

Anchor Paddock, Holt Wood, Wimborne, BH21 7DS

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

PROOF OF EVIDENCE IN RESPECT OF THE WORKS TO ANCHOR PADDOCK WHITE BARN AND TREEHOUSE IN SUPPORT OF THE FOLLOWING APPEALS AGAINST ENFORCEMENT:

- APP/D1265/C/24/3351182** Notice alleging:
1. the construction of a single storey rear extension,
- APP/D1265/C/24/3351183** 2. the construction of a dormer extension.
- APP/D1265/C/24/3351184** Notice alleging: 1. the conversion of a barn/ outbuilding to a habitable dwelling including operational development to extend the barn building.
- APP/D1265/C/24/3351185** 2. The construction of a garage, outbuildings, green house, swimming pool, chicken coup and associated hard standing.
- APP/D1265/C/24/3351186** Notice alleging construction of a separate C3 dwelling house

APP/D1265/C/24/3351187

Date Of Inquiry: 4 – 6 February 2025

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: DT476843 (the Treehouse and Anchor Paddock), and DT476843 (White Barn) 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, with a view of completing in March 2020. 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

working closely with the London Borough Councils to supply them PPE including facemasks, aprons and hand sanitizer etc. to fight the pandemic.

2.2. At the time we were renting a local house called Spreadoak on the next road along called Bakers Lane, [REDACTED]

2.3. We bought the site with the intention of redeveloping Anchor Paddock and to convert the Barn and split the 3 acre site to create two homes. At the time of my offer I was in the process of developing a 5 acre farm development a few hundred metres away called Horseshoes Farm under class Q converting 2 barns and a farmhouse. This adjoined another 5 acre farm called Priors Corner that I also owned.

2.4. At Priors Corner I was trying to get planning permission for a barn or stable block that would allow me to store hay from the grass and house agricultural machinery as in total I was responsible for over 10 acres, 300 trees, hedgerows, a pond and bridle paths that I had to maintain etc. First Application was made in June but not registered until the 11th of August 2020 for a barn 3/20/1401/FUL this was needed for the hay that was going to be collected at the end of September. Due to Covid, we didn't get any correspondence until April 2021 asking for a reduction in size, we obliged in with new plans 6th of May 2021 and a decision wasn't given to us until the 13th of December 2021. Over 16 months, but that was the case for most applications during Covid, I know several developers and my planning advisors confirmed the same.

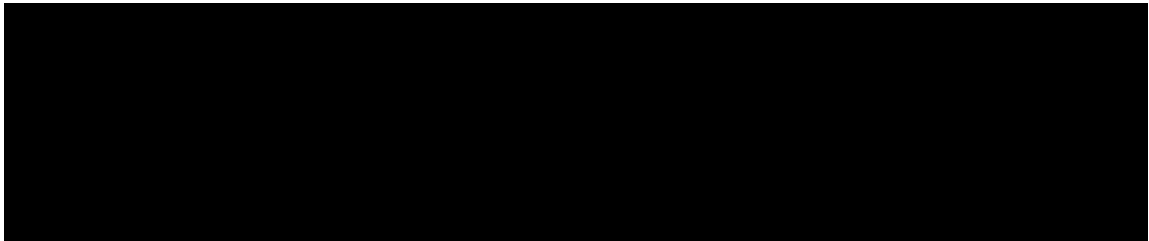
2.5. During the first Covid Lockdown in March 2020, our landlord at Spreadoak gave us our notice and a maximum of 6 months to move. We were unable to secure any other local property so made a decision to look to secure Anchor Paddock as a home for our family as all properties at Horseshoes Farm were sold and had [REDACTED] to them.

2.6. I borrowed approximately [REDACTED] from my company and [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) and we would split the titles and sell White Barn to pay back my company and retain Anchor Paddock.

2.7. At Priors Corner I had multiple containers on the land storing PPE and had to extend hard standings to erect secure temporary buildings to be able to facilitate the London council requirements. Due to Covid, and with travel being at a minimum, I was given a document to travel freely by the council alliance formed in London which meant I was having to do all the deliveries to various depots, and attend meetings, which was an extremely taxing time.

2.8.



2.9. Priors Corner is in full view of the public so predictably Dorset Planning Enforcement received daily phone calls about the activity at Priors Corner but were sympathetic to our position.

2.10. Immediately after completing in mid-May we had started works at Anchor Paddock to make it child friendly and into a long term family home, we [redacted] and [redacted] living with us. We made a plan to separate the land, but our focus at that time was on Anchor paddock.

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 to assure both homes would have garages and storage in the areas of land that were already developed with hard standing. We removed the Pool Building, summer house from the front garden, rebuilt the family room (same location) and replaced a semi built building with Anchor Paddock Garage in the (same location).

Dormer extension

- 3.3.** This was one of the first decisions made. There was an existing spiral staircase and a large loft area that was being used for storage that we were able to utilise as a bedroom/bathroom. We had been made aware of right to rise so mistakenly assumed that the added height wouldn't be an issue. We had an enforcement meeting on site 29 July 2020, as we were finishing construction, the response was we had to get it regulated.

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) with block structured walls I thought would be considered a replacement because one of the original walls belonging to the house had remained up and it wasn't materially larger. The structure was up and down within a few days.
- 3.5.** I didn't avoid planning permission, we really didn't think I needed it, and again because of Covid we had no one to ask and needed to complete the works to move in. This thought process was somewhat strengthened when we had the enforcement visit from Christine Harvey and her senior Mark in July 2020. We showed them around the site and explained what we had done.
- 3.6.** Christine Harvey had been told that we were adding an additional storey to the bungalow which clearly wasn't the case... It was a very pleasant meeting,

Enforcement said they would speak with the planning team about what we had built and relay if planning was necessary.

3.7. I received a follow up letter in 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 because it was 6-8 inches above the roofline and ruled out of permitted development on that basis. I understood as long as we would put in a planning application she would hold off on taking any further action. There was no further action either side taken re the extensions. I looked into what would be involved in lowering the height of the dormer so it would be below the ridge line, but as there didn't appear to be an issue with the principle of a dormer, just the fact it was a bit too tall.

3.8. At the start of July 2020, I was able to secure a meeting with planning advisor James Cain who was recommended to us by the previous owner as he had been involved with ANCHOR PADDOCK for approximately 10 years. Prior to Meeting James, we had worked with 2 architects Jon Harrison/Arc Architects, but due to Covid both had to work remotely especially with Jon [REDACTED], my builders assisted them with dimensional and survey work but due to costs and site experience we chose to work with James with Jon Harrison providing plans.

3.9. We have tried extremely hard to regularise Anchor Paddock and 3 years later and after multiple applications, surveys and 10's of thousands of pounds we are struggling to get the dormer approved and the extensions have now been enforced against as you are aware, even after we offered to demolish one of the Anchor Paddock outbuildings.

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 took full possession in May 2024 we widened the entrance at the front to allow a removal van. I would stay at the Treehouse 3-4 nights a week whilst working at Anchor Paddock. When we moved into Anchor Paddock the Treehouse was occupied by Richard Anderson a previous employer of mine until late Feb 2021.

4.2. In March 2021 we appointed Rosebank construction to remodel the treehouse. These works took about 6 weeks, and we continued to rent it out as a private house. I was aware we were able to apply for a certificate of lawfulness at the treehouse and that an application was prepared by the previous owners. We decided that we were going to prioritise other applications and come back to it in the future. We planned to submit 2 applications for Class Q barns on what are now White Barn and the Teen Annex as well as obtaining planning permission for the dormer.

4.3. I understand the Council have raised potential flood risk as an issue for the Tree House. This is nonsense and you can see from the lay of the land this is simply not going to happen, there has been no indication from the previous owners and given all the land they owned they would not have put the Tree House in a spot liable to flood. I can't rule out that the lane might get wet, but the Tree House is at a substantially higher level and not at risk.

5. White Barn

5.1. My Family moved into Anchor Paddock in September 2020 and focus was now on White Barn.

5.2. After meeting James, we made a plan to secure a Class Q at the White Barn and Teen Annex buildings. Due to Covid we felt it would be impossible to get all the relevant surveys, biodiversity requirements to consider going for a planning permission scheme to comprehensively redevelop, along with Council delays that everyone was experiencing we had no other option. We knew from

speaking to neighbours that Anchor Paddock was originally part of Linen Hill Farm and the buildings were built for agriculture and the site was agricultural for most part. The large barn was for machinery and the smaller barns for storage.

- 5.3.** When we viewed the barn it was part used as a games room but the rear end was still a workshop with changes of levels/pits to get under tractors and vehicles. The sales particulars from Fine & Country are wrong because the games room was just a small room closest to Anchor Paddock and the middle section is mislabeled. We did see the cladding when we viewed the property but by the time we purchased it had all been removed and the whole thing was back to a barn as per the information submitted with the class Q. All the information we had of different uses in the barn dated back to around 2015 so we were happy that a class Q application was the correct approach. The second building considered for Class Q - now the Teen Annex - was connected to AP3 and part used as a seating area, part overspill eating area, and part domestic storage in barn state.
- 5.4.** During the months of September/October we had taken some hay from our fields locally hoping to store them at Priors Corner but had no choice to store them in part of the White Barn until we would look to commence works.
- 5.5.** We had a large site forklift but could only access the site one way which meant having to take down the large garage for access, with a view to building one in the same spot after works were carried out as we didn't want to create any more hard standing.
- 5.6.** 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 almost a year after I had borrowed the money from my company. Trying to sell a Class Q is not easy as not many people understand it let alone a non-determination although it states you can

commence. 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.

5.7. Not only was I having problems with owing this money, my company needed the money so I could operate and do new developments. Added that we didn't know how many more delays were going to come about 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.

5.8. We had our [REDACTED]. We decide we will try to sell Anchor Paddock and begin the process of a planning application which we submitted in October 2022.

5.9. Due to Covid, build costs had risen massively but we are able to secure lending of [REDACTED] against Anchor Paddock from Basset Estates & Loubella at an interest rate of 12% per annum to pay back [REDACTED] (borrowed from them previously towards works at Anchor Paddock and White Barn) and use [REDACTED] to Convert White Barn. This date is 7th October 2022.

5.10. I still owe my company [REDACTED] and now [REDACTED] will be needed to pay back. The plan is to secure planning for the dormer and sell Anchor Paddock to pay back all loans.

5.11. In regards to White Barn, we realised the design is not suitable and we will need more room as a family but also understand that until we convert the barn we cannot apply for the extensions we need. We also decided at that point that an annex for [REDACTED] would suit us better than trying to get another neighbour.

5.12. We completed the initial conversion of White Barn by March 2023 that was habitable, with a loft space but no stairs, ready for occupation bathrooms were complete and a working kitchen. The teen annex structure was complete but needed decorating. Later we completed the side extension, the upstairs bedroom for [REDACTED], the teen annex [REDACTED] with the glazed link to connect it to the main house. We had given up on the idea of making the Teen Annex a separate dwelling, as we didn't have enough evidence of agricultural use and I needed it for my family. There was no chance of selling it because of the enforcement hanging over me.

The greenhouse, office, garage and chicken coup

5.13. 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. White Barncosmetics.com was registered on the 9th of Feb 2024, all on pause for the moment.

5.14. We are using the greenhouse to start in the middle growing bay that is original as are the 2 concrete bays on the outside walls of the greenhouse. 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 for long-term durability. Its single skimmed, with only a water feed.

5.15. The greenhouse works was completed November Feb 2023 and the office was completed at the end of 2022 with the garage a few months before. We made a point of putting the office behind the Garage. The garage is Concrete block construction and the office is made wholly of timber and in a place that a building was in place before and what we considered would be a replacement of the Building in front of the barn that wasn't in a great position. 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 very nearly the same area as the buildings they replace as shown on the ARC survey overlay.

5.16. The office is pivotal to our financial future, [REDACTED] to get an office elsewhere [REDACTED] and without it we cannot continue to work on current ideas without it. [REDACTED] to do anything until we are able to sell something we own. It houses the plant room for White Barn.

5.17. 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.

5.18. The Chicken coup is for agriculture, we will have well in excess of 100 chickens now we have the free-range space, we will aim to get movable coups in the long term, but we built the chicken coup on a hard standing and area where we had some vegetable cages and a small metal clad shed. We plan to sell eggs to the Thatch Pub in Ferndown who will also buy our strawberries.

Swimming pool and retaining wall

5.19. Re the swimming pool, we placed it in a position that we felt wouldn't be a problem in the greenbelt, especially as its not built up. Ross installed the swimming pool. It was installed at low cost when the builders were on site and otherwise couldn't get on with other projects.

5.20. 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.

5.21. Craig built the retaining wall. The land at the back sloped down from the boundary to the barn. This was not ideal because it made the space unusable and there was a danger of water flowing down the slope and into the barn which was being converted to residential. So what we did is remove some of the made up ground to the north of the barn to reduce the ground level below the slab of the barn and levelled it off, using the retaining wall to create a step. The level on the boundary was unchanged. We removed several cubic metres of material, old tarmac etc. The teen annex is the same height as before, but the ground between it and the White Barn is lower to give a flat amenity area and to allow the side extension to have the same floor level as the barn.

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 subsequently submitted the first dormer application and In March 2023. We were told that the first Anchor Paddock dormer application would be refused so we withdrew it and re-submitted the next application with amended plans 9 May 2023. That was subsequently refused and a further application 12 February 2024 was refused on 4 October 2024.

6.3. We substantially completed White Barn and the Teen Annex by March 2023. Knowing we couldn't sell Anchor Paddock due to enforcement on the Dormer we had to approach lenders to pay back Basset Estates; 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.

6.4. With that info we decided to complete the extension at White Barn and start on the glazed link knowing that the council had a 50% policy for extensions on a Class Q that I had had granted on a very local Class Q site in 2022. We made a

point of keeping the extensions well within the 50% and converted the first floor space adding a staircase. We then added the air source heat pumps to the solar panels already in place using part of the office as a pump room hence our need to keep the office.

6.5. Our original intention was always to regularise the extensions after dealing with Anchor Paddock outstanding issues. We finally secured the build to let mortgage to pay back most of the borrowing from Basset estates and Loubella in July 2023 and secure tenants on the first of September 2023. Our mortgage is [REDACTED] per month and we were being paid [REDACTED] per month by the tenant. This rental income was our only income. Due to the tenants being served our enforcement they chose to end their tenancy 14 November 2024.

6.6. We have just managed to secure new tenants but at a price of [REDACTED] without a tenancy due to the uncertainty of enforcement. So now [REDACTED]

6.7. Back in November 2022 we were approached by the owners of the surrounding land who gave us first refusal on the land surrounding us, approx. 9 acres with a stables building that they would auction if we wouldn't buy. We explained our situation and were able to strike a verbal agreement with a promise of purchase. We decided as a family we should look to start a farming enterprise at White Barn. We have since 2015 been involved in Agriculture, we had at least 50 chickens everywhere we have lived selling eggs to local people and businesses, some goats as well.

6.8. Please see below CPH registrations;

6.8.1. CPH 11/271/0034 17th March 2015 Michelle White / Timberyard Bungalow BH21 5DT

6.8.2. CPH 11/264/0403 18th August 2021 Michelle White /Priors Corner BH21 7EX moved to White Barn farm BH21 7DS 23/02/2024

- 6.9.** 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.
- 6.10.** We are now in the process of separating 8 acres from Oak Tree Paddock to be added to White Barn as planned for agriculture.
- 6.11.** Our first enforcement interaction to do with White Barn was on October 30th 2023, at the time [REDACTED] so I was travelling a lot and [REDACTED]. We were subsequently made aware that Jane Meadows was not happy with the buildings and extensions but nothing was mentioned about the barn itself. Once on site we were questioned about the Treehouse and an agreement was made that we would begin to regularise the site in its entirety.
- 6.12.** 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] [REDACTED] I still made sure to try and fulfil my agreement with enforcement and yet we are where we are now. We made it clear to enforcement that nothing at White Barn was close to falling under the 4 year rule and it was always our intention to retrospectively regularise the site. 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.
- 6.13.** Attached are further documents which I may wish to refer to:
- 6.14.** MW1 ARC survey May 2020 showing the buildings in situ at the time of purchase and MW2 ARC survey December 2024 showing the buildings in

2020 overlaid with the changes in the buildings to the site by 2024. I only located this after the appeal was submitted. This shows how careful we were to balance buildings added with buildings removed across the site and in particular that the footprint of the teen annex and the greenhouse are slightly smaller the footprint of the garage and the office almost match the two buildings removed.

- 6.15.** MW3 Aerial image from 2002 of the site showing the layout and including assumed curtilage at the time, this I have used to inform our proposed curtilage shown on MW4 Our proposed curtilage plan shared with the Council with indicative landscape proposals.
- 6.16.** MW5 Aerial image showing predecessor to the teen annex building which had a pitched roof that was taller than the replacement. You cannot see the replacement from outside the site and you obviously can't see the glazed link:
MW8 View from north of Teen Annex
- 6.17.** MW6 My sketch of potential landscaping – I accept that the landscaping I have done so far which was done in a bit of a rush could be improved and this sketch is the vision of what I would like to create. This small curtilage, extensive tree planting will help it all (including the pool) blend into the landscape.
- 6.18.** MW7 ROAVR Group Bat Survey 10/1/2025. We are willing to demolish AP buildings to equalize the volume added. Whilst we are hoping not to have to offer up all of AP3 because it contains the plant room for the pool, we could surrender the middle portion. The Council refused to accept this and sent someone out to inspect for bats, but she didn't check AP3 because it was difficult to get to so I have had it resurveyed. There are no bats in any of the building and no evidence of the existence of bats has been found whilst carrying out any of the work.
- 6.19.** MW9 Schedule of buildings with mine and the Council's measurements. Some of the measurements are a bit different because it depends where you measure from on the slab and where you take the measurements from on a sloping site, but we are not far apart.

Michael White