspector concluded that the advertisement would be detrimental to the visual amenity of the area and in respect of public safety.

- 4.35 22/03445/F – The Bungalow, 2 Queen Street, Bloxham, Banbury, OX15 4QQ. Appeal **dismissed** against the Council’s refusal of planning permission for single storey reduced level extension to existing bungalow, with associated landscaping.

The Inspector considered the main issue to be whether the proposal would preserve the setting of the listed buildings known as Orchard Cottage (Grade II) and its effect on the character and appearance of the area and the Bloxham Conservation Area.

The Inspector noted that while the appeal dwelling presents “as an anomaly to the predominant linear built form along the road edge” its single storey scale and functional design gave it a subservient appearance.

The Inspector found that the proposal would present an “awkward juxtaposition” to the existing building, with an excessive footprint that would double the size of the existing building, overcomplicating its design, departing from its linear, modest and functional appearance. The Inspector held that the proposal “would create a distraction from the rural feeling and experience in this location”, would be a discordant form and would be “architecturally and historically inauthentic” and that it would be detrimental to the existing building as well as to the character and appearance of the area, and would result in ‘less than substantial’ harm to the significance of Orchard Cottage through development of its setting.

The Inspector also found that the mature gardens and spaces in and around dwellings reinforce “the openness of the locality, with key views to the St Mary’s Church (Grade I) being a key dominant presence in the experience of the Conservation Area”, and that the open and undeveloped nature of the land assists in contributing to the rural feeling and experience which is part of the significance of the Conservation Area. The Inspector concluded that the proposal would not preserve - and would cause ‘less than substantial’ harm to - the Conservation Area.

The Inspector concluded that the proposal’s public benefits would not outweigh the identified harm and to which the Inspector accorded considerable importance and weight.

- 4.36 23/01634/F – Ashberry Cottage, Duns Tew, Bicester, OX25 6JS. Appeal **allowed** against the Council’s refusal of planning permission for front porch with associated internal and external works.

The Inspector considered the main issue to be the proposal’s effect on the character and appearance and significance of the Duns Tew Conservation Area with regard to design and materials.

The Inspector noted that as well as being within the Duns Tew Conservation Area the site adjoins a Grade II listed building.

The Inspector noted that a porch had already been constructed at the appeal site, and that there was a discrepancy between what the plans showed and what had been built. The Inspector determined the proposal on the basis of what had been constructed, and not on the basis of what had been built.

The Inspector agreed with the Council there was no issue with the general form of the proposed porch. The Inspector noted the Council’s refusal reason to have centred on the choice of facing materials. The Inspector concluded that given the scale of the proposal, the presence of timber cladding on the appeal dwelling, and the fallback position of a permitted development scheme (“the appellant could likely construct something which is broadly consistent with the appeal proposal, with similar visual impact”) – to which the Inspector gave significant weight, the appeal proposal would not adversely affect the character or appearance of the area or the significance of the Conservation Area. The Inspector considered it important that the timber was of a natural finish and was not painted or subject to “heavy timber 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

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, Development Manager
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