



**Development Management**  
PO Box 9148  
Christchurch  
BH23 9JQ

## **Town & Country Planning Act 1990**

### **Section 191 of the Town & Country Planning (Development Management Procedure) (England) Order 2015: article 39**

Mr James Cain  
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United Kingdom

#### **Grant of Certificate of Lawfulness for an Existing Use or Development**

Application reference no: **3/17/2526/CLE**

The East Dorset District Council hereby certify that on 9 September 2017 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would be lawful within the meaning of section 191 of the Town & Country Planning Act 1990 for the following reasons;

The Applicant has provided the Council with sufficient evidence to establish that the land described in the Second Schedule has been used for the purposes subject of the development as described in the First Schedule and is thereby considered to be lawful.

#### **First 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.

#### **Second Schedule**

Anchor Paddock, Batchelors Lane, Holt, Wimborne, Dorset, BH21 7DS

Signed   
Head of Planning

Decision Date: 2 November 2017

## **Notes**

1. This certificate is issued solely for the purposes of section 191 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date, and therefore would not be liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which would be materially different to that described or which relates to other land may render the owner or occupier liable to enforcement action.

## **Appeals**

- If you are aggrieved by the decision of the local planning authority you can appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990. There is currently no time limit within which to appeal however this is normally expected to be received within 6 months.
- Appeals must be made using the Appeals Casework Portal which is available at <http://www.planningportal.gov.uk/planning/appeals/> alternatively, please call The Planning Inspectorate on 0303 444 5000.
- Please note that only the applicant possesses the right of appeal.