

Anchor Paddock, Holt Wood, Wimborne, BH21 7DS

Summary Proof of Evidence as to the use of and works to Anchor Paddock,

White Barn and the Treehouse

Between 2020 and today

By Michael White

SUMMARY PROOF OF EVIDENCE IN RESPECT OF THE WORKS TO ANCHOR PADDOCK WHITE BARN AND TREE HOUSE

1. Connection to the Site at Anchor Paddock, Holt Wood, Wimborne, BH21 7DS (“the Site”)

- 1.1.** I am an equitable owner of the titles subject to these enforcement appeals with my wife Michelle White, the legal owner of both titles. We purchased these in 2020 and we have lived there as a family since then.

2. Site history and context

- 2.1.** In October 2019 I made an offer on Anchor paddock. Due to covid and Lockdown we were not able to complete until May 2020. During this time I had several developments going on locally as well as supplying PPE to fight the pandemic.
- 2.2.** Our landlord gave us our notice so made a decision to look to secure Anchor Paddock as a home for our family.
- 2.3.** I borrowed approximately [REDACTED] and used [REDACTED] to buy Anchor Paddock, with the intention of my family living at Anchor Paddock whilst gaining a Class Q planning permission for the barn (which became White Barn).

3. Works to Anchor Paddock

Anchor Paddock development

- 3.1.** At the time covid constraints made it difficult to have professional opinions and advice due to working restrictions. We made a point of only doing works we felt would not require planning or could be justified in a retrospective application.
- 3.2.** We had an excessive number of buildings, and we felt that we could remove some and move some into better locations whilst improving the overall outlook and layout. We took this into account on both sides of the site using existing built form

or what we felt would be considered infill.

Dormer extension

- 3.3.** We had been made aware of right to rise so mistakenly assumed that the added height wouldn't be an issue.

Extensions to Anchor Paddock East and Anchor Paddock West

- 3.4.** The infill extension (Anchor Paddock West) is something I thought was under permitted development and replacing the family room (Anchor Paddock East) I thought would be considered a replacement.
- 3.5.** I received a follow up letter from the enforcement visit in July 2020 which I understood Christine confirmed the extensions were considered permitted development (or at least likely to be so) so we didn't need to do anything further about those, but a planning application would be required for the dormer.
- 3.6.** We have tried extremely hard to regularise Anchor Paddock.

4. Works to the Treehouse

- 4.1.** The Treehouse was an independent dwelling that was being used by Stuart Coles the son of the owners of Anchor Paddock, when we took over the Treehouse with all living amenities, including cooking appliances and fixed fittings. When we moved into Anchor Paddock the Treehouse was occupied by Richard Anderson.
- 4.2.** In March 2021 we remodeled the treehouse and continued to rent it out as a private house.
- 4.3.** I understand the Council have raised potential flood risk as an issue for the Tree House. This is nonsense.

5. White Barn

- 5.1. We made a plan to secure a Class Q at the White Barn and Teen Annex buildings.
- 5.2. We were a little delayed in getting our application in because of new Covid restrictions but managed to submit the application 19 December 2020. We received a non-determination 5 March 2021. Trying to sell a Class Q is not easy as not many people understand it let alone a non-determination. We decided to apply for a Certificate of Lawfulness that would allow me to sell the site as these applications should be very straight forward. We applied and our application wasn't registered until July 2021 and we did not get any single correspondence until March 2022... almost 2 years into my borrowing.
- 5.3. [REDACTED] due to Covid. Also, Class Q approvals have to be completed within 3 years and we had no choice but to raise money to develop White Barn for ourselves. In June 2022 we began working on White Barn.
- 5.4. We had our [REDACTED]
- 5.5. We decide we will try to sell Anchor Paddock but couldn't with the threat of enforcement and so begin the process of a planning application which we submitted in October 2022.
- 5.6. We completed the initial conversion of White Barn by March. Later we completed the side extension teen annex for [REDACTED] with the glazed link to connect it to the main house.

The greenhouse, office, garage and chicken coup

- 5.7. We would need an office for me to do the administration on my development projects and that could also double up as a health and safety room for the enterprise we would like to do that is, chicken eggs, strawberries for local pubs

and oregano to make oil used for holistic skin care, all on pause for the moment.

- 5.8.** The greenhouse is on the same pad as its original and the bays are the same, we just took down all of the wood surround and made it slightly smaller in length, but taller and built in brick.
- 5.9.** We made a point of putting the office behind the Garage. We had to demolish the original buildings at the front at an early stage in the project to get access to the barn, but I always intended to replace them. The garage and office are the same foot print as the buildings they replace as shown on the ARC survey overlay.
- 5.10.** The Garage is a direct replacement of what was on site when we bought the site, and we need it to house gardening equipment, and tree equipment and kids bikes, our car and electric charging points.
- 5.11.** The Chicken coup is for agriculture.

Swimming pool and retaining wall

- 5.12.** Re the swimming pool, we placed it in a position that we felt wouldn't be a problem in the greenbelt
- 5.13.** The retaining wall came about as the site levels were very different and a lot of the rear was made up ground that was retained a little anyway. We removed a lot of the tarmac and rubble before going down another 600cm to take away requirements of a slope. We used railway sleepers and didn't see it as significant works that would be considered development.

6. Enforcement

6.1. Regarding enforcement, Christine our enforcement officer had left East Dorset and we did not hear from the enforcement team re Anchor Paddock until the end of July 2022 when a visit was arranged with Jane meadows.

6.2. We substantially completed White Barn and the Teen Annex by March 2023. We were only able to secure build to let funding from Kent Reliance with strict conditions that we could not live in the Anchor Paddock house.

6.3. Our original intention was always to regularise the extension and glazed link after dealing with Anchor Paddock outstanding issues.

6.4. [REDACTED]

6.5. Once the money was paid back to Basset Estates we borrowed from them to buy Oak Tree Paddock in June of 2023. We were able to secure a planning permission in October 2024. But this project is on hold until funds can be released once the enforcement is resolved.

6.6. We are now in the process of separating 8 acres from Oak Tree Paddock to be added to White Barn as planned for agriculture.

6.7. We prioritised Anchor Paddock and the Treehouse because of the dates (4 year rule) we had to get a lot of surveys and measurements done and got multiple drawings made up. [REDACTED]

[REDACTED] I still made sure to try and fulfil my agreement with enforcement. I was very intimidated by the repeated visits which scared me and my family and I did not understand why it was necessary to go inside when all the building works could be seen from outside.

6.8. Further documents which I may wish to refer to:

- MW1 ARC survey May 2020 showing the buildings in situ at the time
- MW2 ARC survey December 2024 showing the buildings in 2020 overlaid with the changes in the buildings to the site by 2024
- MW3 Aerial image from 2002 of the site showing the layout and including assumed curtilage at the time
- MW4 Our proposed curtilage plan shared with the Council with indicative landscape proposals
- MW5 Aerial image showing teen annex building
- MW6 My sketch of potential landscaping
- MW7 ROAVR Group Bat Survey 10/1/2025
- MW8 View from north of Teen Annex
- MW9 Schedule of buildings with mine and the Council's measurements