

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.

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: 7 November 2023

Signed: 

Nominated Officer
Dorset Council

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.

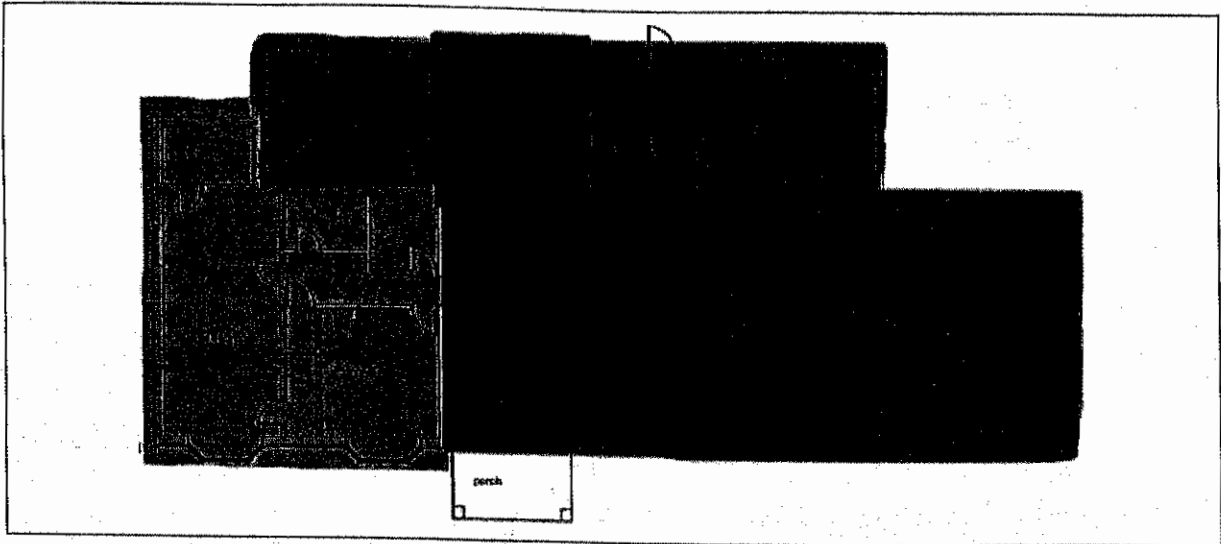
Please use block capitals:

1. Name (in full) and address of the owner of the land?	MICHELLE WHITE WHITEBARN ANCHOR PADDOCK BATCHELORS LANE, HOLT, BH21 7DS
2. Name (in full) and address of the occupier(s) of the land?	MYSELF + FAMILY ANCHOR PADDOCK - TENANT
3. Name and address of any Mortgagee of the land?	MYSELF - AS ABOVE
4. The nature of your interest in the land if none of the above?	HOMEOWNER

<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>	<p>KENT RELIANCE MORTGAGE</p>
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<p>6. Dormer extension on the property known as Anchor Paddock exceeds permitted development rights. How high above the original roof line is the new roof line?</p> <p>When was the extension to the Dormer on the property substantially complete?</p>	<p>30CM July 2020</p>
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<p>7. The rear extension to the house (as submitted in P/HOU/2023/02656) exceeds 318.3% increase on the original house. This does not have planning permission – how do you intend rectifying this breach of planning control?</p> <p>When was this extension substantially complete identified in pink?</p>	<p>MY PLANNING CONSULTANT IS PREPARING APPLICATIONS TO REGULARISE THIS. HE WILL BE IN TOUCH SEPERATELY REGARDING TIMESCALES FOR SUBMISSION. THE LARGER PINK AREA HAS BEEN IN SITU FOR MORE THAN 10 YEARS AND A LAWFUL DEVELOPMENT CERTIFICATE IS BEING PREPARED.</p>
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<p>8. 3/20/2281/PNAGD relates to your class Q conversion of a barn within your land.</p> <p>When did the conversion start?</p>	<p>ROUGHY May 2020</p>
<p>9. When was this conversion substantially complete?</p> <p>If not complete, when do you hope to complete this conversion?</p>	<p>Dec 2020</p>
<p>10. As the site is outside of 400m but within 5km of a European protected heathland you were required to submit a Regulation 77 Habitats Regulations application to obtain approval prior to commencement of the conversion. Please provide evidence of this being completed?</p>	<p>A SAMM PAYMENT HAS BEEN MADE TO NICKY KELLY (CIL OFFICER) THIS HAS SERVED TO MITIGATE ANY POTENTIAL IMPACTS UPON THE DORSET HEATHLANDS</p>

<p>11.. Residential curtilage around the Class Q conversion is very small as granted through 3/20/2281/PNAGD.</p> <p>How is the Class Q conversion accessed?</p> <p>Is a further application intended to extend the curtilage?</p>	<p>WHITEBARN IS ACCESSED VIA THE SHARED ACCESS DRIVE DRIVE FROM BATHLOW LANE.</p> <p>—</p> <p>YES</p>
<p>12. Have any alterations been made to the Class Q conversion since it's completion?</p> <p>If so, provide details of what alterations have been made?</p>	<p>A SMALL EXTENSION AND A LINK EXTENSION ADDED</p> <p>SOME SUBSEQUENT INTERNAL WORKS. THESE WILL BE REGULARISED VIA THE APPLICATIONS SUBMITTED BY MY PLANNING CONSULTANT</p>
<p>13. The land to the east of the driveway of Anchor Paddock has an agricultural use?</p> <p>What use is currently being made of this land?</p>	<p>I AM UNSURE ABOUT THE QUESTION IT IS NOT CLEAR. APPLICATIONS ARE BEING PREPARED WHICH WILL REGULARISE THE EXTENT OF CURTLAGE AND LAND SURROUNDING.</p>
<p>14. What if any engineering works have taken place on this land?</p>	<p>I AM UNSURE WHICH IS BEING REFERRED TO.</p>

<p>15. Aerial photography suggests a number of additional buildings and structures have appeared on this land since 2020. What buildings/structures have been built, provide dates they were substantially complete and what their purpose is?</p> <p>Provide a plan on an additional piece of paper, identifying each building/structure?</p>	<p>THIS IS AN INVESTIGATION TRAWL WHICH IS NOT ACCEPTABLE UNDER THE NPPG GUIDANCE. MY PLANNING CONSULTANT WILL BE PROVIDING A REGULARISATION STRATEGY FOR THE WHOLE SITE SEPERATELY.</p>
<p>16. Has the agricultural land been separated off from the residential curtilage of Anchor Paddock by way of fence or other partition?</p> <p>If so when was this substantially completed and by what means?</p>	<p>PART OF THE OVERALL REGULARISATION STRATEGY WILL WILL BE TO ENSURE THAT THE MAJORITY OF THE LAND SOUTH OF WHITE BARN IS OPEN FIELDS. THIS WILL ALL BE SET OUT BY MY PLANNING CONSULTANT</p>
<p>17. Has the Class Q conversion been separated off from the agricultural land or Anchor Paddock main house by way of fence or other partition?</p> <p>If so when was this substantially completed and by what means?</p>	<p>SEE RESPONSE TO QUESTION 16.</p>
<p>18. If a business or agricultural use is being made of the agricultural land is being made, provide details of the business owner and dates when this use started?</p>	<p>NO SUCH USES BEING MADE</p>

Signature:



Name
(Block Capitals)

MICHELLE WHITE

Address:

WHITE BARN, BATCHELORS LANE

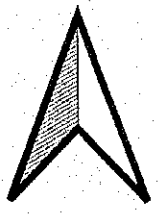
WIMBORNE #421 7DS

Date:

26/11/23

Folly Lodge

Linen Hill Farm



Ponds

Well

BACHELOR'S LANE

Well

Anchor Paddock

Pond

Pond

0 10 20 m



ENF/20/0313

Anchor Paddock
Batchelors Lane
Holt
Wimborne
BH21 7DS

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