

CORE DOCUMENTS – APP/D1265/C/24/3351182-7

CD1 – Documents provided by the Council

Planning history and use

- CD1.001 Enforcement Notices ENF/20/0313
- CD1.001a Enforcement Notice Plan
- CD1.002 Expediency Report (Appendices 2-5 duplicated as below)
- CD1.002a Appendix 6
- CD1.002b Appendix 7
- CD1.002c Delegated Decision Report
- CD1.003 Land Registry title **DT129944**
- CD1.004 Land Registry title **DT476843**
- CD1.005 OS Map 1888 to 1913
- CD1.006 Aerial Photography 1947
Sales Particulars produced:
- CD1.007a Christopher Batten 2015/2016 (Appendix 2 of Expediency Report)
- CD1.007b Edwards/Fine and Country 2019/2020 (Appendix 3 of Expediency Report)
Planning permission **3/80/1858**
- CD1.008a Decision
- CD1.008b Plans including:
Floor and elevation plans
Location plan
- CD1.008c Application Form
- CD1.009 Historic copy of Land Registry title DT129944 dated 30 October 2007.
- CD1.010 Sundial Magazine Issue 141 (extract). (Appendix 5 of Expediency Report)
Certificate of Lawfulness (Existing) **3/16/1460/CLE.**
- CD1.011a Decision letter
- CD1.011b Plans including:
Location Plan
Illustrative floor plan
- CD1.011c Application form and
Revised application form
- CD1.011d Supporting Statement

	Certificate of Lawfulness (Existing) 3/17/2526/CLE .
CD1.012a	Decision letter
CD1.012b	Plans including Location Plan Illustrative floor plan
CD1.012c	Application form
CD1.012d	Supporting Statement
CD1.013	HE Naturist Article – Special of Dilly Dallys dated 2008 (Redacted). (Appendix 5 of Expediency Report)
CD1.014	HE Naturist Article -November 2002 Edition (Redacted). (Appendix 5 of Expediency Report)
CD1.015	HE Naturist Article -April 2008 Edition (Redacted). (Appendix 5 of Expediency Report)
CD1.016	(16a-16h) Trip Advisor Reviews for Dilly Dallys (Appendix 4 of Expediency Report)
CD1.017	Aerial Photography 2017/2018
CD1.018	Aerial Photography 2020/21
CD1.019	Statutory Declaration of Stuart Coles
CD1.020	Photographs from site visit on 28th July 2020
CD1.021	PCN response dated 26th November 2023
CD1.022	Class A1-A4 of Part 1, Schedule 2 to the GDPO as in effect between 25th May 2019 to 31st July 2020)
CD1.023	Proposed planning conditions for Anchor Paddock. Documents relating to application 3/20/2281/PNAGD
CD1.024a	Decision letter
CD1.024b	Plans including Location Plan Proposed Elevations Proposed Floor plans Existing elevations Existing plan section (missed from paginated version but is duplication of 25bv below)
CD1.024c	Application form
CD1.024d	Photographs submitted by agent
CD1.024e	Supporting Statement Documents relating to application 3/21/1384/CLP
CD1.025a	Decision letter
CD1.025b	Plans including

	Location Plan
	Proposed Elevations
	Proposed Floor plans
	Existing elevations
	Existing plan section
CD1.025c	Application form
CD1.025d	Structural report
CD1.025e	Supporting Statement (see CD1.024e)
CD1.026	Aerial Photography 2022
CD1.027	Aerial Photography 2023
CD1.028	Photographs from site visit on 7th November 2023.
CD1.029	Photographs from site visit on 8th January 2024.
	Documents relating to P/CLE/2024/01226
CD1.030a	Decision letter
CD1.030b	Plans including: Site and location Plan Elevation plan
CD1.030c	Application form
CD1.030d	Officers' report
CD1.030e	Statutory Declaration (see CD1.019)
CD1.031	Proposed Planning Conditions for the White Barn. Documents relating to application P/CLE/2024/01225
CD1.032a	Decision letter
CD1.032b	Plans includikng Site and location Plan Elevation plan Revised site and location plan
CD1.032c	Application form
CD1.032d	Statutory Declaration (see CD1.019)
CD1.032e	Officers report Documents relating to P/FUL/2024/04000
CD1.033a	Decision letter
CD1.033b	Plans including Site and location Plan Site and block plan
CD1.033c	Application form

CD1.034	Aerial Photography dated 22nd July 2014.
CD1.035	Site visit photographs from 26th June 2024.
CD1.036	Proposed Planning Conditions for the Treehouse Documents relating to application P/CLE/2024/00737
CD1.037a	Decision letter
CD1.037b	Plans including Site and location Plan Elevation plan Revised site and location plan
CD1.037c	Application form
CD1.037d	Historic photographs
CD1.037e	Statutory Declaration (see CD1.019)
CD1.037f	Officers report Documents relating to application P/HOU/2024/00739
CD1.038a	Decision letter
CD1.038b	Plans Elevation plans prior to alteration Dormer floor plan Outbuilding plan Elevations as built Site and location plan Amended Right to rise elevation plan Right to rise floor plan
CD1.038c	Application form
CD1.038d	Bat Roost reports including ESL Preliminary report Part 1 of 2 ROAVR Preliminary report final Part 2 of 2
CD1.038e	Officers report Documents relating to application P/HOU/2023/02656
CD1.039a	Decision letter
CD1.039b	Plans including Location and block plan Existing elevations Existing and proposed floor plans Proposed elevations
CD1.039c	Application form

Legal/Policy Framework

CD1.040	Islington LBC v SSHCLG [2019] EWHC 2691 (Admin)
CD1.041	A plan of public rights of way affected by the site. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
CD1.042a	KS1
CD1.042b	KS2
CD1.042c	KS3
CD1.042d	ME1
CD1.042e	HE2
CD1.043	AGLV Text
CD1.044	East Dorset Landscape Character Assessment
CD1.045	Countryside Design Summary Part 3
CD1.046	Countryside Design Summary Part 2
CD1.047	Countryside Design Summary Part 1
CD1.048	The Dorset Heathlands Planning Framework 2020-2025
CD1.049	Dorset Council 5 Year Housing Land Supply APS Report
CD1.050	Dorset Council confirmed Annual Position Statement - Appendices A to G - Site tables
CD1.051	Dorset Council confirmed Annual Position Statement 2024 – main report

Council's Case

Council's Questionnaires:

CD1.052a	3351182- zip file numbered 1075882
CD1.052b	3351184 – zip file numbered 1075909
CD1.052c	3351186 – zip file numbered 1075911
CD1.053	Council's appeal statement
CD1.054a	Jane Meadows Summary Proof of Evidence
CD1.054b	Jane Meadows Proof of Evidence with Appendices
CD1.055a	Ellie Lee Summary Proof of Evidence
CD1.055b	Ellie Lee Proof of Evidence
CD1.055c	Ellie Lee Appendices
CD1.056	Nikki Taylor Proof of Evidence

CD2 – Documents provided by the Appellant

Appeal Statement Attachments

- CD2.001 Copy Of Enforcement Notices and Plan (see CD1.001 and CD1.001a)
- CD2.002 [Appellant's Site Plan and Key](#)
- CD2.003 Title To Anchor Paddock and White Barn (see CD1.003 and CD1.004)
- CD2.004 [Title To Adjacent Land DT333721](#)
- CD2.005 [Title To Other Agricultural Land Holtwood House and Priors Corner DT426244](#)
- CD2.006 Planning Permission For 1980s Extension Showing Extent of Original Dwelling 3/80/1858 (see CD1.008)
- CD2.007 [Historic OS Maps](#)
- CD2.008 [Google Earth Images](#)
- CD2.009 Refused Certificate of Lawfulness for Dilly Dallys 3/16/1460/CLE (see CD1.011)
- CD2.010 Granted Certificate of Lawfulness for Dilly Dallys 3/17/2526/CLE (see CD1.012)
- CD2.011 [Covid Timeline](#)
- CD2.012 PCN Response 26/11/2023(see CD1.021) and [covering letter](#)
- CD2.013 Class Q Application (White Barn) (see CD1.024)
- CD2.014 Certificate Of Lawfulness Application for White Barn (Withdrawn) 3/21/1384/CLP (see CD1.025)
- CD2.015 [7 August 2020 Letter from Dorset Council Asking for A Regularisation Application for The Dormer](#)
- CD2.016 [Planning Application to Regularise Dormer \(Withdrawn\) P/HOU/2022/06621](#)
- CD2.017 Second Planning Application to Regularise Dormer (Refused) P/HOU/2023/02656 (see CD1.039)
- CD2.018 Certificate Of Lawfulness for The Dormer (Refused) P/CLE/2024/00737 (see CD1.037)
- CD2.019 Third Planning Application to Regularise Dormer Including Demolition of Outbuilding (Refused) P/HOU/2024/00739 (see CD1.038)
- CD2.020 Certificate Of Lawfulness Application for Greenhouse (Refused) P/CLE/2024/01226 (see CD1.030)
- CD2.021 Certificate of Lawfulness for Treehouse (Refused) P/CLE/2024/01225 (see CD1.032)
[With Additional Documents and Photographs CD2.021g -CD2.021zm](#)

- CD2.022 Planning Application to Regularise Treehouse Works (Declined to determine)
P/FUL/2024/04000 (see CD1.033)
- CD2.023 *Appeal Decision Atlanta APP/X0360/C/22/3313844, 330355 & 3310598*
- CD2.024 *Oates V SSCLG & Canterbury Cc [2018] EWCA Civ 2229 (12 October 2018)*
- CD2.025 *Atlanta Replacement Permission*
- CD2.026 *Atlanta Rebuild Permission*
- CD2.027 *Gravesham BC V SSE & O'Brien*
- CD2.028 *Impey V Secretary of State for The Environment (QBD 2 Jan 1983)*
- CD2.029 *SSCLG V Welwyn Hatfield*
- CD2.030 *Warehams Farmhouse APP/A3655/D/21/3288976*
- CD2.031 *Warehams Farmhouse Planning Obligation*
- CD2.032 *Anchor Paddock Draft Planning Obligation*
- CD2.033 Bat Survey – ROAVR Preliminary Roost Assessment final June 2024 (see CD1.038d
part 2 of 2)
- CD2.034 *Receipt For Dorset Heaths Payment Re White Barn*
- CD2.035 *Works Underway at Treehouse*
- CD2.036 Set Of Photographs Showing Agricultural Use of White Barn (included in CD1.024d)
- CD2.037 *Class AA Scheme Plans for Original Dwelling*

Appellant's further Appeal Statement Attachments

- CD2.038 *1950 Photo*
- CD2.039a *Dorset Level 1 SFRA Feb 2023 Full*
- CD2.039b *Dorset Level 1 SFRA Feb 2023 Edit*
- CD2.040 *EA Flood Risk for Planning*
- CD2.041 *EA Surface Water*
- CD2.042 1947 Aerial Photo Dorset Explorer (see CD1.006)
- CD2.043 *Brian Rosebank (not signed)*
- CD2.044 *PD Compliant Anchor Paddock East*
- CD2.045 *PD Compliant Dormer*
- CD2.046 *Gary Taylor (not signed)*
- CD2.047 *Structural report Anchor Paddock Batchelors Lane Wimborne*
- CD2.048 *Oak Tree Paddock P/FUL/2024/00324 Report*
- CD2.049 *Longhow P/FUL/2024/01423 Report*

Statements of Case

- CD2.050 Appellant's appeal statement 3 September 2024
- CD2.051 Further Appeal Statement
- CD2.052 Michael White Proof of Evidence
- CD2.053 James Cain Proof of Evidence
- CD2.054 Gary Taylor Proof of Evidence
- CD2.055 Tim Sanger Proof of Evidence
- CD2.056 Stuart Coles Proof of Evidence

CD3 – Statement of Common Ground

- CD3.001 Statement of Common Ground
- CD3.002 Tree House at Anchor Paddock, Holt 9JAN25
- CD3.003 White Barn, Anchors Paddock, Holt 9JAN25
- CD3.004 Plan ENF 20 0313 Annotated
- CD3.005 Schedule of Buildings