

Statement of truth

I have made this declaration in support of an application for a certificate of lawful development by Gary Martin in respect of land formerly owned by me jointly with my wife Jane.

I have been informed of the consequences of making a statement in support of a certificate application which is false or misleading.

I understand that I am guilty of an offence if I make a statement which I know is false or misleading in a material particular, or with intent to deceive I produce any document which is false or misleading in a material particular, or with intent to deceive I withhold any material information.

I understand that if I am found guilty of such an offence, I am liable to a term of imprisonment for up to two years, or to an unlimited fine or both.

The facts stated herein are true to the best of my knowledge and belief.

Signed

A solid black rectangular box redacting the signature of the declarant.

Robert Charles Glossop

Dated 26/11/20

Statement of evidence

I, Robert Charles Glossop of Greensleeves, Deptford Lane, Greywell, Hook, Hampshire RG29 1BS state as follows.

I make this statement in support of an application by Gary Martin who is seeking thereby to establish the lawful use of the land which he now owns as garden land in connection with his house which is on the same land. The land to the south of Pond House is lawfully in garden use because planning permission was granted for that use in 1997. The land to the north of Pond House is lawfully in garden use because that is the use of the land and has been from the time we purchased Ormersfield House in 1969 until we sold it.

I had previously supported his application for planning permission for the change of use of part of the land to the north of Pond House. That application was, I am informed, made under reference 20/00908/FUL and was for the change of use of land associated with Pond House, Church Lane, Dogmersfield, Hook, Hampshire, RG27 8TA to a residential garden extension.

On 8 June 2020 at 10:26:47 BST I sent the following email to Gary Martin in response to his request for information to support that application.

I stated:

You say the Hart Planning Office need to know about more about the "historic use" of land to the north and south of Ormersfield House - before we sold it.

We bought Ormersfield House in 1969. This included the house itself; the drive and surrounding land on both sides of the drive - including the land you're talking about above. On 2 September 1997, we obtained planning permission to erect a block of five garages (now Pond House) on this land to the east of Ormersfield House. These garages were for domestic use in connection with Ormersfield House; and were of course on the land you're asking about, which was all part of the whole thing. In fact, the land in question was used, kept and enjoyed by us and our family as part of Ormersfield House's garden grounds for over four decades! It was never used for any other purpose, certainly not for any kind of agricultural activity.

We hope this email answers your question. You can use it how you want. Fine to make it available to the Planning Officers.

Please give us a ring if you need any other background from the distant past! Blimey, we'd forgotten that we'd been there for over 44 years.

All the best (and love to Karen and Tristan, not forgetting Maicey)

Jane and Robert

I have been informed by Mat Utting that that email was forwarded to Hart Council. I have also been informed that the application was refused. I have been shown and I have read the delegated report supporting the decision to refuse the change of use application and I wish to comment as set out in this statement, and generally to support the application by providing facts and evidence from my direct knowledge of the site.

Ref short grass with with Alliums Ref
mown paths Ref - and conships Ref
26/11/20 26/11/20 26/11/20

I produce as RG1 the Title Plan to the property which we used to own, Ormersfield House. The red line marks the extent of our ownership when we first purchased it in 1969. The area not outlined in green is the land comprised in the title HP747451. It was part of our garden land and was tended, maintained and used as such in common with the whole of our land within the red line. It was never put to any other use during our ownership, and certainly not put to any agricultural use.

I produce as RG2 a series of aerial photographs taken from Google Earth. I rely on those photographs as support for my statement that the red-lined area was tended, maintained and used as garden land and that no part was put to an agricultural use. The photos are from 1999 to 2016. The latter photograph shows the former garage building after it had been converted and altered in accordance with the planning permission under reference 11/00259/FUL that we secured with the assistance of Mat Utting planning consultant.

The garden area extending from the former garage/dwellinghouse to the north west is bounded by the drive to the west and a hard boundary to the east, which separates the garden from the agricultural land to the east, which is Ormersfield Farm. The photos demonstrate that this area has been put to lawn and has been mown and maintained to the same standard as Ormersfield House from 1999 to 2016.

Ref 26/11/20

Planning permission for the former garages was granted following planning application reference 97/00434/FUL. I produce as RG3 the planning application and plans. The block plan on drawing 111-02 has an outline showing Ormersfield House and all of the land now in the ownership of Gary and Karen Martin. On the same plan, the site plan shows that the area to the south of the proposed garages linked to Ormersfield Farm via a gated track, and the area was formerly covered in part by demolished agricultural buildings. The plan also shows three other buildings: a barn to the west perpendicular to the proposed garages, a barn to the south broadly parallel to the garages and a square granary. These are visible in the aerial photograph from 1999, after the garage was built. The application site was formerly part of Ormersfield Farm. At the time of the application my wife and I owned the application site. The parallel barn was part of Ormersfield Farm, but the granary and perpendicular barn were on our land. Its historic use was as agricultural land but while it was in our ownership it was garden land.

The planning application at RG3 contains a certificate as to ownership and that "None of the land to which the application relates is, or is part of, an agricultural holding". That was a true statement then and has remained a true statement throughout our ownership.

The planning permission for the conversion of the garage to a dwelling included the land to the south as residential garden land, but as my certificate identifies it was not then in agricultural use. There was no change of use of the garden land, although there was to be a severance of the garden land along with the new dwellinghouse. There is no disagreement on this point by the case officer determining the application for residential curtilage 20/00908/FUL who states on page 8:

The converted garage building and land associated with it included in the original application for the dwelling were on land which had traditionally been part of a

farmstead and at the time of the application were described as being within the residential curtilage of Ormersfield House. The curtilage was contained to an area of land which formed part of the earlier farmstead.


I also made a planning application under reference 86/13697/FUL for the conversion of the garage block to a dwellinghouse. The site was the same as for the 1997 application and the site was described as a "disused farm yard" and the present use was described as "private house and garden". The 1997 application similarly referred to the application site and garages as "sited within a complex of existing and recently demolished buildings and within a dis-used farmyard. I have therefore been consistent in my description of the site as being *formerly* used as a farmyard and the present use being residential. I have never claimed that the land to the south of the garage was presently used for agriculture nor that it had been in that use whilst in my ownership.

In any event, these comments were made in respect of the land to the south of the garage. I have never made a statement or declaration about the use of the garden land to the north of the garage/dwelling for agriculture. In the delegated report for ~~the~~ the officer states:

Ref
20/00908/FUL
Ref

"The proposal involves a change of use of the land from agricultural to a domestic Use" but I say again that the land to the north of Pond House has not at any time since 1969 been used for agriculture.

Signed



Robert Charles Glossop

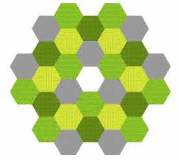
Dated 26.11.20

Exhibit RG1
Land Registry title plan



HM Land Registry
Official copy of
title plan

Title number **HP747451**
Ordnance Survey map reference **SU7852SW**
Scale **1:2500**
Administrative area **Hampshire : Hart**



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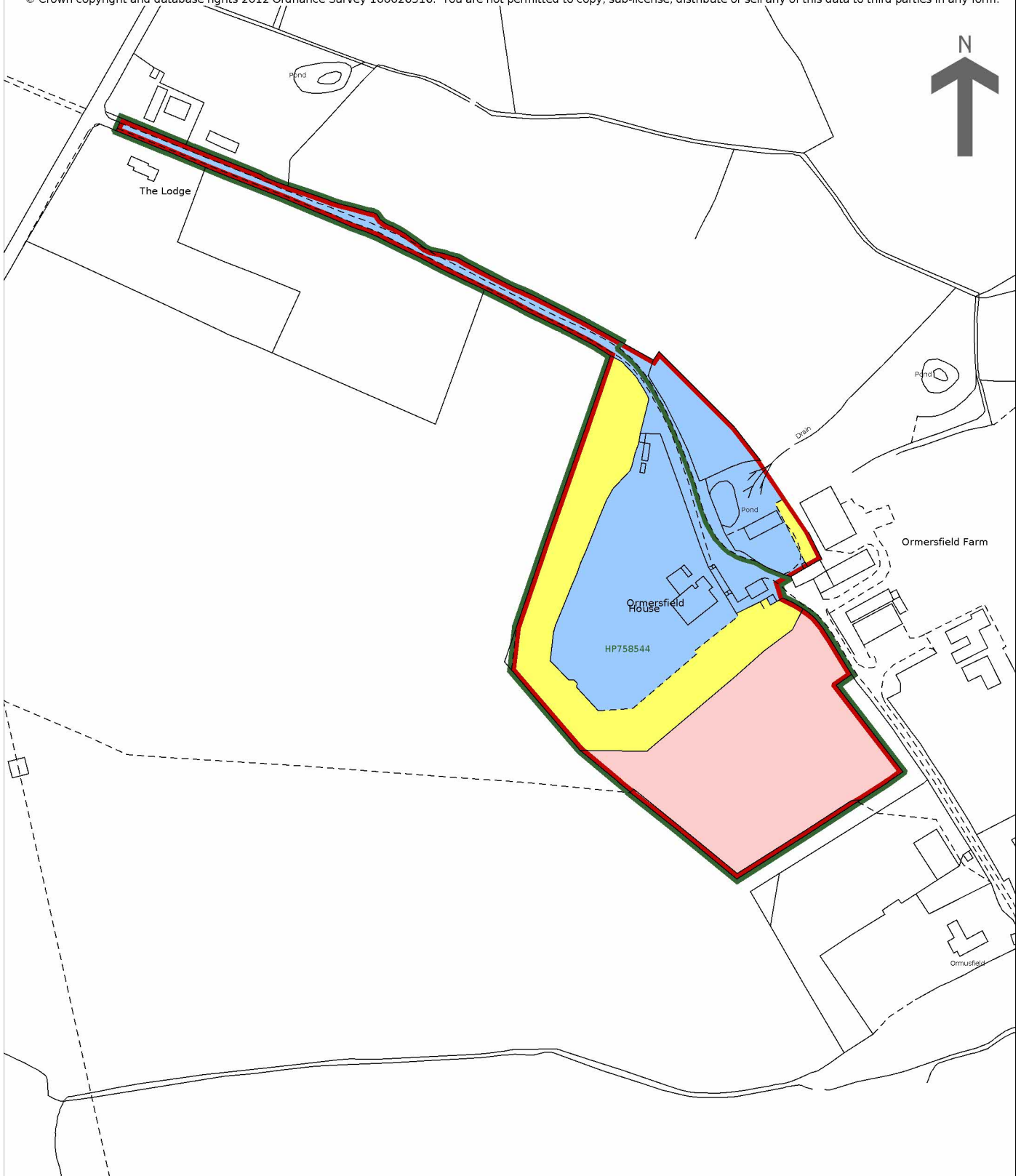


Exhibit RG2
Aerial photographs



1999



2005



Image © 2020 ©tmapping plc

2008



6/6/2013

2013



1999

Imagery Date: 6/6/2013 51°15'48.

2016



Exhibit RG3
Planning application and plans



PLANNING APPLICATION

APPL NO.:

87100434 / ^{B2 E} FUL M 12

FEE:

REG. DATE:

DATE RECEIVED

14 MAY 1997

PLEASE READ THE ACCOMPANYING NOTES AND COMPLETE THE FORM BY TYPING OR BLOCK LETTERS

A1 APPLICANT. Name & Address

Mr & Mrs R. E. Clough (Date Mr. Mrs., Miss etc.)

90 SPRINGS & ASSOCIATES

Post Code: Tel. No:

A2 AGENT. Name & Address

SPRINGS & ASSOCIATES, YOU TAKE FROM HOUSE, LANARISHA, PETERBOROUGH, HANTS, Post Code: GU32 1RB

Contact Name:

A3 APPLICATION SITE. Address & Location

ORMERFIELD HOUSE, DOGMERSFIELD, HANTS, RG27 8TA

A4 PROPOSALS. Brief Description

Proposed Garage

B1 TYPE OF APPLICATION

Is this a full application for alteration/addition to an existing single dwelling? YES / NO

If YES only answer questions coded ▲ If NO continue at B2

B2 Please tick appropriate box(es):—

- A Full Permission for New Works / Operations
- Change of Use
- B Outline Permission
- C Approval of Reserved Matters
- D Relief from Conditions of Previous Permission

PLEASE ANSWER OTHER QUESTIONS CODED AS SYMBOL

X

+

State number and date of previous permission and condition number. Please complete C1, C13 & D1.

- E Renewal of a Temporary Permission

HDC/13697 - 19-5-86

State number of Temporary permission and expiry date. Please complete C1, C13 & D1.

B3 Has the development already started?

YES / NO

C1 INTEREST IN LAND. Please tick appropriate box X ▲

Freehold Owner Lessee Prospective purchaser

Other (please specify):

Does the applicant own or control any adjoining land? YES / NO

C2 SITE AREA X +

(1 hectare = 2.471 acres)

The area of the application site is hectares (2 decimal places)

C3 OUTLINE APPLICATION Please tick to show which matters, if any, are to be considered.

External appearance Siting Design
Means of access Landscaping

C4 RESERVED MATTERS Please tick **one or more boxes** to show which matters are included in this application.

Ref. No. of Outline Permission
External appearance Siting Design
Means of access Landscaping

C5 VEHICLE PARKING
How many garages/parking spaces to be provided?
Lorries: Cars:

C6 DEMOLITION
Is any building or part of a building to be demolished? YES / NO

C7 USE OF LAND / BUILDINGS
Please state **existing use**. If the property is vacant, state **last known use** and when it became vacant:
.....

C8 DWELLING UNITS
Please state number:
Existing on site:
Intended on completion:

C9 DRAINAGE
How is it proposed to dispose of:
Surface Water:
Foul sewage:


C10 ACCESS TO HIGHWAY
Is there to be a new access to a highway? Vehicles YES / NO Pedestrians YES / NO
Is an existing access to be altered? Vehicles YES / NO Pedestrians YES / NO

C11 TREES
Is it proposed to fell any trees? YES/NO or remove hedgerows? YES/NO

C12 MATERIALS
Please state materials to be used for:—
External Walls: Colour:
Roofing: Colour:

C13 PLANS & DOCUMENTS ENCLOSED
Plans / Drawings (including location plan)
.....

Ownership Certificate: Certificate A: YES / NO Certificate B: YES / NO; Other:
Part II form (Commercial development): YES/NO
Part III form (Agricultural dwellings): YES/NO
Part IV form (Minerals extraction): YES/NO

D1 I APPLY FOR PERMISSION / APPROVAL IN ACCORDANCE WITH THE PARTICULARS ABOVE AND THE PLANS ENCLOSED
I enclose the fee of £ 90-00 cheque / ~~cash~~ / ~~Postal Order~~
Note: Data Protection Act 1984: Information supplied may be computerised and used for planning purposes.
Signed:  Applicant / Agent. Date 12-5-97

CERTIFICATE UNDER ARTICLE 12A

97 | 00434 | PUL

Certificate A


I certify that:

DATE RECEIVED 14 MAY 1997

- 1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (see footnote a) of any part of the land to which the application relates.
 - *2. None of the land to which the application relates is, or is part of, an agricultural holding.
- OR
- *2. I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Agricultural tenant's name (see footnote b)	Address at which notice was served	Date on which notice was served
--	---------------------------------------	------------------------------------

This certificate relates to development at (see footnote c):

Signed .. 

*On behalf of R. C. Crossop.....

Date 12-5-97.....

Certificate B(a)

I certify that:

- 1. I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner(see footnote a) of any part of the land to which the application/appeal* relates, as listed below.
- | | | |
|----------------------------------|---------------------------------------|------------------------------------|
| Owner's name
(see footnote a) | Address at which notice
was served | Date on which notice
was served |
|----------------------------------|---------------------------------------|------------------------------------|
- *2. None of the land to which the application relates is, or is part of, an agricultural holding.
- OR
- *2.. I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Agricultural tenant's name (see footnote b)	Address at which notice was served	Date on which notice was served
--	---------------------------------------	------------------------------------

This certificate relates to development at (see footnote c):

Signed

*On behalf of.....

Date

*delete where inappropriate

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the sole freehold owner of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

(b) if you are the sole agricultural tenant enter "not applicable"

(c) please give the application site address.

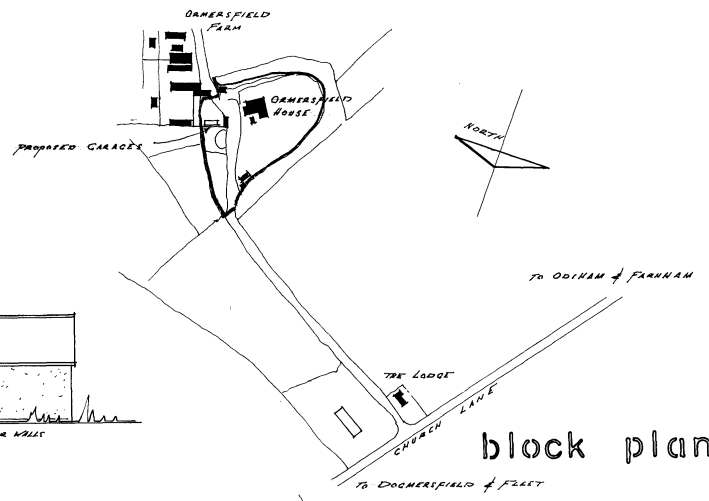
REVISIONS

071 00 434 / CCU

NOTES

COUNTRY PLANNING APPROVED SUBJECT TO COUNCIL RESOLUTION

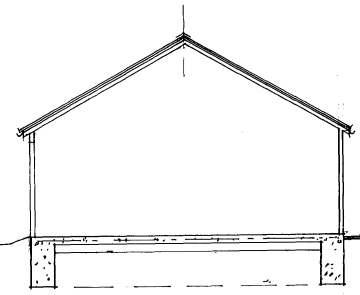
SUPERSEDED



block plan

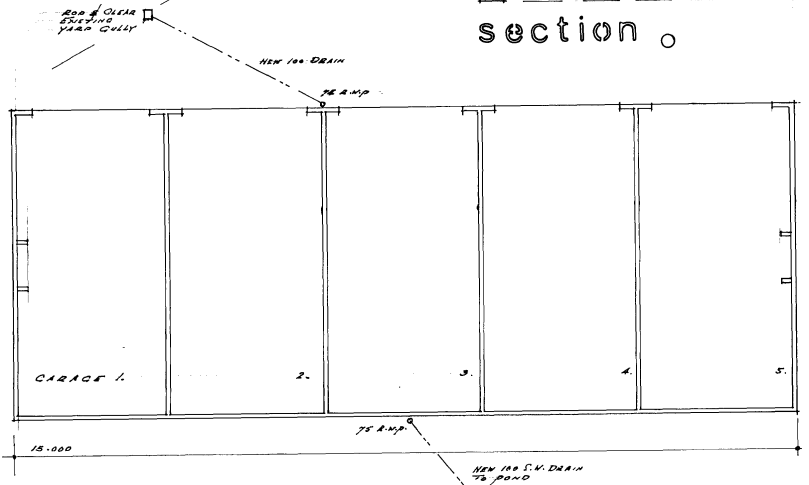


elevations

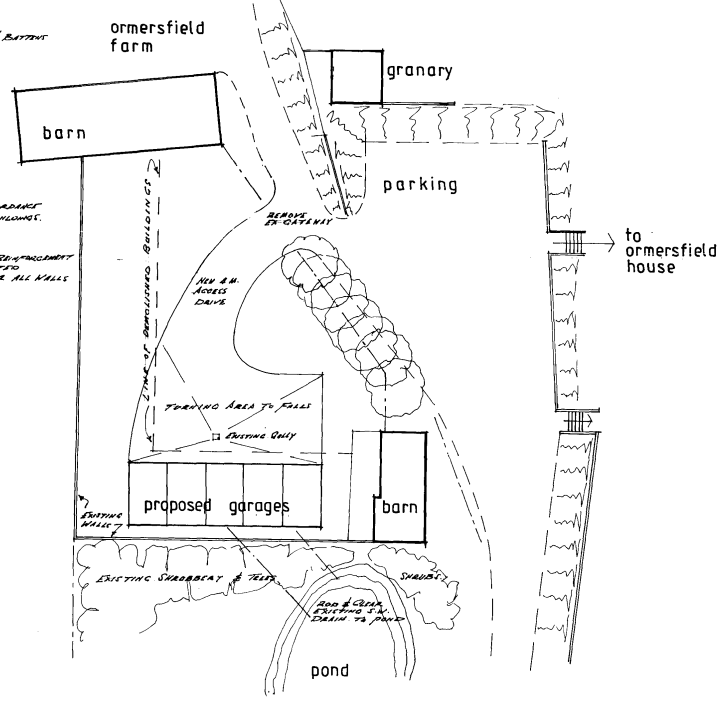


section

Roof: MARLEY INTERLOCKING TILES ON FELT & BUTTLE TIMBER TRUSSING BY MARLEY. D.V.C. GUTTERS & R.V.P.'s. Walls: INTERLOCKING PERCUT CONCRETE PANELS TO E.P.H.E. REINFORCED TO B.S. 4489 SUPPLIED & ERECTED BY MARLEY. Garage Slab: TO BE SET OUT & CONSTRUCTED IN ACCORDANCE WITH DETAILS SUPPLIED BY MARLEY BUILDINGS. 150 MM CONCRETE SLAB WITH 4.1% REINFORCEMENT WITH 150 M.M. R.I.L. CONSOLIDATED AND 400 M.M. CONCRETE FOOT UNDER ALL WALLS AND CORNERS.



floor plan



site plan

Sprinks & Associates ARCHITECTURAL, PLANNING & BUILDING DESIGN CONSULTANTS LANGRISH - PETERSFIELD - HANTS GU32 1RB. 01730 - 264959

CONTRACT Ormersfield House Dogmersfield

CLIENT Mr & Mrs RC Glossop

DRAWING 07100434/1A

DATE REVISION 10 MAY 1997

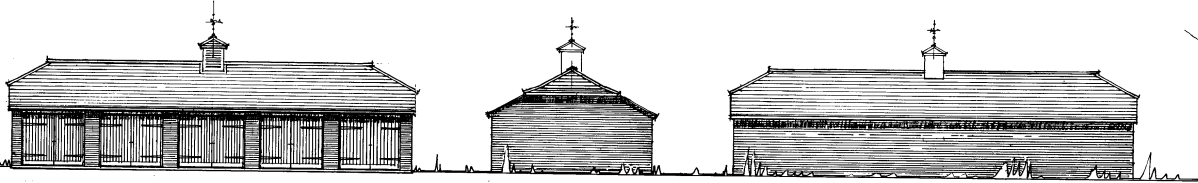
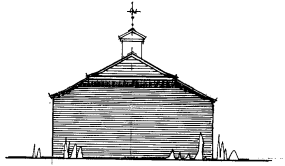
proposed garages

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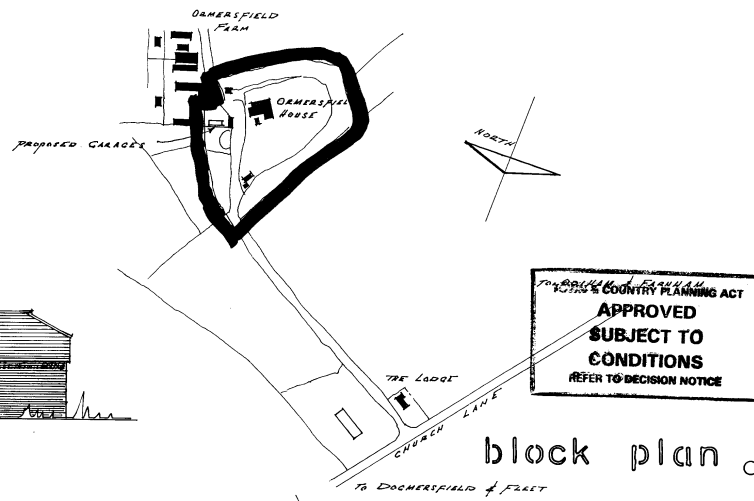
111 001

APRIL 1997 SCALE 1:50 1:400 1:200 1:2500

TOWN & COUNTRY PLANNING ACT
APPROVED
 SUBJECT TO
 CONDITIONS
 REFER TO DECISION NOTICE

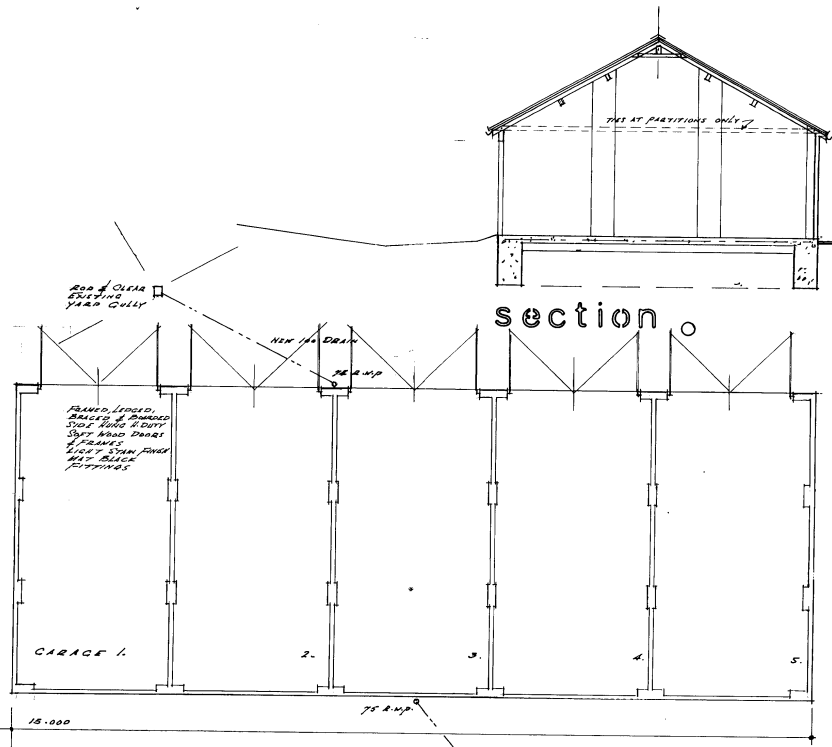


elevations



TOWN & COUNTRY PLANNING ACT
APPROVED
 SUBJECT TO
 CONDITIONS
 REFER TO DECISION NOTICE

block plan



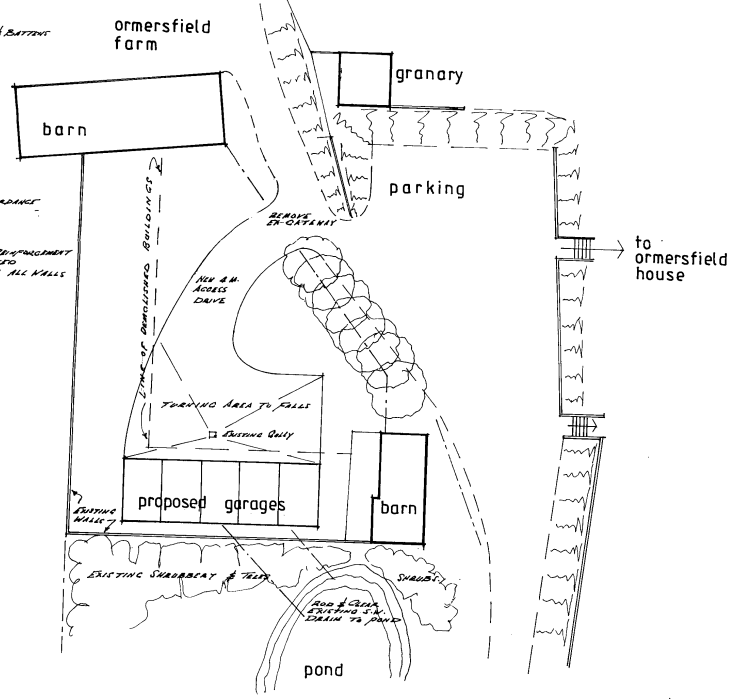
section

ROOF
 SHALLEY INTERLOCKING TILES ON FEET & BATTENS
 TIMBER TRUSS
 D.P.C. OUTSIDE & R.N.P.

WALLS
 SINGLE SKIN FACE BRICKWORK
 WITH 230 x 700 PIERS
 PARTITIONS IN 100 CONCRETE
 BLOCKWORK WITH 230 x 700
 BLOCK PIERS

CARAGE SLAB
 TO BE SET OUT & CONSTRUCTED IN ACCORDANCE
 WITH DETAILS

150mm CONCRETE SLAB WITH 4mm 142 REINFORCEMENT
 MESH ON 120mm FULL CONCRETE
 AND 450 x 900 CONCRETE FOOT UNDER ALL WALLS
 AND DOORS



site plan

REVISIONS
 2-02 JULY 97
 REVISED TO 'TRADITIONAL
 CONSTRUCTION'

NOTES

Sprinks
 & Associates
 ARCHITECTURAL PLANNING &
 BUILDING DESIGN CONSULTANTS
 LANGRISH, PETERSFIELD, HANTS
 GU32 1RB. 01730 264959

CONTRACT
**Ormersfield
 House
 Dogmersfield**

CLIENT
**Mr & Mrs
 R C Glossop**

DRAWING
B.
 proposed
 garages

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111 002
 APRIL 1997
 SCALE 1:50 1:400 1:200 1:2500

AMENDED PLAN

97/434/PBL