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Jane Meadows
Enforcement Officer
Dorset Council
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27th November 2023

BY EMAIL TO jane.meadows@dorsetcouncil.gov.uk

Dear Jane

Planning Enforcement Reference: ENF/20/0313

Michelle White – Anchor Paddock, Batchelor’s Lane, Holt BH21 7EX

Further to the serving of a Planning Contravention Notice in relation to the above address and reference, please find enclosed with this letter a response to each question made by my client.

I consider that it will be useful to set out how my client proposes to regularise the alleged breaches and the site as whole.

There are a number of items which are considered to be immune from enforcement action due to the passage of time. These do not rely upon the imminent change from 4 years to 10 years for a residential use or operational development as set out in the Levelling Up Bill. All of the following items are considered to be immune due to the passage of 10 years and my client is currently getting plans drawn up and evidence compiled for the following applications:

A - Lawful Development Certificate for use of the Treehouse as a self-contained dwelling

B – Lawful Development Certificate for the larger pink area as set out in your Q7 and highlighted by the green arrow below as part of the dwelling at Anchor Paddock



C – Lawful Development Certificate for use of the land south of White Barn for the storage of caravans and vehicles and other items

Given that the Christmas break is fast approaching and the need to get plans drawn up and evidence from third parties, it is requested that a reasonable deadline would be **31st January 2024** to get these applications submitted to Dorset Council.

It is in the interest of my client and the local planning authority to regularise the three items above before then moving on to the submission of what will likely be one all-encompassing planning application to apply retrospectively for some of the remaining buildings on the site. My client will likely request a pre-application meeting with the Planning Department at that point to set out a plan which will potentially involve the demolition of some lawful buildings to offset the impact upon the Green Belt of some of the buildings and extensions which have been erected.

Please confirm that you are happy with this strategy by return.

Yours sincerely



James Cain MA(Hons), MPlan, MRTPI
Director