

**Case Ref:** ENF/20/0313  
**Nature of Enquiry:** Without planning permission, the subdivision of the land into 3 distinct planning units each in Class C3 use, together with associated development.  
**Location:** Anchor Paddock, Batchelors Lane, Holtwood, Holt, BH21 7DS.

## Officer Delegated Decision

**Date: 22 July 2024**

### Decision:

The service of Enforcement Notices with requirements covering the 3 distinct planning units as identified on the plan. As below:

In respect of the development and use of the land outlined in purple on the plan:

1. Demolish and remove the rear extensions identified on the plan in Pink;
2. Demolish and remove the dormer extension identified on the attached plan identified in hatched purple and return the height of the roof of Anchor Paddock to its original level in 2019;
3. Remove all building waste materials from the Land;

In respect of the development and use of the land outlined in orange on the plan.

1. Cease to use the land except for purposes ancillary to the residential use of Anchor Paddock;
2. Remove all kitchen and bathroom fixtures and fittings from the building known as White Barn;
3. Remove the extensions to the building and foundations identified in orange on the plan;
4. Remove the outbuildings and swimming pool identified on the map highlighted in yellow;
5. Disconnect all utilities provided to the buildings and structures identified in yellow;
6. Remove the retaining wall identified on the plan as a blue line;
7. Remove any hardstanding surrounding the building identified as green hatching on the plan;
8. Restore the land and allow to recover;
9. Remove all building materials occurring from the works to dismantle the building from the land;

In respect of the development and use of the land outlined in green on the plan.

1. Remove the building and its foundations identified as brown on the plan;
2. Disconnect all utilities provided to the building;
3. Remove all waste and sewage connections from the land;
4. Remove all building materials occurring from the works to dismantle the building from the land;
5. Restore the land and allow to recover.

This decision is taken under delegated powers, as set out in paragraph 145 of the Officer Scheme of Delegation, which forms part of the Council's Constitution. Paragraph 145 provides delegated powers "To undertake all action in order to regulate any actual, perceived or potential breach of any of the Town and Country Planning Legislation including:

(c) to determine whether to issue any notice including: (i) any requisition for information; (ii) any planning contravention notice; (iii) any enforcement notice; (iv) any breach of condition notice; (v) any notice pursuant to section 215 Town and Country Planning Act 1990; (vi) any temporary stop notice; (vii) any stop notice; (viii) any advertisement discontinuance notice; and/or (ix) any replacement tree notice.

The delegated powers set out in paragraph 145 of the Officer Scheme of Delegation have been passed to the Planning Enforcement Manager through the Local Scheme of Nomination for Planning Services – Executive Director of Place, dated 9 October 2023.

**Key Decision:**

**No**

**Reason(s) for Decisions:**

It appears to the Council that the development referred to above has occurred within the past 4 years, and pursuant to s171B (1) of the TCPA 1990, is not immune from enforcement action. It also appears to the Council that the material change of use of the Land has occurred within the past 10 years and pursuant to s171B(3) of the TCPA 1990 is not immune from enforcement action.

The land lies within the Southeast Dorset Green Belt. In general, the essential characteristic of green belt is openness and permanence. The development is inappropriate.

Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. No special circumstances have been identified; proposals have consistently been refused planning permission

**Decision Maker:**

Darren Hobson, Planning Enforcement Manager

**Alternative options considered and rejected:**

The alternative option of not taking enforcement action is not appropriate in this case, for the reasons set out above.

**Any conflict of interest declared by any member consulted:**

No members consulted.

**Any dispensation granted in respect of any declared conflict of interest:**

**N/A**

