



Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

2. Applicant Details

Town/city	<input type="text" value="Loders"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="DT6 3RY"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Use, Building Works or Activity

Please indicate why you are applying for a lawful development certificate

- An existing use
 Existing building works
 An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant use class. If the use class is not shown, please select 'Other' and provide details.

Use Classes	<input type="text" value="Other"/>
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Other

Campsite (diversification of 3 acres [of an 80 acre farm] of agricultural land).

5. Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The campsite is currently operating on 3 acres of land. The land began being used for camping in August 2014 as well as for storage of caravans to help diversification and sustainability of the farm.

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
 The use, building works or activity in breach of condition began more than 10 years before the date of this application
 The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
 The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
 The use as a single dwelling house began more than four years before the date of this application
 Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

We have spoken with Jenny Williams (on behalf of the Planning team at Dorset County Council) who has advised that prior approval for change of use (from agricultural to commercial use) is not required, and that planning permission is not required to use our land for camping. Jenny Williams on behalf of the planning team advised to apply for the certificate of Lawful development for our use of our land.

6. Grounds for application of a Lawful Development Certificate

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

Yes No

Please state why a Lawful Development Certificate should be granted

Prior approval/planning for Change of use is not applicable in this circumstance (as indicated by the planning portal when completing the pre approval forms), however we seek a legal document to confirm that we may continue to operate a campsite and storage on a total of 3 acres of land. This is something we previously discussed with the local planning team back in 2014 to ensure we could Diversify and operate a small campsite and storage facility within 3 acres of our farm land which in total is 80 acres so predominantly the land will still be used for a mixture of agricultural uses. I have included a map of the area and we have not increased the size of the camp site since 2014 we just wish to have documentation to support the use of the land rather than using the 28 day (now 56 day) permitted development rights.

<https://www.gov.uk/government/news/boost-for-restaurants-pubs-and-cafes-as-jenrick-extends-takeaway-services>

The time limits in the existing right for the temporary use of land were doubled from 14 days to 28 days for holding a market or motor car and motorcycle racing, and from 28 days to 56 days for any other purpose.

This makes it easier to host markets, stalls, marquees, car boot sales and fairs for longer without needing a planning application. This was due to expire on 31 December 2020 and is now being extended by another year until 31 December 2021.

We have also spoken with the local enforcement officer to ensure we operate in a way that isn't detrimental to the local area.

Since this we have ensured that the campsite remains as hidden as possible from local view and ensured that all areas are well maintained and in keeping with the rural area. The campsite has had a positive impact also on the general farm as it has ensured that we are constantly completing maintenance and ensuring the farm looks clean and tidy for people not just camping but also members of the public using any of the footpaths.

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

12/08/2014

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

Yes No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

9. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

We have spoken with Jenny Williams (on behalf of the Planning team at Dorset County Council) who has advised that prior approval for change of use (from agricultural to commercial use) is not required, and that planning permission is not required to use our land for camping. Jenny Williams on behalf of the planning team advised to apply for the certificate of Lawful development for our use of our land, to ensure we have legal

9. Pre-application Advice

paperwork to continue using the land as above.

10. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)