



## Planning Services

County Hall, Colliton Park  
Dorchester, Dorset, DT1 1XJ

☎ 01305 838336- **Development Management**

☎ 01305 224289- **Minerals & Waste**

🌐 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Mr James Cain  
Planning Base Ltd  
5 Seymer Close  
Shillingstone  
Blandford Forum  
DT11 0PH

**Date:** 29 July 2024

**Ref:** P/FUL/2024/04000

**Officer:** Linda Webber

**Team:** Eastern

☎ 01305 838336

✉ [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

Dear Mr Cain

**Application No:** P/FUL/2024/04000

**Location:** Anchor Paddock Batchelors Lane Holt BH21 7DS

**Proposal:** Retention of works to dwelling (see P/CLE/2024/01225) including removal/resizing of windows; replacement cladding; alter pitch of roof

Thank you for your application received on 17 July 2024. My apologies this letter was not emailed on 29<sup>th</sup> July.

I am unable to register your application because it is invalid for the following reason(s): -

1. [The application fee for your proposal is £293.](#)

Payment can be made by debit or credit card online

<https://www.dorsetcouncil.gov.uk/w/making-payments-to-planning>. Please use your application number as a reference and email us to confirm you have made the payment.

[This application cannot be considered under a Householder fee as the application P/CLE/2024/01225 has yet to be determined and it has not been established that this is a legal dwelling. As the red line does not contain a dwelling this would need to be considered as a Full Planning Application. Therefore the fee of £293 for 'Other Operations applies and an additional £35 is required. Alternatively you could withdraw this application and resubmit once the CLE has been determined. If you wish to withdraw the application please let us know in writing.](#)

2. **Block Plan:** [Please submit a block plan](#)

A detailed metric scale drawing, usually at scale 1:500, 1:200 or 1:100 for most applications or 1:1250 or 1:2500, 1:10,000 for major sites more than 1ha, accurately showing the following:

- the direction of North;
- the location within the site of proposed development in relation to the site boundaries, and all other existing buildings on the site, and in context with any neighbouring land, properties and uses;
- for applications for variation of condition or non-material amendments a block plan should clearly identify the area of the amendment/change.

The site/block plan must also include the following if they influence or will be affected by the proposed development:

- all roads and footpaths, existing and proposed access/accesses, turning and parking, including cycle parking/storage;
- all public rights of way crossing or adjoining the site (e.g., footpath, bridleway, restricted byway or byway open to all traffic);
- comply with national guidance on inclusive mobility;
- the extent and type of any hard surfacing;
- the position of all trees on the site, and those on adjacent land that could influence or be affected by the development;
- any boundary treatment including walls or fencing;
- For all new development and uses that produce domestic and commercial waste and recycling the plan must show arrangements for storage and collection of waste; see the Council's guidance Bins for newly built, redeveloped or new council tax registered properties - Dorset Council
- existing and proposed contours.

### 3. Biodiversity check list only

Please complete the Council's biodiversity checklist to help determine whether an ecological survey is required to support your application.

Where the biodiversity checklist indicates that ecological survey/assessment is required, the survey/assessment, together with any mitigation must be completed and submitted with the application before validation can be completed.

Where the checklist indicates that no ecological survey is required, the completed biodiversity checklist must be returned to us as part of validation of your application.

The checklist is available to download on the Council's submit a planning application web page <https://www.dorsetcouncil.gov.uk/-/submit-a-planning-application>

For more information see Ecology Guidance for Planning Applications online at <https://www.dorsetcouncil.gov.uk/-/planning-for-biodiversity>

More specific information about our validation requirements can be found on our website <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning/submit-a-planning-application>

The requested information above must be submitted by: **10 September 2024.**

**If I do not receive the information or hear from you by this day, we will not be able to proceed with your application and it will be closed. Any application fee paid will be refunded (this will not include the planning portal service charge).**

**Should you then wish to proceed you will need to reapply and make a new application.**

If you disagree with our decision not to validate your application, please contact me to discuss why.

You can find out more information about the validation of planning applications online at the planning portal web site using this link:

<https://www.planningportal.co.uk/planning/planning-applications/the-decision-making-process/how-applications-are-processed>

Check planning constraints for your site at [Planning Public \(dorsetcouncil.gov.uk\)](http://dorsetcouncil.gov.uk/planning-public)

Yours sincerely

Linda Webber  
**Technical Support Officer - Eastern Team**