

This report is public	
Planning Enforcement Report	
Committee	Planning Committee
Date of Committee	23 July 2026
Portfolio Holder presenting the report	Portfolio Holder for Planning and Enforcement, Cllr Aramini-Brant
Date Portfolio Holder agreed report	15 July 2026
Report of	Assistant Director - Planning

Purpose of report

To update Members on current planning enforcement activity within the second quarter of 2026.

1. Recommendations

The Planning Committee resolves:

- 1.1 To note the content of the report and current planning enforcement position.

2. Executive Summary

- 2.1 This report provides an update on planning enforcement activity to the second quarter of 2026. Caseloads have remained broadly stable, with 122 new investigations opened in the quarter and 134 cases closed, resulting in a continued reduction of older and more complex cases.
- 2.2 The Council has issued four formal enforcement notices in 2026 to date and continues to take proportionate action to address breaches of planning control, secure compliance and maintain public confidence in the planning system.
- 2.3 Quarterly performance reporting resumed in March 2026 following a hiatus since 2021.

Implications & Impact Assessments

Implications	Commentary
Finance	This report is for information only, therefore there are no direct financial implications arising from this report. Kimberley Digweed – Finance Business Partner 15 July 2026
Legal	This report is for information only and there are therefore no legal implications arising directly from this report.

	The report shows that the number of active cases has been steadily reducing. Legal Services work closely with colleagues in enforcement to provide advice and assistance as and when required on enforcement matters. Denzil – John Turbervill, Head of Legal Services. 15/07/2026		
Risk Management	There are no risk implications arising as a direct consequence from this report. Current performance demonstrates effective management of planning enforcement workloads, with continued progress in reducing caseloads and maintaining public confidence through proportionate and timely enforcement activity, these constitute a mitigating factor for any potential risks linked to performance decline. Celia Prado-Teeling, Performance and Insight Team Leader, 15 July 2026		
Impact Assessments	Positive	Neutral	Negative Commentary
Equality Impact		☒	There are no implications arising from the gathering and publication of this data.
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		☒	Not applicable
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		☒	Not applicable
Climate & Environmental Impact		☒	Not applicable
ICT & Digital Impact		☒	Not applicable
Data Impact		☒	Not applicable

Procurement & subsidy		☒		Not applicable
Council Priorities	Corporate plan priorities for 2025-2026: • Economic prosperity • Community leadership • Environmental stewardship • Quality housing and place making			
Human Resources	N/A			
Property	N/A			

Supporting Information

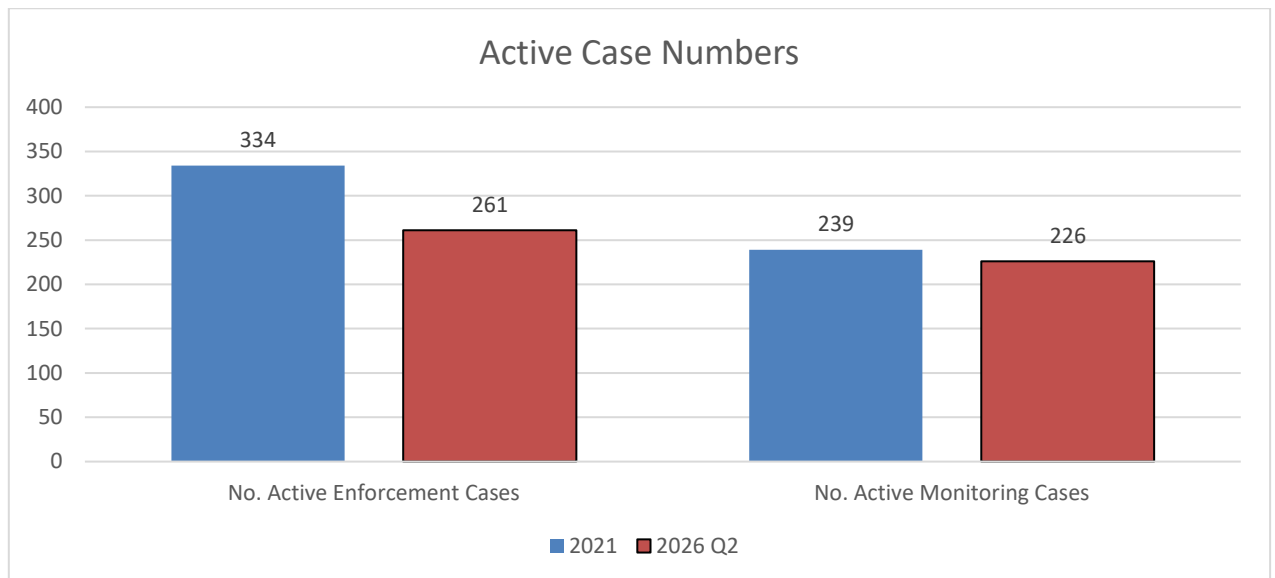
3. Background

- 3.1 Planning enforcement is a discretionary function that plays an important role in maintaining public confidence in the planning system and addressing development that causes unacceptable planning harm.
- 3.2 This report provides Members with an update on planning enforcement activity during the second quarter of 2026, including enforcement workloads, notices issued, appeal activity and notable case updates.
- 3.3 This is the second quarterly enforcement report presented since the reinstatement of performance reporting in 2026. The service has maintained a broadly stable workload whilst continuing to reduce the number of long-running and historic enforcement cases.
- 3.4 The report focuses on cases where formal enforcement action has been authorised or significant progress has been achieved. Details of ongoing investigations that have not yet reached a formal stage are generally excluded, as publication could prejudice the Council's ability to investigate potential breaches effectively.

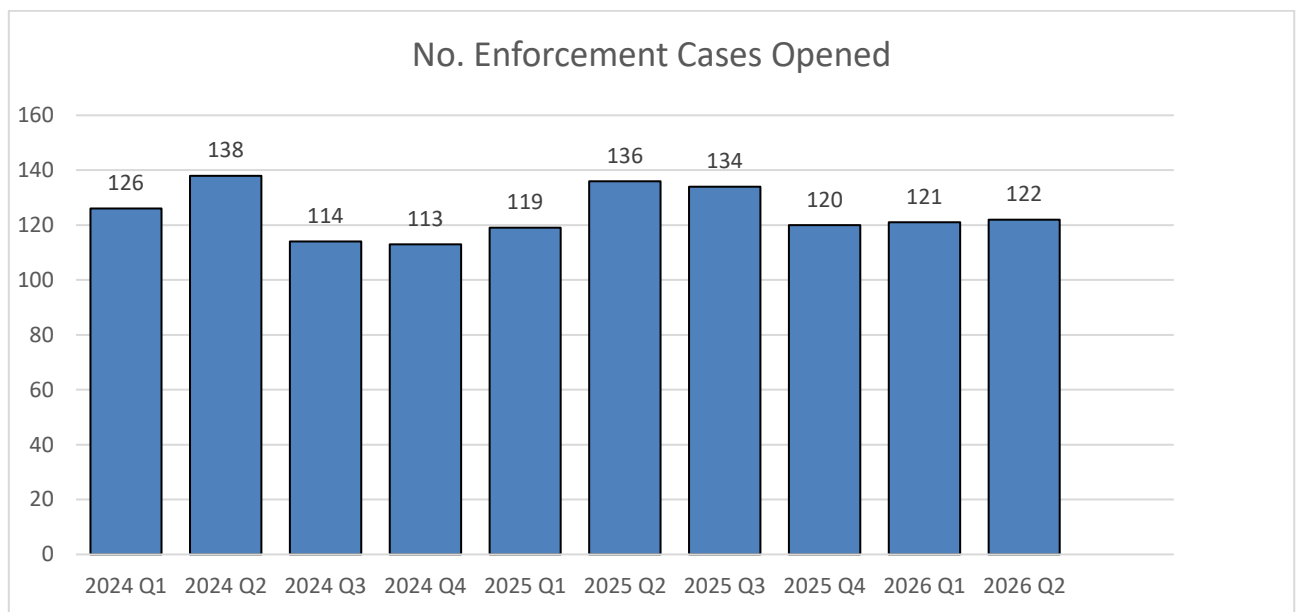
4. Details

Caseloads and throughput

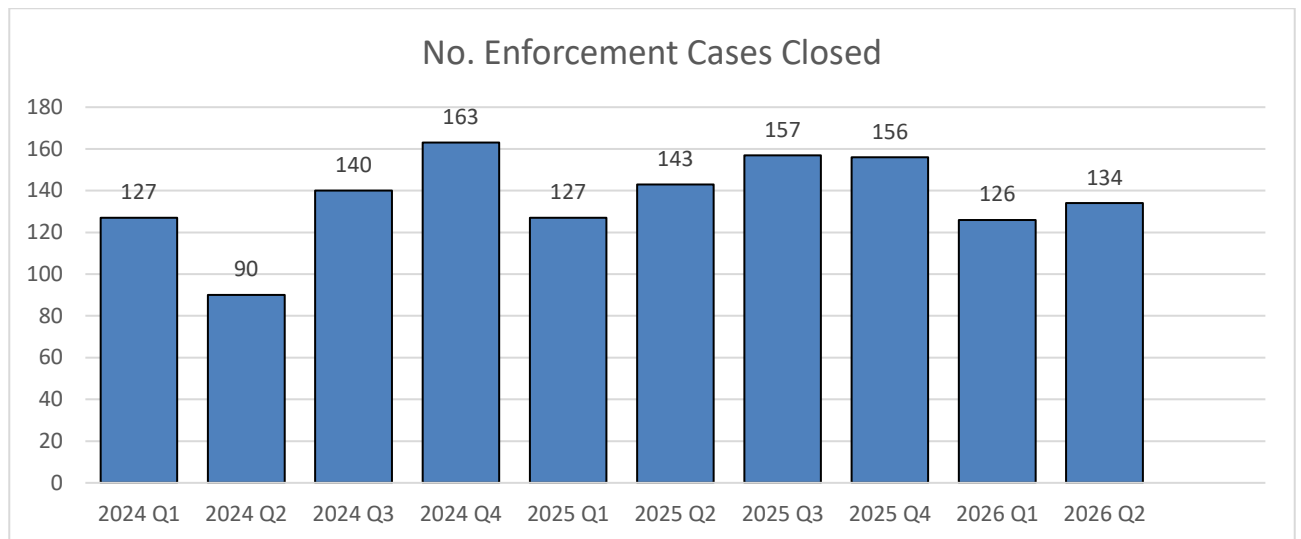
- 4.1 There are currently 261 active enforcement cases, compared with 275 reported during the previous quarter. In addition, the service is managing 226 active development monitoring cases.



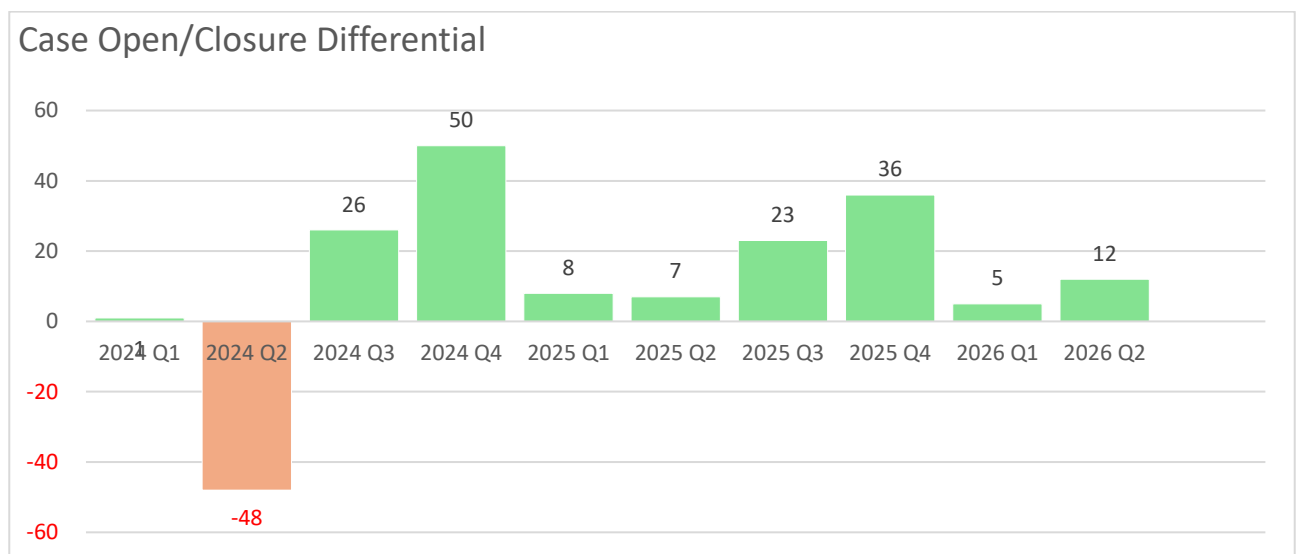
- 4.2 Levels of reported alleged breaches of planning control remain consistent, with 122 new enforcement investigations registered during Q2 2026. This compares with 121 cases in the previous quarter and 134 cases during the same period in 2025. A further 30 development monitoring cases were opened during the quarter.



- 4.3 During Q2 2026, 134 enforcement cases were closed. Whilst this represents a modest reduction compared with the 143 cases closed during the same quarter in 2025, closure rates remain strong and continue to exceed the number of new cases received.

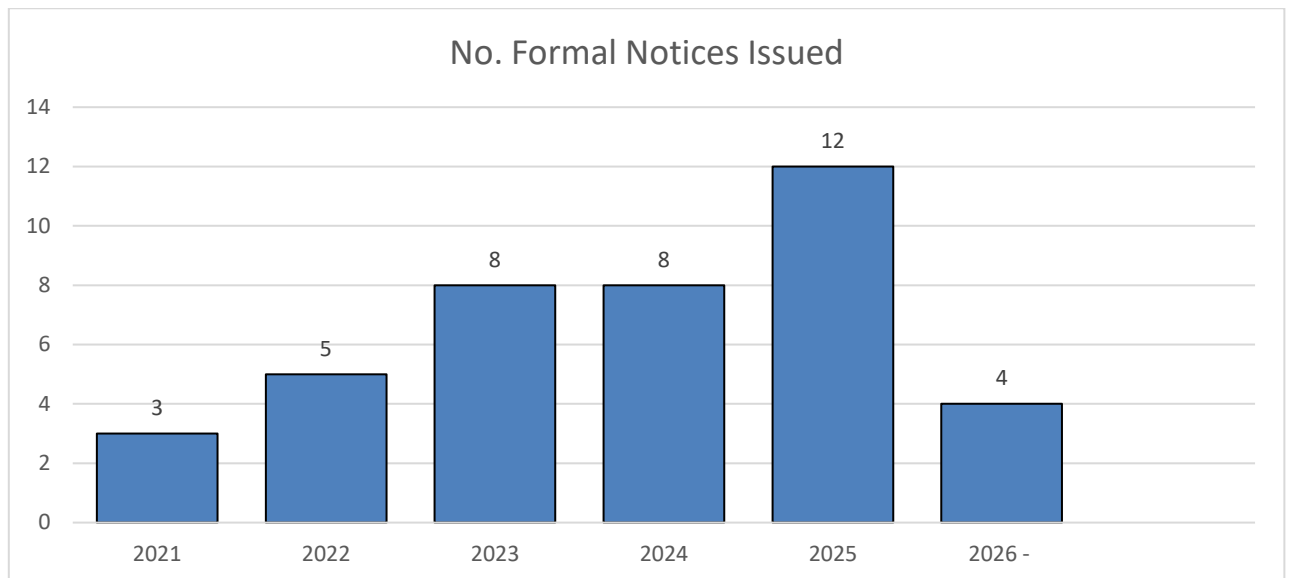


- 4.4 During 2025, the service closed 75 more enforcement cases than were opened. This reflected a targeted programme of work to reduce historic case backlogs whilst maintaining timely investigations into new complaints. This positive trend has continued during 2026, with a net reduction of five cases during Q1 and twelve cases during Q2. The continued reduction in active caseload demonstrates the effectiveness of this approach and enables officers to focus resources on the most significant breaches of planning control.

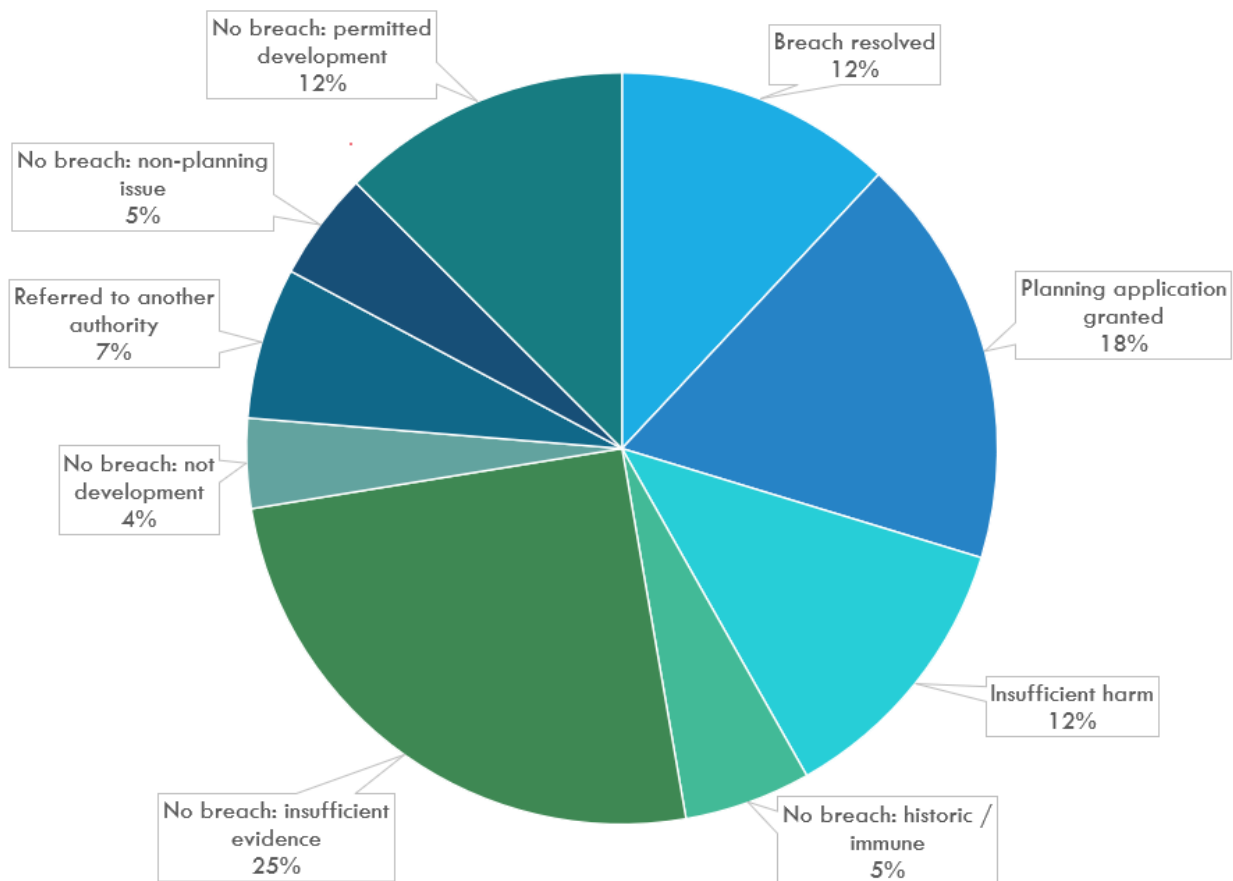


Notices issued and prosecutions

- 4.5 Four formal notices have been issued during 2026 to date. The Council remains on course to match or exceed the number of notices issued in recent years.



- 4.6 The profile of enforcement case outcomes remains broadly consistent with previous reporting periods. Approximately 25% of cases were closed because insufficient evidence was available to substantiate a breach of planning control. Planning permission being granted retrospectively accounted for 18% of closures.
- 4.7 Other common closure outcomes included development being confirmed as permitted development (12%), the identified breach not meeting the expediency threshold for formal action due to limited planning harm (12%), and breaches being remedied voluntarily by landowners or occupiers (12%).
- 4.8 These figures demonstrate that enforcement activity extends significantly beyond the service of formal notices. A substantial proportion of cases are resolved through investigation, negotiation and voluntary compliance, ensuring that enforcement resources remain focused on those cases where formal intervention is justified.



Appeals

- 4.9 Two new enforcement notice appeals were lodged during Q2 2026 and are currently being defended by the Council.
- 4.10 Nationally, enforcement appeals submitted through the written representations procedure continue to experience significant delays, with determination periods commonly exceeding twelve months. Members will be updated on the outcome of these appeals through future quarterly reports.

Enforcement Register

- 4.11 The Council has a statutory duty to maintain an Enforcement Register and make it available for public inspection. The tables below provide a summary of formal notices issued during 2024, 2025 and 2026.
- 4.12 Ward Members are notified whenever a new enforcement notice is served within their ward.
- 4.13 To avoid compromising ongoing investigations, only cases where formal enforcement action has been taken are included within this report. Investigations that remain active but have not yet reached a formal stage are not reported publicly.
- 4.14 Where criminal proceedings or appeal processes are ongoing, updates will be provided once those proceedings have concluded to ensure that the Council's

position is not prejudiced.

Notices Issued in 2024

Ref Number	Address	Date Served	Breach	Commentary
22/00443/ENF	Jackdaw Horton Hill Horton Cum Studley OX33 1AY	11/01/2024	Erection of a closeboard fence adjacent to a highway.	Compliance due; subject to ongoing investigation.
20/00295/ENF	16 Almond Avenue Kidlington OX5 1EN	25/01/2024	Use of outbuilding in rear garden as a dwellinghouse.	Compliance due; subject to ongoing investigation.
21/00326/ENF	Residential property in Banbury	29/08/2024	Untidy and overgrown rear and front gardens and untidy front elevation.	Direct action taken.
23/00428/ENF	73 High Street Kidlington OX5 2DN	03/10/2024	Non-compliance with the approved plans.	Compliance due; subject to ongoing investigation.
23/00316/ENF	Land at Land South Of Little Shotover And East Of Cherry Tree Cottage Horn Hill Road Adderbury	18/10/2024	Change of use of agricultural land to use as domestic and agrochemical liquid and machinery storage.	Complied.
24/00181/ENF	133 Warwick Road Banbury OX16 2AR	31/10/2024	Construction of an outbuilding and raised platform.	Partial compliance; no further action required.

24/00167/ENF	133 Warwick Road Banbury OX16 2AR	31/10/2024	Construction of a single storey rear extension.	Compliance due; subject to ongoing investigation.
15/00256/COU	Land at field adjacent to Hebborns Yard, Bicester Road, Kidlington, OX5 2PX	20/12/2024	Change of use to a mixed use comprising the siting of caravans for residential use and the storage of showground apparatus/rides, machinery, vehicles, trailers etc.	Compliance due; subject to ongoing investigation.

Notices Issued in 2025

Ref Number	Address	Date Served	Breach	Commentary
22/00026/ENF	The Stables, Main Street, Great Bourton, Banbury, OX17 1QU	09/01/2025	Breach of conditions 2 & 5 relating to an authorised gypsy and traveller site.	This case is part of a wide-ranging and complex investigation involving multiple breaches. A more substantial update is likely to be available for the next report.
22/00401/ENF	Land at Mansmoor Road, Charlton On Otmoor	06/02/2025	Change of use to a mixed-use comprising holiday letting, camping, glamping etc. and the erection of associated structures and engineering works in the green belt.	Complied.
23/00525/ENF	Heathfield Yard, Heathfield	15/04/2025	Erection of a large building for scaffolding and portacabins; associated change of use.	Subject to an ongoing appeal (written representations).
23/00404/ENF	26 Lapwing Close, Bicester, OX26 6XR	15/04/2025	Change of use of amenity land and the erection of a fence over 1m adjacent to a highway.	Complied.
24/00146/ENF	5 Cup and Saucer, Cropredy, Banbury, OX17 1NN	01/05/2025	Unauthorised erection of fence over 1m in height adjacent the highway.	Partial compliance; no further action required.

25/00012/ENF	Point To Point Farm, Mollington, Banbury, OX17 1QE	26/06/2025	Unauthorised development involving the erection of a concealed dwelling inside a barn, an equestrian riding arena, Pilates studio and chiropractic clinic.	An appeal was lodged which was downgraded from a Public Inquiry to Written Reps due to lack of appellant engagement. The Council recently chased the Planning Inspectorate for progress on the appeal.
21/00443/ENF	113 Danesmoor Banbury OX16 1QE	27/08/2025	Erection of a raised concrete platform and steps to the front elevation of the property.	Planning appeal recently dismissed. Compliance now due.
25/00117/ENF	46 Chaffinch Way Banbury OX15 4GP	01/09/2025	Erection of fence between dwelling and highway.	Complied.
23/00554/ENF	Stone Valley House, Acre Ditch, Sibford Gower, Banbury, OX15 5RW	20/10/2025	Erection of a shed structure forward of the principal elevation.	Complied.
23/00049/ENF	Tite Lane, Hook Norton	01/12/2025	Unauthorised partial demolition of a wall within a conservation area.	The notice was withdrawn to facilitate negotiations with the landowner. A remedial scheme has now been agreed and due to be completed by 2027.

Notices Issued in 2026

Ref Number	Address	Date Served	Breach	Commentary
21/00377/ENF	OS Parcel 5987 Adj River Cherwell And Part of A34 By Hampton Gay and Poyle, Hampton Gay and Poyle	09/04/2026	Without planning permission, the material change of use of the Land for the importation and storage of waste and the storage and/or processing of motor vehicles. The raising of land levels and the creation of a hard standing.	Subject to an ongoing appeal (written representations).
24/00397/ENF	Land at the Bell Inn, Manor Road, Great Bourton, Banbury, OX17 1QP	27/04/2026	Change of use from public house (sui generis) to a Class C3 dwellinghouse without planning permission.	Withdrawn following review of the appeal submission. The case remains under active consideration.

26/00074/ENF Temporary Stop Notice	Land at Manor View (West of Manor Park), Hampton Poyle, Kidlington, OX5 2PW	29/05/2026	the unauthorised change of use of the land from agriculture to a mixed use for agriculture and storage and the carrying out of operational development including the laying of hardstanding, means of enclosure and engineering operations to provide underground drainage pipes beyond that permitted under planning permission 22/01293/F.	Compliance being monitored.
21/00413/ENF	Land at Cropredy Lawn, Cropredy, Banbury, OX17 1DR	22/06/2026	Unauthorised change of use of agricultural land (Use Class sui generis) to camping site and the installation of 2 No. glamping pods	Awaiting potential appeal.

Case of interest: Kebab Kid, Kidlington signage

- 4.15 In June 2026, Planning Enforcement and Legal Services successfully resolved a case involving unauthorised advertisements at Kebab Kid, Kidlington.
- 4.16 Following continued non-compliance, the Council commenced prosecution proceedings and served court papers. Before the matter was due to be heard by the Magistrates' Court, the unauthorised advertisements were removed and the breach remedied. The defendant subsequently agreed to meet the Council's prosecution costs. The case secured compliance with planning control and resulted in no net cost to the public purse, without the need for a contested court hearing.
- 4.17 *Case of interest: Manor View, Hampton Poyle*
- 4.18 In February 2026, the Council received reports of unauthorised development within the Oxford Green Belt at land known as Manor View, Hampton Poyle.
- 4.19 Following investigation, officers identified works and activities that appeared to constitute breaches of planning control. Given the ongoing nature of the development and the potential impact on the openness of the Green Belt, a Temporary Stop Notice was served on 29 May 2026 requiring the relevant activities to cease for a period of 56 days.
- 4.20 Compliance with the Temporary Stop Notice is being actively monitored. Officers are also assessing whether further enforcement action is expedient, having regard to the planning merits of the case, the degree of planning harm identified and any further information submitted by the landowner.
- 4.21 This case illustrates the Council's commitment to taking timely and

proportionate enforcement action where unauthorised development has the potential to adversely affect sensitive locations, including the Green Belt.

- 4.22 This investigation forms part of a wider programme of enforcement work in the Bicester Road and Kidlington area. The Council is considering these cases strategically to ensure a coordinated response that addresses both individual breaches and their cumulative impact on the openness and character of the Green Belt.

5 Alternative Options and Reasons for Rejection

- 5.1 None. The report is presented for information

6 Conclusion and Reasons for Recommendations

- 6.1 Planning enforcement activity has remained strong and consistent during the second quarter of 2026. New case referrals have remained stable, closure rates continue to exceed new investigations, and progress is being made in reducing the number of legacy enforcement cases
- 6.2 Formal enforcement action continues to be taken where necessary, including the service of notices and the commencement of legal proceedings where appropriate, whilst many breaches are resolved through investigation and voluntary compliance. This approach ensures that enforcement resources are directed towards cases where intervention is justified and where planning harm can be effectively addressed.
- 6.3 Members are invited to note the current planning enforcement position and the continued progress being made in improving performance and reducing caseloads across the district.

Decision Information

Key Decision	No
Subject to Call in	No
If not, why not subject to call in	N/A
Ward(s) Affected	All

Document Information

Appendices	None
Background Papers	None

Reference Papers	None
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Executive Director Approval (unless Executive Director or Statutory Officer report)	Executive Director for Place and Regeneration, Ian Boll 15 July 2026