

**IN THE MATTER OF AN APPEAL UNDER SECTION 174 TOWN AND COUNTRY
PLANNING ACT**

APPEAL REF: APP/D1265/C/24/3351182 & APP/D1265/C/24/3351183
APP/D1265/C/24/3351184 & APP/D1265/C/24/3351185
APP/D1265/C/24/3351186 & APP/D1265/C/24/3351187

LOCAL PLANNING AUTHORITY REF: ENF/20/0313

SITE: Anchor Paddock, Batchelors Lane, Holtwood, Holt, Dorset, BH21 7DR

PROOF OF EVIDENCE OF Jane Meadows

CALLED ON BEHALF OF THE LOCAL PLANNING AUTHORITY

[14th January 2025]

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1. INTRODUCTION

- 1.1. I, Jane Meadows am a Planning Enforcement Officer with Dorset Council covering the Eastern part of Dorset. I joined Dorset Council as a Planning Enforcement Officer in 2022. I previously had a 28-year career in the Police including time as a Detective Sergeant and Detective Inspector. I have just completed my certificate in Planning Enforcement from Ivy Legal. In December 2024 I was promoted to Senior Planning Enforcement Officer.
- 1.2. I have prepared this Proof of Evidence for the public inquiry which is to be held on 4th to 6th February 2025. In particular, my evidence addresses the Appellant's appeals against three enforcement notices (**CD1.001**).
- (a) Enforcement Notice 1 relates to –
- 1) Without planning permission, the construction of single storey rear extension
 - 2) Without planning permission, the construction of a dormer extension
- (b) Enforcement Notice 2 relates to –
- 1) Without planning permission, the conversion of a barn/outbuilding to a habitable dwelling including operational development to extend the barn building;
 - 2) Without planning permission, the construction of a garage, outbuildings, green house, swimming pool, chicken coup and associated hardstanding
- (c) Enforcement Notice 3 relates to –
- 1) Without planning permission the construction of a separate C3 dwelling house.
- 1.3. My evidence will cover the use and development of the site between date of the service of the Enforcement Notices, 24th July 2024 and the period 10 years prior to that service, from 24th July 2014. My evidence is based on my own personal experience of the site, which I first became involved with on 3rd August 2022, and from consulting the Council's planning and planning enforcement files, including the evidence provided to support the Appellant's applications for the site. Where I have relied on a source of information other than my own personal experience, I state that source and where appropriate

or necessary, provide a copy of that source in an Appendix to this Proof or the Core Documents as agreed with the Appellant.

- 1.4. The evidence which I have prepared and provide for this Appeal in this Proof of Evidence is to the best of my knowledge and belief and I confirm that the opinions expressed are my true and professional opinions.
- 1.5. In preparing this Proof of Evidence I have done so having sight of the Proof of Evidence of Ellie Lee, Planning Officer, who has covered all matters in relation to Ground A. I have also had sight of the Statement of Common Ground.

2. DESCRIPTION OF THE SITE

- 2.1 The original property 'Anchor Paddock' has been subdivided to create three dwellings known as 'Anchor Paddock' Enforcement Notice One, 'White Barn' Enforcement Notice Two and 'Treehouse' Enforcement Notice Three.
- 2.2 Full description of the site and it's constraints are covered in the Proof of Evidence of Ellie Lee.
- 2.3 The site was acquired by the Appellants in May 2020.
- 2.4 Prior to the Appellants ownership and including before 24th July 2014 the site had been run as mixed use residential and a naturists bed and breakfast site.
- 2.5 The site history set out below is a summary of the documentary evidence available to the Council being the planning history, Ordnance Survey mapping, aerial photography, and sales particulars for the site.

3. RELEVANT PLANNING HISTORY

- 3.1 **03/79/2625/HST** - Anchor Paddock, Batchelors Lane, Holt Wood, Holt – Erect addition to side of dwelling and make alterations – Refused on 18/01/1980.
- 3.2 **03/80/1027/HST** - Erect extension – Refused on 24/06/1980.
- 3.3 **03/80/1858/HST** - Erect extension – Granted on 19/09/1980 (**CD1.018**).
- 3.4 **3/16/1460/CLE** - Use of the land, including 9 self-contained brick and timber chalets, as bed and breakfast holiday accommodation - Refused on 10/10/2016 (**CD1.011**).

Reasons for refusal given as:

It is considered that this application for a Certificate of Lawfulness should be refused because there is insufficient evidence to show that the use of the land and buildings, as described, has continued for a period of 10 years or more.

The Certificate of Lawfulness was assessed at the time, based on the information put forward by the applicant. This does not mean that the site wasn't being used as holiday accommodation. On balance it means that there was insufficient evidence to support the application. This was in fact followed up by the next CLE application **3/17/2526/CLE** which provided more evidence. **(CD1.012)**.

- 3.5 **3/17/2526/CLE** C1 (Bed and Breakfast). Use of land, including 9no self-contained brick and timber chalets, as bed and breakfast holiday accommodation – Lawful on 02/11/2017. (Red line plan boundary does not include the whole of the Anchor Paddock site. The red line on the approved decision excludes the structures known as 'White Barn,' Treehouse' and the majority of the main dwelling building.) **(CD1.012)**.
- 3.6 **3/20/2281/PNAGD** – Convert Machinery Barn to residential dwelling. (Planning Unit 2) **(CD1.024)**. This Class Q Conversion Prior Notification was not determined by the Council within the timeframe set.
- 3.7 **3/21/1384/CLP** - Convert machinery barn to residential dwelling – Withdrawn (Planning Unit 2) the same day that the planning officer indicated it would be refused by the Council based on the information submitted. **(CD1.025)**.
- 3.8 **P/HOU/2024/02602** - Retain rear extension (Planning Unit 1) – determined as Invalid on 01/07/2024 due to the required documentation not being submitted on time.
- 3.9 **P/HOU/2022/04905** - Create habitable first floor accommodation with roof lights and dormer – Application Invalid. (Planning Unit 1), due to incorrectly drawn plans and biodiversity survey sub-standard.
- 3.10 **P/HOU/2022/06621** -First floor dormer extension; rear single storey extension (retrospective) – Withdrawn by agent on 03/03/2023. (Planning Unit 1), following on from Planning Officer indicating that it would not be acceptable due to size and scale compared with the original modest bungalow. **(CD2.016)**.

3.11 **P/HOU/2023/02656** - Retain first floor dormer extension – refused
15/09/2023 (**CD1.039**) (Planning Unit 1)

1. The site lies within the Bournemouth Green Belt. The first floor dormer extension, when considered in the context of the other extensions built at the dwelling since the dwelling was first built, results in disproportionate additions over and above the size of the original building. The proposal therefore represents inappropriate development in the Green Belt which is harmful by definition and also results in harm to the openness of the Green Belt. No very special circumstances have been put forward that would outweigh this harm. The proposed development is therefore contrary to the provisions of Section 13 (Protecting Green Belt land) of the National Planning Policy Framework (2023), in particular paragraphs 147 to 150.
2. The box design and massing of the dormer results in a poor form of design that jars with the simple roof form of the dwelling and the dormer window extension is contrary to Policy HE2 (design of new development) of the Christchurch & East Dorset Core Strategy 2014 and Section 12 (achieving well designed places) of the National Planning Policy Framework 2023.

3.12 **P/CLE/2024/00737** – Retention of single storey rear extension – Deemed not lawful on 11th April 2024 (Planning Unit 1). (**CD1.037**)

The reason for deeming it not lawful given as:

1. The Applicant has not provided the Council with sufficient evidence to establish on the balance of probability that the single storey rear extension to the dwelling known as Anchor Paddock shown on plans 4419: A2 and 4419: A(3C) was substantially completed more than four years prior to the date of the application.

3.13 **P/HOU/2024/00739** – Retain first floor dormer extension: demolition of existing outbuilding (Planning Unit 1). Refused on 11th October 2024. (**CD1.038**).

Refused for the following reasons:

1. The proposal lies within the Green Belt where new development is inappropriate unless it meets certain exceptions. The proposed

dormer extension does not benefit from any of the exceptions at paragraphs 154 and 155 of the National Planning Policy Framework and would result in harm to the openness of the Green Belt. No very special circumstances have been identified which would outweigh the harm to the Green Belt as a result of inappropriateness and loss of openness. The proposal fails to comply with policy KS3 of the Christchurch & East Dorset Core Strategy 2014 and paragraphs 142-143 and 152-155 of the National Planning Policy Framework (2023).

2. The box design and massing of the dormer results in a poor form of design that jars with the simple roof form of the dwelling contrary to Policy HE2 (design of new development) of the Christchurch & East Dorset Core Strategy 2014 and Section 12 (achieving well designed places) of the National Planning Policy Framework 2023.
3. The application is accompanied by two contradictory preliminary bat roost assessments. Insufficient evidence has been provided to demonstrate that harm to protected bats will be avoided or appropriately mitigated. No Biodiversity Plan certified by the Natural Environment Team has been submitted so the proposed development is contrary to Policy ME1 (Safeguarding biodiversity and geodiversity) of the Local Plan.

3.14 **P/CLE/2024/01225** – Use of Treehouse as Self-Contained Dwelling –The Certificate of Lawfulness Application was refused by Dorset Council on 27/09/2024. The date of the first use claimed as set out in the CLE application form is 01/02/2013. See further comment under analysis of evidence (**CD1.032**). (Planning Unit 3).

Refused for the following reasons:

1. The applicant has failed to provide adequate clear and unambiguous evidence to demonstrate on the balance of probability that the use of the structure as a separate dwellinghouse independent of Anchor Paddock has taken place for a continuous period of 10 years prior to

the date of the submission of the application, so the development is not immune from enforcement action.

2. Insufficient evidence has been provided to demonstrate on the balance of probability that the structure known as the Treehouse was constructed more than 4 years prior to the date of the submission of the application. Nor is there sufficient evidence to demonstrate on the balance of probabilities that the Treehouse was created from alternations to a pre-existing lawful structure and that the alterations took place more than 4 years prior to the date of the submission of the application.

3.15 **P/CLE/2024/01226** – Retention of Green House. Determined not lawful on 12th June 2022 (**CD1.030**). (Planning Unit 2)

Determined not lawful for the following reasons:

1. The Applicant has not provided the Council with sufficient evidence to establish on the balance of probability that the use of the land (on which a greenhouse is sited) for ancillary residential use has been continuous for more than ten years prior to the date of the application.
2. Insufficient evidence has been provided to demonstrate that the structure shown on plans 4419-BE (4) A and 4419-BE (4) annotated 'as built' was substantially complete more than 4 years ago to be immune from enforcement action by reason of time.

3.16 **P/FUL/2024/04000** – Retention of works to dwelling (see P/CLE/2024/01225) including removal/resizing of windows; replacement cladding; alter pitch of roof. (**CD1.033**). (Planning Unit 3).
Since Enforcement Notice ENF/20/0313 was issued on the building known as Treehouse on 24 July 2024 before planning application P/FUL/2024/04000 was received complete on 23 August 2024, Dorset Council declined to determine this planning application on 4 October 2024 in accordance with the discretion provided by s70C of the 1990 Act.

4. ASSESSMENT OF PLANNING UNITS

- 4.1 The Notices 2 and 3 alleges a material change of use. Accordingly, the first question is the identification of the planning unit.
- 4.2 The three broad categories for determining the planning unit were identified in *Burdle v Secretary of the State for the Environment* [1972] 1 WLR 1207:
- (a) The whole unit of occupation, where there is a “single main purpose of the occupier’s use of his land”; or
 - (b) The entire unit of occupation where there is a variety of different activities which are not confined with separate and physically distinct areas of land and it is not possible to say that one is incidental or ancillary to another”; or
 - (c) Each area used for a different main purpose within a unit of occupation, where those areas are physically and functionally separate and occupied for a different main purpose.
- 4.3 When the Appellants’ purchased the whole site it had previously been in a mixed residential C1 and C3 use by the previous occupants. The site had developed over time under their ownership. Whilst some use was established via the 2017 Certificate of Lawfulness (**CD1.012**), it is clear that the site was still evolving under their ownership, as evidenced in the promotional literature associated with the site (**CD1.010, CD1.013-CD1.015**) and customer reviews (**CD1.016**) which show all three planning units had been used by the customers of site.
- 4.4 The Council identifies the Planning Units as they stand today as:
- a) Unit 1 is the original dwelling house and residential curtilage. The property has its own entry gate and is separated by fencing and outbuildings. To the South there is fencing to separate it from Planning unit 3. Outbuildings and a fence line separate it from

Planning Unit 2 on the East. This was the previous owner's family home and includes the majority of the land previously in C1 use.

- b) Unit 2 is the Barn Conversion now known as 'White Barn'. As above to the West the property is separated from Planning Unit 1 by the outbuildings and fencing. The planning unit has its own gateway and drive leading up to the dwelling. At the time of serving the enforcement notice the owners were residing in this unit as their family home.
- c) Unit 3 is the dwelling now known as 'Tree House'. It is fenced on all sides from Planning Units 1 and 2.
- d) Area 4 was identified by the Council as a shared drive for all three units.

4.5 At the time of serving the Enforcement Notices both Planning Unit 1 and Planning Unit 3 had been advertised for holiday accommodation as separate units but were then being tenanted residentially.

5. EVIDENCE AS TO THE DEVELOPMENT AND USE OF THE SITE

5.1 The OS 6 inch to the mile map (1888 to 1913) (**CD1.005**) shows no buildings on the land that is now known as Anchor Paddock. The aerial photography from 1947 (**CD1.006**) shows a building situated in the same position to the original part of Anchor Paddock bungalow. It appears to have a pitched roof and so the Council considers that this is the original bungalow.

5.2 Officers understanding is that at the time that planning permission 3/80/1858 was granted, the land was used as a smallholding. There is a County Parish Holding (CPH) number associated with the site (11/264/0082). Officers understand that CPH numbers are a legal requirement for owners of certain types and quantities of livestock, whether hobbyists or full-scale industrial farmers. The CPH Registration is unique to the individual farmer/ hobbyist and not the land. The Council considers a smallholding to be a sui generis mixed residential and agricultural use.

- 5.3 The site was purchased by Dave Maidment and Christine Coles (later Maidment) on 3rd February 2003. A historic copy of the Land Registry title DT129944 dated the 30th of October 2007 is attached (**CD1.009**). It is understood that Mr Maidment and Ms Coles initiated a change in the use of the site by operating a naturist camp from circa 2002 (see reference to “Dilly Dallys” in an extract from Sundial Magazine Issue 141) (**CD1.010**). The bed and breakfast business developed overtime in a piecemeal fashion with holiday accommodation provided in nine self-contained brick and timber chalets located to the north of the site, immediately adjacent to the residential bungalow. This conclusion is drawn by reference reviews from naturist magazine articles (**CD1.010, CD1.014 and CD1.015**).
- 5.4 The Sales Particulars that were produced for the sale of Anchor Paddock in 2019/2020 (**CD1.007**) state that the bungalow was initially constructed in the 1930s and later extended and modernised in the 1970s. This is consistent with the 1947 aerial photography (**CD1.006**) and broadly in accordance with the information available to the Council, though the planning history confirms that the extensions were carried out in the early 1980s (**CD1.008**).
- 5.5 Planning permission was granted on the 20th of August 1980 under reference 3/80/1858 for an extension to the original bungalow building (**CD1.008**). It appears to be common ground that the plans attached to this planning permission show the extent of the original dwelling (see paragraph 1.2 and 9.4 of the Appellants Appeal Statement (AAS)).
- 5.6 In 2016, an application was made for a Certificate of Lawfulness (Existing) in respect of “*the use of land, including nine self-contained brick and timber chalets as bed and breakfast holiday accommodation*”. The application (reference 3/16/1460/CLE) (**CD1.011**) was made in respect of the whole of the Anchor Paddock site. This application was refused due to a lack of supporting evidence to show a continuous use over 10 years.

- 5.7 A second Certificate of Lawfulness (Existing) application was made in 2017 for the site under the reference 3/17/2526/CLE (**CD1.012**). The applicant submitted the same location plan for this application which also covered the whole site. This certificate when issued only covered part of the site.
- 5.8 Detailed within (**CD1.002** pg 40) refers to the officer report for **3/17/2526/CLE (CD1.012)**. The Officer report is added as an Appendix for completeness (Appendix A). The author of the report, David Lloyd, carried out an assessment of the planning unit at that time. He considered which areas where in C1 and C3 use at that time. There is evidence on the file that states that the then owners claimed that the whole site was not used by customers but rather by invitation only. This is at odds with the promotional literature which shows and describes Planning Unit 2 in use as part of the B and B accommodation, notably the barn as a games room, car park and spa pool to the south elevation of White Barn (**CD1.10 & CD1.013-16**). The Certificate of Lawfulness only covered the issues that were deemed lawful with sufficient evidence on balance at that time.
- 5.9 In the officer report (**CD1.012**) Lloyd made comment about the fact that the applicant had declared the paddock (South East of the main dwelling) to be in private use by them and that any customers would only be allowed to use this area by invitation only. He didn't take his analysis further as a result of their comments that it was private.
- 5.10 Within Lloyd's report he detailed what he felt should be future enforcement monitoring:
- a) Use of the paddock (south-east) of the bungalow should be considered for monitoring of C1 associated use;*
 - b) Use of the buildings (store, barn and secondary pool/spa) should also be considered for monitoring of C1 associated use.*
- He stated within the report that he believed that these areas were currently being used incidentally by the owners. This does not amount to a lawful use and no lawful use of the site other than agricultural was demonstrated as part of the lawful development certificate application. Although at the time of

his visit David Lloyd identified that the land which he excluded from the certificate plan was in ancillary residential use this reflected its use at that moment in time and did not establish a lawful use of the remaining land. He chose not to amend the description of development but instead to amend the red line to identify the part of the larger site where they had demonstrated a lawful C1 use.

- 5.11 There is some evidence to suggest that the bungalow and other areas of the site were used in connection with the C1 use, even if this use could not be demonstrated over a 10-year period at the time of the 2017 Certificate of Lawfulness (Existing) application. This possibility appears to be accepted by the Appellants (see AAS paragraph 17.5). Meals were prepared for guests staying at Dilly Dallys in the kitchen of Anchor Paddock bungalow. An article from April 2008 HE Naturist Special on Dilly Dallys (**CD1.013**) reads: “*as there was a pre-Valentine's Day feel in the air, the Saturday evening meal was rounded off in sumptuous style when Dave and Christine emerged from their kitchen with champagne and a chocolate fountain accompanied by a tray of profiteroles, cherries, strawberries and marshmallows*”. A further article from the same publication in November 2002 (**CD1.014**) states “*meanwhile another two more rooms of a similar design were added by late September bringing guest capacity up to 14. This is the limit as Chris has to cope with cooking meals which are already varied and to a high standard. It is further noted that there were no other cooking facilities on the site. An article from the HE Naturist UK Special dated 2008 (**CD1.015**) reads “*Having spent the day lazing on relaxing around the complex, guests drifted to the huge and comfortable main lounge, adjacent to the conservatory's refractory*” suggesting that guests also had access to the lounge in the bungalow.*
- 5.12 There is also evidence that the barn erected by the previous owners in connection with the previous smallholding use was being used in connection with the C1 business. The Sales Particulars produced in 2019/2020 for the sale of Anchor Paddock from Edwards Estate Agents (**CD1.007**) show the interior of the barn (now White Barn) as being divided into a barn, a games room, and a workshop. Sales particulars produced by Christopher Batten (**CD1.007**) show a pine clad carpeted games room with pool table. It is noted

that the door configuration shown in the first photo of the games room (CD1.007a) is the same as that shown in the barn, rather than the other smaller games room shown on the sales particulars which only has one doorway.

- 5.13 There is also evidence that the workshop situated within the barn may have been used by the Maidments in relation to the improvement, maintenance, and upkeep of the bed and breakfast business as it appears that Mr Maidment carried out most, if not all, of this work himself. The November 2002 article from H&E Naturist magazine (**CD1.014**) reads *“The sheer energy that Dave and Christine are putting into developing the site is impressive. While we were there work on the steam room was progressing fast and we watch Dave take measurements for a substantial Conservatory to provide a communal gathering place for visitors - and to defeat the vagaries of the weather. Further plans include laying a larger car parking area, more fencing and tree planting to open more parts of the site for increased nude roaming.”* *“Finishing the steam room is next and, as we witnessed Dave take one of his rare breaks, he contemplated awhile and then announced his intention to build an all-weather cover over the swimming pool.”*
- 5.14 Customer reviews for Dilly Dallys from Trip Advisor (**CD1.016**) also reference a games area and use of the barn. The Council notes the following: review from August 2016 from Miranda M *“there is also a pool table, dartboard and boules court”*. Review from April 2013 from MR2VFR reads *“There is ... a large barn with a pool table which was the venue for an....”*. Review from January 2013 by John T: *“we have been going to dilly dallys for five years now and Chris, Dave and the family are perfect hosts”*. *“Saturday night is usually a themed party night in the pine clad carpeted barn which is adjacent to the largest hot tub you have ever seen.”* The Council understands that this reference is to the hot tub located to the southwest of the barn as shown on the sales particulars. The description of a pine clad carpeted barn matches what can be seen in the Sales Particulars (**CD1.007**).

- 5.15 There is also evidence that the use of the wider site had changed under Mr and Mrs Maidment's ownership. Aerial photography from 2017/ 2018 shows the area to the South of the barn as being set out for parking/ caravans (**CD1.017**), aerial photography from 2020/ 21 (**CD1.018**) shows the same area being used for parking and storage. There is no apparent agricultural use.
- 5.16 The plan attached to the decision notice (**CD1.012**) shows that the certificate included the lean-to dining area of the bungalow as being part of the C1 business use.
- 5.17 It appears that the area to the front of Anchor Paddock bungalow was kept as a private front garden distinct from the C1 business and any other uses. The statutory declaration of Stuart Coles (**CD1.019**) states that in 2012 a small wooden building was constructed in this area. The building, then known as 'The Cabin' was occupied by Stuart Coles (who is believed to be Mrs Maidment's son from a previous marriage) and later his wife and two children. The statutory declaration states that the family vacated the Cabin at some point in 2019.
- 5.18 The Appellants purchased the Dilly Dallys site on the 21st of May 2020, and immediately began works to enlarge and renovate Anchor Paddock bungalow.
- 5.19 The Enforcement Investigation first came to light on 20th July 2020 when a complaint was received that a single storey dwelling was being converted to two storey without planning permission. An investigation was initiated under ref: ENF/20/0313. The Enforcement Officer at that time was Christine Harvey.
- Anchor Paddock**
- 5.20 In relation to Anchor Paddock the Dormer and Single Storey Extension East and Single Storey Extension West (using the descriptions in the AAS) were all under construction, but far from complete, in July 2020 when Local Planning Authority officers first visited the Site. Photographs of this site visit can be found at (**CD1.020**).

- 5.21 Harvey attended the site with her Senior Mark Newman and conducted a site visit on 28th July 2020. Photographs of that site visit (**CD1.020**).
- 5.22 The Council then engaged with the appellant to encourage them to remedy the breach of planning control.
- 5.23 It is clear that the Council was still operating throughout the period of Covid lockdown as is evidenced by the fact that Mr Newman and Ms Harvey attended the site only four days after the complaint was registered.
- 5.24 From the Covid time line (**CD2.011**) it is clear that the Prime Minister had announced a phased reopening of the country by the time the appellants purchase of the site had been completed.
- 5.25 I inherited the case when I joined Dorset Council in June 2022. I was aware that applications were being made and it is the Council's responsibility to work with the householders in the first instance and to allow them the opportunity to secure the correct permissions.
- 5.26 Contact with the Appellant between my initial ownership of the case was minimal and consisted of one site visit where I viewed the Dormer/Extension from outside and took one photograph. At this time I was unaware of the other breaches of planning control. Other contact was purely checking in with the Contravener to see what his intention was at each stage or to establish a timescale for his application(s).
- 5.27 In October 2023 I was aware that the Dormer/Extension would be potentially approaching immunity by July 2024, as officers had seen the works in July 2020 and at that time they had not been substantially complete. I did not have any evidence of when the works had been substantially completed.
- 5.28 I then conducted some desk based research with a view to starting the enforcement process. At this point I realised that the issues were not simply

about Anchor Paddock bungalow but the wider site. I approached the appellant and asked for a further site visit.

- 5.29 A site visit was arranged for 7th November 2023 during which I served the first of two Planning Contravention Notices to establish the breaches of planning control (**CD1.021**).
- 5.30 A series of unsuccessful applications were made to remedy the Breach of Planning control (**CD1.029, CD1.037, CD1.038, CD2.016**).

White Barn

- 5.31 On 19th December 2020 the appellants applied for 3/20/2281/PNAGD (**CD1.024**) to convert a machinery barn to a residential dwelling.
- 5.32 On 5th December 2020 a structural report (**CD1.025e**) had been prepared together with photographs purporting White Barn to be a disused agricultural barn. This is at odds to the evidence mentioned at paras 5.13, 5.14 & 5.15 above which on balance show that White Barn had been a games room/workshop. There is no evidence to suggest that the Barn had been stripped out prior to its sale to the appellants; which would be irrational having been a selling feature and photographed within the sales details (**CD1.007**). It is clear from the trip advisor reviews that prior to this structural report that the Barn had a spa pool to the South which appears in each of the trip advisor reports (**CD1.016**).
- 5.33 **3/21/1384/CLP** - Convert machinery barn to residential dwelling – Withdrawn (Planning Unit 2) the same day that the planning officer indicated it would be refused by the Council based on the information submitted. (**CD1.025**). The agent was advised that the Council suspected that there was evidence to suggest non-agricultural use. Comments submitted at the time can be viewed at (**CD2.014j**).
- 5.34 The Appellants had completed works to the Barn building turning it into a C3 dwelling that is now known as The White Barn. It is unclear whether this is a conversion as opposed to erection of a new building as there is limited evidence. Paragraph 1.8 of the AAS indicates that the works to convert the

White Barn were commenced in July 2022 and that the Appellants moved into the dwelling in December 2022.

- 5.35 The Appellants have provided the Local Planning Authority with conflicting dates as to when these works were commenced. The answers to the PCN dated 26th November 2023 (**CD1.021**) state that the conversion was complete by December 2020.
- 5.36 The Appellants submit that this development was in accordance with plans submitted under a Class Q Prior Approval application reference 3/20/2281/PNAGD and that at a later date the White Barn Side Extension was added. I have no evidence supporting this claim. No statutory declarations by any builders are put forward for this part of the site.
- 5.37 It was clear to me and covered in my expediency report that the works to White Barn did not match the proposals within 3/20/2281/PNAGD or the later withdrawn 3/21/1384/CLP. The fenestration and materials used did not match the plans. There was a large L-shaped wrap around extension, a glazed link to another extension to the North. Various outbuildings had been constructed which included a Green House, Swimming Pool, Office, Double Garage and Chicken Coup. A large amount of engineering works had taken place to the North as part of the works to establish the garden, swimming pool and green house. A significant amount of additional hardstanding had also been constructed on site to allow for a separate driveway for access to White Barn. As evidenced in site visit photographs (**CD1.028**).
- 5.38 It should be noted that no access to any of the buildings occurred during my site visit, and other than by viewing aerial photography I was unaware of what development had occurred until I attended the site on 7th November 2023. I did not attend the Anchor Paddock side of the site.
- 5.39 On 16th November 2023 I conducted an internet search and found Anchor Paddock and Treehouse to be advertised as holiday accommodation for rent. I screenshot details of these (**CD1.002b**).
- 5.40 The first PCN was returned on 26th November 2023 but contained minimal information (**CD1.021**).
- 5.41 On 8th January 2024 I returned to the site to conduct a further site visit and produce additional photographs of the site (**CD1.029**). No access to any building was gained during this visit and I did not visit Anchor Paddock side.

It should be noted photographs covering the Tree house failed to upload for reasons unknown.

- 5.42 On this date I additionally served a second Planning contravention notice. This second notice was returned on 29th January 2024 again with minimal information being provided (**Appendix B**).
- 5.43 My analysis of the site visit photographs of White Barn (**CD1.029**) when compared to those submitted by the agent James Cain as part of the Class Q Conversion (**CD1.024d**), show significant changes in floor height that bring into question the feasibility of the fact the appellant is claiming a conversion of White Barn rather than a complete rebuild. These can be further compared to the structural survey put forward by the appellant (**CD2.047**). If it is accepted that the White Barn is a conversion then the height of Teen Annex is significantly different today, and therefore this extension must be on new foundations.
- 5.44 The appellant's structural report (**CD2.047**), claiming to have been written in 2022, covers the outbuildings on the site of Teen Annex (White Barn). It is of note that in the photographs contained within this show the ground levels North of White Barn to be relatively flat. It is also noted that no green house can be seen in the distance only a building similar to a garden shed.
- 5.45 Comparison of aerial photography (**CD1.018 and CD1.027**) new development has occurred in relation to the double garage, swimming pool, office building, green house, chicken coup and hardstanding.
- 5.46 A direct comparison is provided in the expediency report **CD1.002** (page 31, 32 & 35) showing no buildings and a clear site where the home office, garage and swimming pool later appear.

Treehouse

- 5.47 During the investigation of the alleged breaches of planning control at the Anchor Paddock site, I noted that a distinct dwellinghouse known as 'The Treehouse' had been erected and was separately let and occupied. The Treehouse appears to be in a similar position to the Cabin and has been separated from the main bungalow by fencing. The Treehouse has its own separate garden, together with a hot tub and parking area and is served by a Calor Gas Tank.

- 5.48 As stated at para 5.41 above, photographs taken of the outside of Treehouse failed to upload. After negotiations a further site visit was conducted of Treehouse and further photographs taken on 26th June 2024 (**CD1.035**).
- 5.49 At the time of asking for this site visit it was unclear to me as to what I was dealing with. No internal access had been allowed prior to this visit. I was aware that there had been a basic building of shed type construction on the site, but nothing that compared to the modern hi-specification building. As no plans seemed available and no aerial photography possible due to the tree line I suspected a further breach of planning control as a new separate planning unit had been created, if not an entirely new building.
- 5.50 The statutory declaration put forward by Mr Coles (**CD1.019**) fails to provide significant detail. Mr Coles is the son of Christine Maidment. As already put forward in evidence her maiden name was Christine Coles at the time the site was purchased by the previous owners. I am aware through investigations into Ms Maidment's current home and continued running of the business 'Dilly Dally's' that Stuart and Zoe Coles again live on the site of Dilly Dallys. This was confirmed to me by the appellant's agent James Cain.
- 5.51 The Statutory Declaration sets out that he lived at the structure formerly known as 'The Cabin' from February 2013 until 2019. It is claimed that the use of 'The Cabin' enabled Mr S Coles to live independently from the main house (Anchor Paddock bungalow). The Cabin was later occupied by additional family members to Mr Coles, and they all subsequently moved out together in 2019.
- 5.52 In assessing the submissions for application P/CLE/2024/01225 (**CD1.032**), officers found no evidence from Mr S Coles that demonstrates that bills were paid for 'The Cabin,' and no evidence has been provided to clarify that any bills and facilities were separate to main dwellinghouse at Anchor Paddock where it is understood that a relative of Mr S Coles lived, according to electoral records. This suggests that there was a familial link between the use of 'The Cabin' and the main dwellinghouse at Anchor Paddock, and that 'The Cabin' may have operated as ancillary accommodation rather than as a separate dwelling.

5.53 A Supporting Statement from Mr R Anderson (dated 08/04/2024) set out that he was a tenant at Tree House between September 2021 and September 2023 (with his partner and child) and that they paid monthly rent.

5.54 Further to the above, it was also found that no information had been provided about occupancy of the structure between the time when Mr S Coles moved out in 2019 up until to the start of the tenancy demonstrated by a signed Tenancy Agreement dated 5 September 2021 (between tenants R Anderson & K Roffe, with M White).

5.55 The Officer Report highlighted a number of anomalies, including that the submitted drawings did not fully accord with the video footage which was submitted by the Agent (**CD2.035**). This video footage claimed to be taken on 01/05/2020, but the file name is dated 12/08/2024. As such, there is uncertainty over the date of the video.

Since the Tree House structure has been erected on the site, a timber fence has also been erected, which separates the Tree House from the main dwellinghouse (Anchor Paddock bungalow).

5.56 Council Tax records available online on the Government website show that the Tree House has only been registered for Council Tax since 27/12/2023. No utility bills or Council Tax evidence has been submitted to support the CLE application.

5.57 In summary, application P/CLE/2024/01225 was refused due to the submission of insufficient evidence to provide (on the balance of probabilities) that there has been an independent residential unit on this part of the site, in continuous occupation for 10 years at the date the application was made.

6. OTHER MATTERS

6.1 Enforcement Notice 1 against the unauthorised development of building (Anchor Paddock)

Ground B:

6.2 The Appellant has withdrawn their ground B appeal.

Ground C:

- 6.3 The Council's case is that what has occurred at the Anchor Paddock site amounts to Development as per section 55 of the Town and Country Planning Act 1990 and no retrospective permission has been granted (**CD1.037, CD1.038 and CD1.039**).
- 6.4 It is agreed through the SOCG that the development exceeds permitted development.

Ground D:

- 6.5 It is clear from the photographic evidence taken at the first site visit in July 2020 (**CD1.020**) that extensive works were underway at that time and the building was far from substantially complete. The building being open to the elements on at least three sides, no windows, door and large areas of the end wall incomplete.
- 6.6 The enforcement notice being served less than four years from that date and its correct service not being an issue at appeal. (**CD1.001**)

Ground F:

- 6.7 Within the SOCG lesser steps have been agreed subject to volume equalisation being secured by legal agreement.

Ground G:

- 6.8 The Council have not seen any evidence or representation detailing why the reversal of these works would take longer than 3 months and therefore cannot comment further.

Enforcement Notice 2 against the unauthorised development of White Barn and material change of use of the land to a separate residential unit

Ground B:

- 6.9 The Appellant has withdrawn their ground B appeal.

Ground C:

- 6.10 The Council's case is that what has occurred at the White Barn site amounts to Development as per section 55 of the Town and Country Planning Act 1990 and no retrospective permission has been granted.

- 6.11 No approved permission exists for the residential use of White Barn. The Class Q prior approval, whilst obtained by default, cannot be relied upon as the development did not meet the permitted development criteria because the building was used for unauthorised purposes other than for agriculture; the previous unlawful use of the site being as a games room and workshop supporting a lawful C1 site. The later lawful development certificate for the proposed use was withdrawn prior to determination.
- 6.12 The Prior approval and lawful development certificate applications were actively worked on by the Council – despite the claims by the appellant that the Council was out of action during Covid.
- 6.13 Since the Council advised the appellant that they could not rely on permitted development rights, the only application that has been made has been a retrospective lawful development certificate application for the Greenhouse which was refused (**CD1.026**).
- 6.14 As the site had a last lawful use for agricultural purpose there are no residential permitted development rights, making the outbuildings, swimming pool and hardstanding unlawful. In order to have permitted development rights the outbuildings would need to be within the residential curtilage of Anchor Paddock which they were not. At the time they were built and to this date no residential curtilage exists for White Barn. The home office, garage and chicken coup are all forward of the front elevation of the building should it be deemed lawful residential curtilage by the Inspector. Photographic evidence supports the fact that this development has occurred.

Ground D:

- 6.15 See 5.35 and 5.36 above, however, paragraph 1.8 of the AAS indicates that the works to convert the White Barn were commenced in July 2022 and that the Appellants moved into the dwelling in December 2022. This would reasonably mean that White Barn was substantially complete at some point between July and December 2022. The enforcement notices being served less than four years from this date.

Ground F:

White Barn, White Barn Single End and Side Extensions

6.16 Within the SOCG lesser steps have been agreed. Details within the SOCG and within the Proof of Evidence submitted by Ellie Lee.

Teen Annex

6.17 If the grounds (a), (b), (c), and (d) appeals are dismissed, no lesser steps would be acceptable.

Glazed Link, Green House, Swimming Pool, Chicken Coup, Double Garage, Home Office

6.18 No lesser steps are acceptable to the Council and no agreement reached.

Foundations, hardstanding and utilities

6.19 It is agreed through SOCG that in relation to the conversion of White Barn and the erection of White Barn Single End Extension and White Barn Side Extension, planning permission can be granted for the foundations and utilities in respect of those buildings.

6.20 For the additional development arguments have been put forward by the appellant that foundations and services should not be removed as they were already in existence. Ground levels as detailed above in para 5.43 & 5.44, show on the balance of probabilities that the foundations of the outbuildings (Teen Annexe, Home Office, White Barn Garage and Green House) were either not present as they had already been removed or are at a totally different height than the previous building had been.

6.21 No agreement has been reached in terms of the additional hardstanding that has been laid in relation to providing a new driveway, parking and roadway to the Chicken Coup. No lesser steps have been agreed and any potential residential curtilage has not been agreed should planning permission be granted for the conversion of White Barn.

Retaining Wall

6.22 Agreement has been reached on the fact that Planning Permission is required for this. If permission is not granted then no lesser steps have been identified.

Ground G:

6.23 Without further justification to the contrary the Council believe that the time frame is adequate to enable the works to be completed and avoid prolonged harm to the Green Belt.

Enforcement Notice 3 against the unauthorised development of building (Tree House) and material change of use of the land to a separate residential unit

Ground B:

6.24 The Appellant has withdrawn their ground B appeal.

Ground C:

6.25 There is now no dispute from the Council that a wooden shed building existed on the site of the building now subject of Enforcement Notice 3. Whether Tree House amounts to a new building is a matter for the Inspector to determine.

6.26 The Council agree that planning permission can be granted for the structure either as a replacement outbuilding that is not materially larger or as proportionate extensions to an outbuilding.

6.27 The Council still contend that there has been a material change of use and there is insufficient evidence, on the balance of probabilities, to prove a continuous independent residential use of the building as detailed in paras 5.50-5.57 above.

6.28 The Council's case remains that the use of the previous shed was of ancillary accommodation for Stuart Coles and not as a separate planning unit.

Ground D

6.29 The Council contend that it was not too late to enforce against the change of use to a separate residential planning unit as there was a clear break in the use by Mr Coles and no evidence provided to prove independence from the main dwelling. On the balance of probabilities, the Council considers that the building was, as a matter of fact and degree, used by Mr Coles as ancillary accommodation until 2019.

6.30 There is no evidence provided as to use between the departure of Mr Coles and the purchase of the site by the Appellants in May 2020.

6.31 The unsigned statutory declaration of Brian Watts (CD2.043) claims that the renovation works to Treehouse were completed in 2021.

6.32 The tenancy agreement for Treehouse submitted by the appellants shows the first tenants using the building as September 2021 (**CD1.032**).

Ground F:

- 6.33 The Council have suggested a lesser steps by way of conditioning the building as ancillary only accommodation should the Inspector agree that the building is an acceptable replacement or proportionate extension.

Ground G:

- 6.34 It is agreed through the SOCG that the building could be reverted to its previous form. Without further justification to the contrary the Council believe that the time frame is adequate.

7. CONCLUSIONS

- 7.1 The evidence I have given in this Proof of Evidence supports the Council's case that the creation of two additional residential units and their associated development is not lawful. (Enforcement Notices 2 & 3)
- 7.2 The development of Anchor Paddock (Enforcement Notice 1) goes way beyond the permitted development rights in terms of volume and height of dormer.

[14th January 2025]

**IN THE MATTER OF AN APPEAL UNDER SECTION 174 TOWN AND COUNTRY
PLANNING ACT**

APPEAL REF: APP/D1265/C/24/3351182 & APP/D1265/C/24/3351183
APP/D1265/C/24/3351184 & APP/D1265/C/24/3351185
APP/D1265/C/24/3351186 & APP/D1265/C/24/3351187

LOCAL PLANNING AUTHORITY REF: ENF/20/0313

SITE: Anchor Paddock, Batchelors Lane, Holtwood, Holt, Dorset, BH21 7DR

PROOF OF EVIDENCE OF Jane Meadows

APPENDIX A

[14th January 2025]

Application	3/17/2526			Delegated	
Location	Anchor Paddock, Batchelor's Lane, Holt				
Proposal	C1 B&B use of land within 9no. self-contained brick and timber chalets				
Case officer	David Lloyd				
Last Comment Made	01/11/2017	Statutory Expiry Date	5/11/2017		
Objections		Support		Comments	

LEGISLATION

Pursuant to a determination, regard is made to the following sections of the Town & Country Planning Act 1990 (as amended) -

1.1 **S191** **Certificate of lawfulness of existing use or development.**

(1) If any person wishes to ascertain whether—
 (a) any existing use of buildings or other land is lawful;
 (b) any operations which have been carried out in, on, over or under land are lawful; or
 (c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

(2) For the purposes of this Act uses and operations are lawful at any time if—
 (a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
 (b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

(3) For the purposes of this Act any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful at any time if—
 (a) the time for taking enforcement action in respect of the failure has then expired; and
 (b) it does not constitute a contravention of any of the requirements of any enforcement notice or breach of condition notice then in force.

(3A) In determining for the purposes of this section whether the time for taking enforcement action in respect of a matter has expired, that time is to be taken

not to have expired if—

(a) the time for applying for an order under section 171BA(1) (a “planning enforcement order”) in relation to the matter has not expired,

(b) an application has been made for a planning enforcement order in relation to the matter and the application has neither been decided nor been withdrawn, or

(c) a planning enforcement order has been made in relation to the matter, the order has not been rescinded and the enforcement year for the order (whether or not it has begun) has not expired.

(4) If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

(5) A certificate under this section shall—

(a) specify the land to which it relates;

(b) describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class);

(c) give the reasons for determining the use, operations or other matter to be lawful; and

(d) specify the date of the application for the certificate.

(6) The lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.

(7) A certificate under this section in respect of any use shall also have effect, for the purposes of the following enactments, as if it were a grant of planning permission—

(a) section 3(3) of the Caravan Sites and Control of Development Act 1960;

(b) section 5(2) of the Control of Pollution Act 1974; and

(c) section 36(2)(a) of the Environmental Protection Act 1990.

1.2

S193

Certificates under sections 191 and 192: supplementary provisions.

(1) An application for a certificate under section 191 or 192 shall be made in such manner as may be prescribed by a development order and shall include such particulars, and be verified by such evidence, as may be required by such an order or by any directions given under such an order or by the local planning authority.

(2) Provision may be made by a development order for regulating the manner in which applications for certificates under those sections are to be dealt with by local planning authorities.

(3) In particular, such an order may provide for requiring the authority—

(a) to give to any applicant within such time as may be prescribed by the

order such notice as may be so prescribed as to the manner in which his application has been dealt with; and

(b) to give to the Secretary of State and to such other persons as may be prescribed by or under the order, such information as may be so prescribed with respect to such applications made to the authority, including information as to the manner in which any application has been dealt with.

(4) A certificate under either of those sections may be issued—

(a) for the whole or part of the land specified in the application; and

(b) where the application specifies two or more uses, operations or other matters, for all of them or some one or more of them;

and shall be in such form as may be prescribed by a development order.

(5) A certificate under section 191 or 192 shall not affect any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted unless that matter is described in the certificate.

(6) In section 69 references to applications for planning permission shall include references to applications for certificates under section 191 or 192.

(7) A local planning authority may revoke a certificate under either of those sections if, on the application for the certificate—

(a) a statement was made or document used which was false in a material particular; or

(b) any material information was withheld.

(8) Provision may be made by a development order for regulating the manner in which certificates may be revoked and the notice to be given of such revocation

1.3 Immunity from Enforcement Action

S171B

Time limits.

(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.

(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

(3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

(4)The preceding subsections do not prevent—

(a)the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or

(b)taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.

1.4 **Planning Practice Guidance**

The PPG provides the latest advice on planning practice. Some relevance to these applications appears to be from the following -

Lawful Development Certificates

<https://www.gov.uk/guidance/lawful-development-certificates>

1.5 **Procedural Matters**

Timing of Determination

The application was received by the Council on 09/09/2017 and allocated to the case officer on 14th September 2017.

Request for Extension of Time

[Town & Country Planning (Development Management Procedure) Order 2015]

Not applicable.

THE SUBMISSIONS 3/17/2526

2.1 The following supporting items are received –

- Application form (no description of development)
- Location Plan
- Floor plan
- Supporting Statement (agent)
- Statutory Declaration David Maidment
- Financial accounts, 2003-2016
- Letters in respect of Guest House Insurance 2002-2005
- Rightmove website Listing

- Trip Advisor website extracts 2011-2017
- Naturist Directory website extracts
- Extract from Sundial (issue 141)
- Aerial Photograph circa 2008
- Sales brochure
- Advertisement (no date)
- Article – H&E Naturist (2002)
- Article – Long Weekend at Dilly Dally's (2003)
- Article – H&E Naturist (2008)
- Untitled & undated copy of the accommodation

2.2 The application shall be considered on the basis of the above and of Council records pertaining to planning and enforcement history, Council Tax and other services as appropriate.

∅ *Comments on facts presented are indented.*

2.3 This application is a re-submission of a refused planning decision on the 10th October 2016 by 3/16/1460. Further consideration and comparable analysis of the evidence submitted for that application is necessary in the interest that the current submission adds weight to proving immunity.

3/16/1460

**Use of the land, including 9 self-contained brick and timber chalets, as bed and breakfast holiday accommodation
Refused 10/10/2016**

2.4 Herewith a summary of the application and the refusal to grant a certificate -

Submitted evidence - The basis of the current application was submitted originally – company accounts 2003-2009, HE articles, website extract, advertisement of moving premises.

Supporting statement - Paragraphs 1.0 – 1.6 only were submitted originally. *The revised statement for the current application adds some five paragraphs. Paragraph 1.7 through to 1.9 the evidence submitted deals with deficiencies previously considered by the case officer.*

Site visit 12no. mages were taken

Consultations Legal opinion only

Neighbour comments Three comments were received -

Objections -

- Recent significant visitor numbers and traffic to the site; adverse noise; sewerage problems; visitors dog walking on the lane leading to

- defecation;
- The internal works to the buildings did not change the external appearance ; increasing traffic to the site; verbal abuse when speeds control introduce and exercised; construction works took place in September 2016 – water pipes, hardstanding; additional car parking; allegation that camping and caravanning to be introduced to the site; lane is not adequate to withstand traffic usage and is owned by a separate household;

Support

- Confirms the use of the land has been for 10-14 years; observed clients movements; has been on site and seen how it has been developed

2.5 The Officer Report considers there to be insufficient evidence to suggest, on the balance of probabilities that the site has been continuously in use as a B&B, including nine self-contained units, for a period in excess of 10 years. The evidence presented periods of use but did not satisfy the test of continued use. There is unsubstantiated evidence for the construction of the buildings, and there are no statutory declarations.

Applicant Evidence for 3/17/2526

2.6 Description of Development / Use

A description of development or use is absent from the application form and is not set as a heading on the supporting statement. From the words and phrasing within paragraph 1.2, the description of the use appears to be

“Use of **land** as bed and breakfast accommodation including 9no. self-contained rooms within 3no. brick and timber chalet buildings.”

An email was sent to the agent to confirm the same on 19/09/2017.

- ∅ It was discussed on 02/10/2017 at the site and was agreed that the C1 use falls to be smaller than the plan proposed, which includes C3 and ancillary to C3 land use. The application documentation does not provide sufficient information to confirm C1 areas and also C1 use.

The outcome of this would pursue a description as follows –

Part change of use of residential curtilage to provide C1 guest B&B accommodation, consisting of 9no ensuite rooms formed from 3no. chalet buildings with garden dining room, together with shared recreational facilities consisting of two covered seating areas, a games room, a spa, a swimming pool, a sauna and steam room set amongst a deck and tiled patio courtyard, with visitor parking.

Agreed by application agent on 03/10/2017.

2.7 Location Plan

The planning unit is not set out in the statement.

The location plan edges red a reasonably square planning unit consisting of many buildings and adjacent land. It is the same location plan as submitted for 3/16/1460/CLE.

- ∅ It is presumed that this application should consider the application wholly in terms of change of use and not operational development.
- ∅ See discussion outcome from 02/10/2017 above. Amended plans have been submitted on the 9 October 2017.

2.8 Chalets

At paragraph 1.2 of the statement it is claimed that the three (3) brick and timber chalets are immune from enforcement action. At paragraph 1.11 there is brief commentary of when the buildings were erected, referring to the aerial photograph circa 2009 and sales particulars of 2015, and claiming by immunity as operational development by the 4 year rule.

2.9 Statutory Declaration Mr Maidment (July 2016)

The SD is headed and refers to **“B&B holiday accommodation including 9no. Self-contained rooms within 3no. brick and timber chalet buildings.”**

This should thus be considered the description of development.

Facts are extracted as follows –

- The B&B is a naturist specific accommodation.
- It is referred to as a “centre” and opened in 2002.
- The (undeclared) business has operated consistently since that date.
- Mr Maidment and his wife live in their own private section of the main house and occupy it as a private residence.

2.10 Nature of the Business - Bed and Breakfast accommodation and facilities

At paragraph 1.3 the B&B activity is claimed to have subsisted since July 2006 (but in fact started in 2002) and that is particular to “the site”.

- ∅ Further clarity of this was requested by the email of the 19/09/2017. No formal response received

2.11 The application presents the company account as evidence of trading to verify the dates referred to above and of the case for immunity. The accounts range from 2003 to 2016.

2.12 The business model is described by Mr Maidment as -

“bed and breakfast catering for people who enjoy a naturist lifestyle. Guests reside in brick and timber outbuildings which is their self-contained sleeping accommodation for the duration of their stay. We provide a communal area for meals...., the Garden Room and serve breakfast and evening meals daily. There are some facilities on site such as a sauna, heated swimming pool, Jacuzzi, and games room that are also open for guests to enjoy.”

2.13 Aerial Photographs submitted

2002 is referenced for comparison of a view of the land. The applicant claims that the land is consistent to the 2002 position to the present day.

There are images presented from 2009 and 2014 and visual comparison indicates some differences.

∅ Discussed 02/10/2017 - At the far north western corner of the site there was a pond. This was filled and the area set to form a patio and covered seating area.

2.14 Insurance evidence

The evidence from 2002-2006 presents covering letters and invoices for insurance as a guest house/hotel – for the contents (not the buildings), for income, and for liabilities and losses of the premises.

The addressee is registered at Dilly Dally's. There is no specific reference to any part of the planning unit other than this.

For the period April 2002 to March 2006 it is presumed from the evidence that the invoices were paid and thus active for the use of land as described.

∅ The amount of insurance appears as part of the total expenditure for insurance alone as indicated on the company accounts. What other insurance costs were incurred is unsubstantiated although the accounts indicate a higher expenditure than the insurance premiums listed.

2.15 Website listings

Rightmove (November 2015)

The land is described in 2015 as a small holding of just over 2.5 acres off a private lane, consisting of a bungalow, gardens, paddocks and grasslands with a large leisure terrace. There is also a large detached barn. The brick

and timber chalets are accounted as 9 (nine), set around a large covered swimming pool, a terrace. Leisure facilities are listed as being a games room, two Jacuzzis, a sauna and a steam room

It is pitched towards persons with an equestrian interest. The barn is presented as suitable for stabling and livery.

Trip Advisor (2009-2014)

The extract presents (online) reviews of the “Dilly-Dally-Naturist-Accommodation” in reverse order.

The first entry is dated 03/08/2009. There is only one entry for 2010, four entries for 2011, three entries for 2012, four entries for 2013, and a single entry for 2014.

The 2009 entry makes reference to land use “as facility for naturists”.
The 2010 entry makes reference to food, accommodation and facilities.
The first 2001 entry refers to using the land in 2010 and mentions facilities and staying and dining.
The second entry [19/02/2011] refers to being at DD in 2004 and 2005.
The entry of 01/06/2012 accounts for 19 visits to DD in 10 years

2.16 Sundial Issue 141 (source undated)

- Ø It appears that the article was composed by a “Heritage Sun Club Member” and is dated to 2002.:
<http://kew01.fortunecity.ws/heritage/sundial/SundialJun2002.htm>

There are facts about the building and use of the land as follows –

The land is described as a “new naturist centre”, opened in 2002. The owners (the applicant) had previously operated nearby. The land comprises 4 acres and have on site a heated outdoor swimming pool, Jacuzzi, sauna and sun-bed.... The article suggests that the land comprises a “good-sized bungalow with various barns and other buildings one a block of south-facing en-suite cabins alongside the new pool a pleasant courtyard complex.”

It appears from the description that the bungalow consists of “big rooms – kitchen, dining room, lounge and a games room.”

For the exterior, other than the above, there is described a “boules court a badminton court, a steam room, a conservatory extension.”

The article refers to “four more cabins are planned for completion by the end of the year”.

2.17 Estate Agency Sales particulars

The description of the site mirrors what is listed on Rightmove. Other facts arising are –

Built 1930s

Substantially extended in the 1970s

Present occupiers on site since 2001

Bungalow – living room, garden room, kitchen, reception hallway,

Barn – games room

Space to erect garaging subject to planning permission

Several storage facilities

Parking

Gardens, Paddock

Long tarmac driveway

Private garden area with covered Jacuzzi, decking, greenhouse, BBQ area

Front garden, private, summerhouse, timber outbuilding, and lawn

- Ø The applicants declared on 02/10/2017 that the bungalow provides accommodation for them (couple), two sons and their partners, and their elderly mother.
- Ø Guests are permitted to share the use of the living room.

2.18 Advertisement (undated)

The advertisement informs the recipient that Dilly Dally's is moving premises – to a larger premises set in 4 acres near Wimborne, Dorset. It references a range of facilities, and accommodation and meals for naturist couples.

- Ø By close comparison to the above evidence, this advertisement could be dated to 2001/2002.

2.19 H&E Naturist Articles

The 2002 article suggests the land is being developed (mentions a steam room, a conservatory, a larger car park, fencing, planting and cover over pool to follow). The author refers to staying and using the facilities in May and August. The facilities referred to above are also listed. Conservatory erected by August 2002 attached to the main house and used as a guest dining room. 5 rooms make up accommodation (August 2002). By September two further rooms added making guest capacity 14.

The 2008 is formed of two pages (22, 24). It accounts of a 5th personal visit to the premises, suggesting that the premises has improved over the years.

There is acute reference to features of the premises – Jacuzzi, sleeping accommodation, patio, timber building encasing the swimming pool, replacing a marquee (see below). Also car parking, quadrangle of pool, accommodation, and the house, semi-detached log cabins and terraced chalets which accommodate up to 16 guests. There is an open-sided shelter

and a Perspex-roofed day lounge. The writer refers to the premises as a complex. The article praises mealtimes. Internal features are referred to as main lounge, conservatory refectory.

- ∅ The applicants requested on 02/10/2017 that there shall be no emphasis placed on the adjective “naturist” as a use specific to the guest B&B accommodation.

2.20 Article – Long weekend at Dilly Dally’s (undated and unsourced)

A personal account of staying at the premises – reference to car parking, accommodation, 4/5 rooms for 14 in total, meals, pool, sauna, steam room and Jacuzzi, lounge. There is reference to 2003 within the article together with images of the facilities.

2.21 Undated and unsourced advertisement

Generally makes reference to the facilities, meals and accommodation. Appears to be sourced to a website (as declared in the previous application).

2.22 Small Holding listing 11/264/0082

A smallholding number is issued for an agriculture/animal use within a 10 miles radius of a particular point where operations or animal gathering takes place.

11 / - signifies the county

264/ - signifies the parish

0082 – signifies the person

- ∅ Enquiries were made with Defra on 20th September 2017 and it was confirmed the same day that the smallholding registration relates to person rather than the land. Whilst Defra are unable to trace the complete file for the reference, they suggested that unless there are livestock or animal feeds/product manufacture on the land, the reference to a smallholding appears incorrect and not effective.

- ∅ The reference to the land as a smallholding does not appear relevant to the land (edged red) and therefore should be disregarded as a use of the land (agriculture).

COUNCIL EVIDENCE

3.1 **Aerial Photographs (Dorset Explorer & StatMap)**

Relevant to the Planning Unit

2002



2005/6



2009/10



2014



3.2 Relevant to the buildings (upper part of the planning unit)

2002



2005/6



2009



2014



3.3 These images present adequate contrast to identify change to scale of existing buildings, erection of new buildings and change to the topography and surfaces. Further comments are made in the analysis.

3.4 **Planning History**

Overall there appears very little planning support by application to the extent of development on the land –

03/79/2625 Erect addition to side of dwelling and make alterations
Refused. 18/01/1980

03/80/1027 Erect extension
Refused. 24/06/1980

**03/80/1858 Erect extension
Granted. 19/09/1980**

03/16/1460/CLE Use of the land, including 9 self-contained brick and timber chalets, as bed and breakfast holiday accommodation
Refused (Not Lawful – insufficient evidence). 10/10/2016

3.5 The plans for the 1980 application appear to indicate an extension to the east of a small dwelling. There is clear evidence from the location plan of outbuildings, a driveway for reference to the current buildings and site layout.

3.6 Enforcement History

There are two cases -

16/00037/ENF This is the most recent and relates to 2016. This generated the original LDC application. The case originated from a Council Tax/Business Rates enquiry.

ENF/16/0408 Picks up the refusal of LDC 16/1460 and enquired whether a further application would be likely with additional evidence.

3.7 Building Control

There are no records.

3.8 Business Rates and Council Tax

Enquiries made. The applicants state that they have 100% business rates exemption at the moment.

3.9 Public Health & Protection

Food Safety notified and there are no records of inspections.

ANALYSIS

4.1 Chronology of Evidence

2001	Moved to the premises from Ferndown.
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2002	Business (<i>Trading as Dilly Dallys</i>) begins at Anchor Paddock, Holt Wood, Wimborne
3 April 2002	Letter from RS Thom with an insurance proposal <i>to be effective from the 27th March 2002</i>
14 June 2002	Letter from RS Thom confirming policy live .
November 2002	HE Naturist article published accounting for experienced of the premises in May, August and information from September.
20 March 2003	Letter from RS Thomas with an insurance <u>renewal</u> proposal <i>to be effective from the 27th March 2003</i>
5 April 2003	First year accounts
17 March 2004	Letter from RS Thomas with an insurance <u>renewal</u> proposal <i>to be effective from the 27th March <u>2003</u></i> <i>(error?)</i>
5 April 2004	Second year accounts
10 March 2005	Letter from RS Thomas with an insurance <u>renewal</u> proposal <i>to be effective from the 27th March 2005</i>
5 April 2005	Third year accounts
23 March 2006	Letter from RS Thomas with reference to an insurance <u>renewal</u> however no further details are provided.
5 April 2006	Year 4 accounts
5 April 2007	Year 5 accounts
April 2008	HE Naturist article published
5 April 2008	Year 6 accounts
2009	Aerial Photograph
5 April 2009	Year 7 accounts
5 April 2010	Year 8 accounts
19 February 2011	Posting on TripAdvisor website indicating having been at the premises in <u>2004 and 2005 and had a great time</u>

5 April 2011	Year 9 accounts
5 April 2012	Year 10 accounts
1 June 2012	Posting on TripAdvisor website indicating having been at the premises <u>19 times in 10 years.</u>
5 April 2013	Year 11 accounts
2014	Aerial Photograph
5 April 2014	Year 12 accounts
5 April 2015	Year 13 accounts
9 November 2015	Rightmove listing
5 April 2016	Year 14 accounts

4.2 Use Classes Order 1987 (as amended)

The use of the land falls partly within C1 of the classifications.

Residential use of the land (as a dwellinghouse for a household) would otherwise be C3. There is no permitted change between the two.

4.3 The Planning Unit

The focus of the application is on holiday accommodation however the planning unit **consists also a private residence** and this is omitted from the supporting statement as a use of land. It is imperative that where a mixed use of land occurs it is proportionately described for there to be a true reflection of all uses of land.

It is a mixed use site, and the description of development is revised accordingly. See 2.6 above.

For the avoidance of doubt, the appended diagram presents a checkpoint for future reference/enquiry/investigation – four distinct parts – C1 (red), shared (blue) drive and parking, a distinct C3 (green) dwelling and garden, with other lands in ownership and appearing incidental to the enjoyment of the dwelling. There is no crossover between the C1 and C3 unless by invitation of the landowners.

Claims of immunity for lands in green being C1 are not made at this time.

A revised site location plan submitted for the applicant was received on the 9th October 2017. Much of the parking space is not included. The Council is safe to adopt this plan.

4.4 Description of development/use

The accurate description of the use of the land, accounting for all submissions and evidence to hand, should be as follows –

Part change of use of C3 residential curtilage to provide C1 guest B&B accommodation, consisting of 9no ensuite rooms formed from 3no. chalet buildings with garden dining room, together with shared recreational facilities consisting of two covered seating areas, a games room, a spa, a swimming pool, a sauna and steam room set amongst a deck and tiled patio courtyard, with adjacent visitor/guest parking.

4.5 Nature of the Business

This is a low-key, well-screened site with accommodation marketed as guest accommodation for naturists currently.

https://www.tripadvisor.co.uk/Hotel_Review-g551721-d2220899-Reviews-Dilly_Dally_s_Naturist_Accommodation-Wimborne_Minster_Dorset_England.html

4.6 Immunity by s171(B)

There are several considerations as follows –

4.7 Chalets

S171B(1) applies for the erection of these buildings and for their continued siting on the land.

There are no concerns over the age and installation of the buildings on site. The applicants were made aware that further construction works may require planning permission.

4.8 Use of the Chalets

S171B (2) applies for the use of incidental residential buildings as B&B and holiday accommodation (for naturists)

The trading accounts for the 5th April 2009, and thereafter, indicate a value of the fixed assets, part of which are mortgaged. It is unclear whether this includes all parts of the planning unit.

There is no doubt by s172 (2) that the accommodation and facilities are converted and set out for C3 and incidental recreational purposes. Upon a

successful outcome of this application they shall be deemed C1. A change to a C3 use or any other use would require planning permission in the future.

4.9 **Use of the Planning Unit**

S171B (3) applies for the use of land other than the chalets as being used for holiday accommodation, and or any other use as holiday accommodation, or any other use.

The planning unit is set out above, at 4.3. There are no other claims at this juncture for a use other than as separated distinctly between C1 and C3.

There is scope for consideration of monitoring change of use of the barn and stores to the north east of the site and of built development in all areas green on the appended plan.

4.10 **Site Visit**

General

A site visit took place on October 2nd 2017.

The C1 & C3 uses were confirmed as separate given that the dwelling was home for the applicants and their extended family (mother, son).

There is a fair amount of shared space between the residential occupants and the visiting naturists – parking can sometimes take place within all of the blue area shaded on the plan in Appendix 1.

Residential context

The residential aspects consists of three parts – the bungalow and gardens to the south of it; the north-easterly section of buildings and secondary gardens; the south-easterly paddock. There is parking use of the paddock (south-easterly site); the owners declared that this is for private use – for when they have residential associated visits – therefore any C1 associated use is halted by such a declaration and by this report.

Business Rates

The business receives an exemption of rates.

Post-site visit correspondence

The meeting on site agreed the revision of the site layout plan. This was received on 09/10/2017 and clarification of the persons with a business interest was received by email on 6/10/2017. There are three business partners, the applicants and their son. This clarifies the reference to SJ Coles in the evidence submitted.

CONCLUSIONS

- 5.1 The Council can be satisfied by the submitted evidence that lands formerly incidental to the dwelling (C3) known as Anchor Paddock have been

changed to form a complex of guest (C1) accommodation and facilities consisting of –

The Bungalow

1. A garden room attached to the bungalow used for meals/dining

The Courtyard

2. 9no. rooms formed from 3no chalets [brick(1no.) and timber (2no.)]
3. 2no. covered seating areas
4. 1no. building consisting of sauna and steam room
5. 1no. covered spa pool
6. 1no. covered swimming pool
7. Decking and patio surfaces

Elsewhere

8. Parking in immediate proximity, for guests and visitors along the drive and to the east of the courtyard

The description for the respective schedule -

Part change of use of C3 residential land to provide C1 guest B&B accommodation, consisting of 9no en-suite rooms formed from 3no. chalet buildings with garden dining room, together with shared recreational facilities consisting of two covered seating areas, a games room, a spa, a swimming pool, a sauna and steam room set amongst a deck and tiled patio courtyard, with adjacent visitor/guest parking.

RECOMMENDATION

- 6.1 That a certificate by s191 is GRANTED for the reason as set out above.

INFORMATIVES

General Permitted Development Order 2015 (as amended)

- 7.1 **Residential C3 land may be developed and used in accordance with the GPDO 2015**
- 7.2 **C1 Use of Land (relevant to the subject site only)**

C1 use is referred to as a change of use from agricultural land to commercial use as a hotel by Part 3 Class R.

C1 use is also referred to as a change of use from a building or land within its curtilage to a commercial use as a hotel by Part 3 Class T.

These provisions are subject to conditions and they must be read carefully,

otherwise a change of use from the referred land use would require planning permission.

7.3 Permitted Development Rights (relevant to the subject site only)

Part 7 of the GPDO does not apply to C1 use.

Notwithstanding Part 3, There are no direct permitted development rights to undertake built development that does not involve a change of use as set out above.

Generally planning permission should be sought for further development at the subject land.

7.4 Enforcement Monitoring

- a) Use of the paddock (south-east) of the bungalow should be considered for monitoring of C1 associated use;
- b) Use of the buildings (store, barn and secondary pool/spa) should also be considered for monitoring of C1 associated use.

Case Officer Signature:	DLL	Authorising Officer Signature:	PW
Date:	01/11/2017	Date:	2/11/2017

Appendix 1 – The Planning Unit



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240.pdf



**IN THE MATTER OF AN APPEAL UNDER SECTION 174 TOWN AND COUNTRY
PLANNING ACT**

APPEAL REF: APP/D1265/C/24/3351182 & APP/D1265/C/24/3351183
APP/D1265/C/24/3351184 & APP/D1265/C/24/3351185
APP/D1265/C/24/3351186 & APP/D1265/C/24/3351187

LOCAL PLANNING AUTHORITY REF: ENF/20/0313

SITE: Anchor Paddock, Batchelors Lane, Holtwood, Holt, Dorset, BH21 7DR

PROOF OF EVIDENCE OF Jane Meadows

APPENDIX B

[14th January 2025]



IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

PLANNING CONTRAVENTION NOTICE

Served by: DORSET COUNCIL (the Council)

To: Mr Michael White, Anchor Paddock, Batchelors Lane, Holt, BH21 7EX

1. PLANNING CONTRAVENTION NOTICE

This is a formal notice served by the Council because it appears that there may have been a breach of planning control, within section 171A(1) of the TCPA 1990, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations, in, on, over, or under the land or is using it for any purpose. The Council require you, in exercise of their powers under section 171C(2) and (3) of the TCPA 1990, so far as you are able, to provide certain information about interest in, and activities on, the land.

2. THE LAND TO WHICH THE NOTICE RELATES

Land known as: Anchor Paddock, Batchelors Lane, Holt, BH21 7DS, shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The Council consider there may have been a breach of planning control on the land in respect of the following without planning permission:

Dormer Extension to property in excess of Permitted Development rights with no Planning Permission (Anchor Paddock)

Conversion of outbuilding without planning permission (White Barn).
Construction of outbuildings and green house without planning permission.
Construction of a dwelling without planning permission (Tree House).

Material change of use of the land to three separate dwellings and/or holiday accommodation.

4. WHAT YOU ARE REQUIRED TO DO

In accordance with the Council's powers under sections 171C(2) and (3) of the act. You must provide in writing, the following information:
PLEASE ANSWER ALL THE QUESTIONS IN THE ANNEX ENCLOSED WITH THIS NOTICE

This information must be provided within twenty-one days, beginning with the day on which this notice is served on you.

5. OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO NOTICE

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representations about this notice, the Council, or representatives of the Council, will consider them. Please contact Jane Meadows on 01202 228985 or by e-mail: jane.meadows@dorsetcouncil.gov.uk to make arrangements for such a meeting. You will be able to make any such offer or representations in person at the agreed time and place.

6. WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000.00. Continuing failure to comply following a conviction will constitute a further offence.

It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material. The maximum penalty on conviction of this offence is an unlimited fine.

7. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the TCPA 1990, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a stop notice, under section 183 of the TCPA 1990, section 186(5)(b) of the TCPA 1990 provides that should you otherwise become entitled to compensation for loss or damage attributable to that notice, under section 186 of the TCPA 1990, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 8 January 2024

Signed: *J L Meadows*

Nominated Officer
Dorset Council

10/10/10
10/10/10
10/10/10
10/10/10

10/10/10

10/10/10

ANNEXE


Land known as: **Anchor Paddock, Batchelors Lane, Holt, BH21 7DS** shown edged red on the attached plan (the Land).


The following information must be given in writing within 21 days beginning with the day on which this Notice is served on you. **Every question must be answered. If any of the questions do not apply, the word "NO" or "NONE" or "UNKNOWN" should be inserted.**

Note: The word "land" includes buildings and other structures on the property.

Please use block capitals:

<p>1. Name (in full) and address of the owner of the land?</p>	<p>MICHELLE WHITE WHITTEBARN BATCHELORS LANE HOLTWOOD BH21 7DS</p>
<p>2. Name (in full) and address of the occupier(s) of the land?</p> <p>a) Known as 'White Barn'?</p> <p>b) Known as 'Anchor Paddock' – if not holiday accommodation</p> <p>c) Known as 'Tree House' if not holiday accommodation</p>	<p>AS ABARE</p>
<p>3. Name and address of any Mortgagee of the land?</p> <p>Question not answered fully on previous PCN – what is the contact address for your mortgage company?</p>	<p>NOT APPLICABLE</p>

<p>4. The nature of your interest in the land if none of the above?</p>	
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<p>5. The name and address of any other person (including any company) known to you to have an interest in the land. (State the nature of that interest i.e. trustee or person with power of attorney)?</p>	
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<p>6. Countryside Stays is a website currently offering Anchor Paddock and Tree House for rental as holiday accommodation. Who owns the website Countryside Stays?</p>	<p>NO LONGER OPERATIONAL</p>
--	------------------------------

<p>7. When was Anchor Paddock first advertised as holiday accommodation?</p> <p>Has the use as holiday accommodation been continuous since that time? Provide dates if not.</p>	<p>I BELIEVE ON AND OFF 20 YEARS</p>
---	--------------------------------------

<p>8. When was Tree House first advertised as holiday accommodation?</p> <p>Has the use as holiday accommodation been continuous since that time? Provide dates if not.</p>	<p>TEMPORARILY AIR BNB USE IN THE LAST YEAR IT HAS BEEN USED MAINLY AS RESIDENTIAL USE</p>
<p>9. What restrictions/limitations are placed on guests to either property if any?</p> <p>Are any areas of the property Anchor Paddock restricted to guests?</p>	<p>N/A</p>
<p>10. The driveway that leads to White Barn is separate from the driveway from Anchor Paddock. When was this new driveway to White Barn substantially complete?</p>	<p>THE TRACK HAS BEEN IN PLACE I BELIEVE OVER 10 YEARS AS LAND WAS USED FOR TOURING</p>
<p>11.. Retaining walls have been built to the North of the property known as 'White Barn' – when were these substantially complete and what is their purpose?</p>	<p>BEFORE OUR OWNERSHIP</p>

<p>16. Question 12 on the previous PCN your answer stated 'some subsequent internal works' had been completed in the property known as 'White Barn'. What are these internal works?</p> <p>What is the habitable square footage of 'White Barn'? Include all habitable parts including any mezzanine?</p>	<p>REMODELLING AND MEZZANINE</p> <p>I BELIEVE IN THE REGION OVER 1700M OR JUST OVER</p>
<p>17. When was the greenhouse constructed and substantially complete on the land known as 'White Barn'?</p>	<p>CERTIFICATE OF CAUTIONS ITS BEEN IN SITU OVER 15 YEARS</p>
<p>18. When was the double garage constructed and substantially complete on the land known as 'White Barn'?</p>	<p>APPLICATION GOING IN</p>
<p>19. When was the office/outbuilding adjacent to Anchor Paddock on the West constructed and substantially complete?</p>	<p>APPLICATION GOING IN</p>

<p>20. How is 'White Barn' connected to Anchor Paddock or have the two sites been separated off to provide a separate dwelling?</p> <p>Apart from the first part of the driveway how are the dwellings connected/separated?</p>	<p>AS PER PLANNING</p>
<p>21. How is 'Tree House' connected to Anchor Paddock or have the two sites been separated off to provide a separate dwelling?</p> <p>Apart from the first part of the driveway how are the dwellings connected/separated?</p>	<p>APPLICATION BEING SUBMITTED</p>

Signature:



Name
(Block Capitals)

MICHELLE WHITE

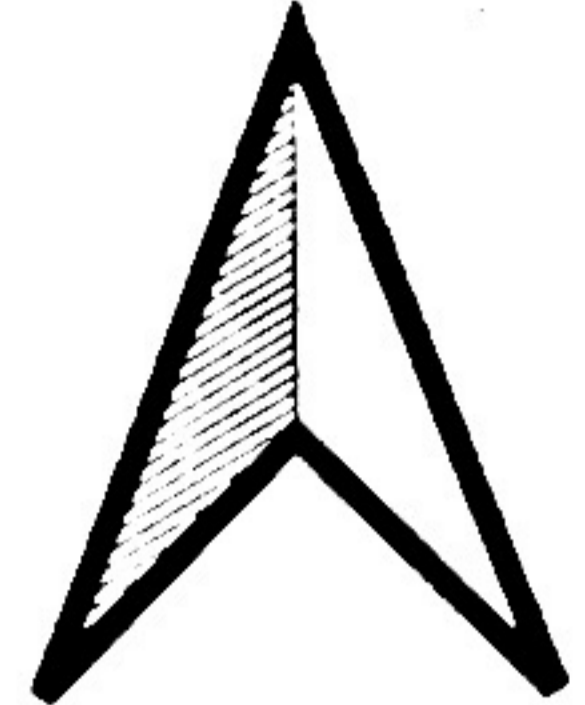
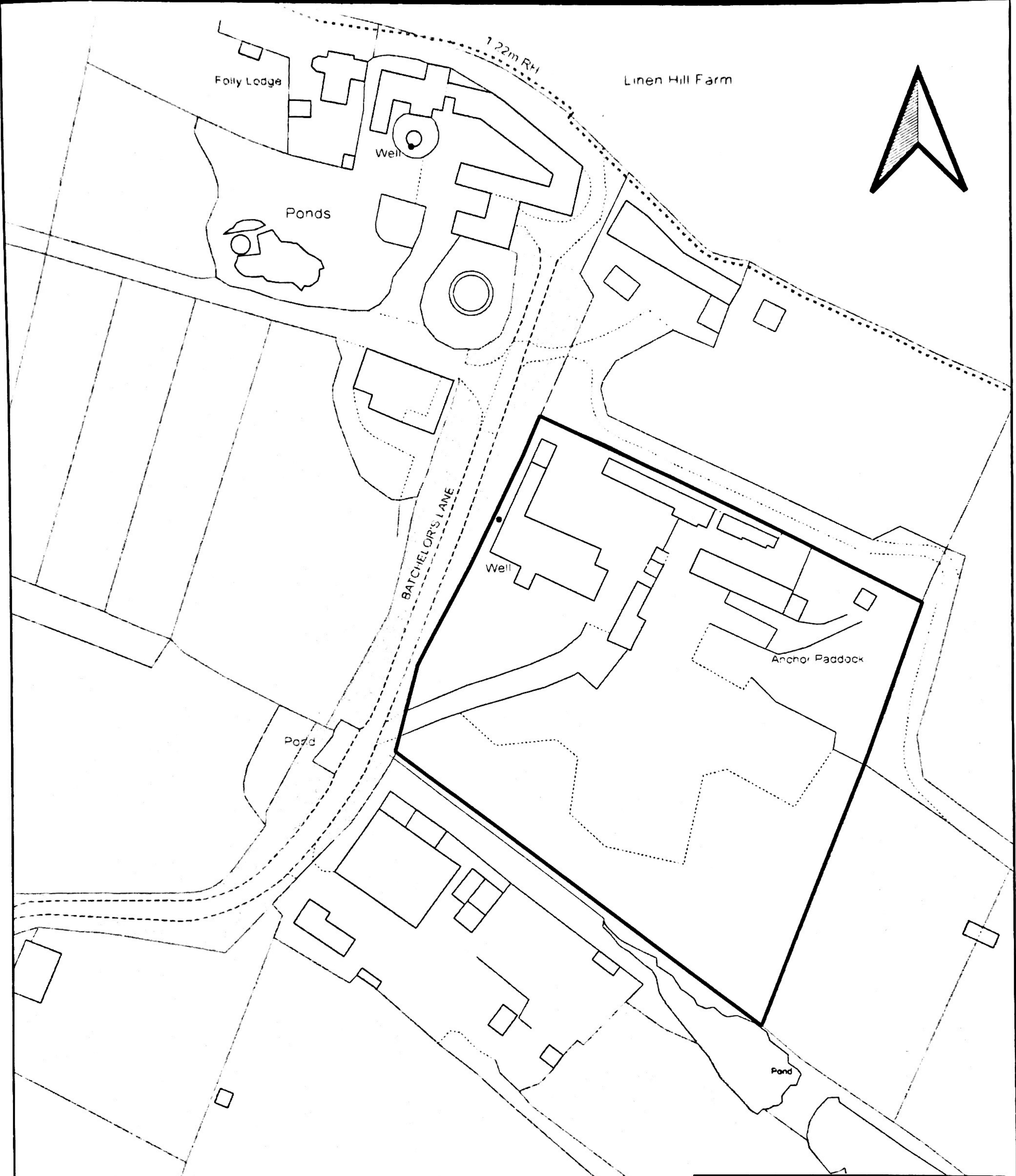
Address:

WHITEBARN, ANCHOR PADDOCK

BATCHLORS LANE BAZI 7DT

Date:

27/01/2024



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ENF/20/0313
Anchor Paddock
Batchelors Lane
Holt
Wimborne
BH21 7DS
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