

## Professional biography

# Brian Dinnis

**BSc (Hons) MSc MRICS AssocRTPI**



### Contact details

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### Year of birth

1977

### Professional expertise

- Planning and development including strategic and tactical planning advice, applications for planning permission and listed building consent, permitted development rights, certificates of lawfulness, environmental impact assessment, development appraisals, site promotion, planning disputes and planning appeals.
- Agricultural tenancies, licenses and contract farming agreements.
- Agri-environmental schemes.
- Basic Payment Scheme applications and resolving disputes with the Rural Payments Agency.
- Delivery of RDPE funded advice including farm business advice service and resource efficiency for farmers.
- Farm business advice including business restructuring, farm business and financial planning.
- Rural business diversification including applications for grant funding.
- Contributor to press releases and media articles.

### Planning and development experience

More than 10 years' professional experience in delivering planning permissions and approvals. Experience includes:

- Consent for 27,000 ft<sup>2</sup> of office and industrial workspace and associated works (EIA development) in a National Park.
- Consent for 19,000 ft<sup>2</sup> farm building in a National Park.
- Permission for conference and wedding venue including a 300 person conference suite.
- Consent for conversion of traditional buildings to 9 holiday cottages together with farm shop, indoor swimming pool, stables and riding arena.
- Consent for 14,000 ft<sup>2</sup> of farm buildings (EIA development) on a greenfield site in a National Park.
- Permissions for construction of a new farmstead on a greenfield site in an Area of Outstanding Natural Beauty.
- Consents for agricultural worker dwellings and seasonal worker accommodation.
- Consents for forestry infrastructure under the GPDO and the full planning regime.
- Change of use of agricultural buildings to dwellings under Class Q of the GPDO and the full planning regime.
- Change of use of an agricultural building to business use under the GPDO.
- Outline planning permission for the erection of 24 apartments.
- Removal of Section 106 agreements tying agricultural holdings

- Removal of agricultural occupancy conditions.
- Certificates of lawfulness for non compliance with agricultural occupancy conditions and other occupancy restrictions.
- Site promotion and designation of land for development in Local Plans.

## Career details

**Acorn Rural Property Consultants** (*formerly Carver Knowles, Taunton*) From April 2006  
Senior Surveyor  
[www.acornrpc.co.uk](http://www.acornrpc.co.uk)

**ADAS Consulting Ltd** 2002 to 2006  
Consultant

- Agri-environmental, conservation and woodland management and planting consultancy advice.
- Environmental impact assessment and arable reversion data gathering.
- Land use survey covering the south west of England.
- Open countryside mapping – surveying land/sites in relation to the CROW Act 2000.
- Study of traditional farm buildings restored in CSS and ESA agri-environmental agreements - co-authored final report commissioned by Defra.

**University of Exeter**, Centre for Rural Research 2004 to 2005  
Research Assistant

- Survey design and data collection in connection with a study into the Economic Impact Assessment of Bovine TB in the South West.

**Rydon Farm**, Talaton, Exeter 2000 to 2015  
Farm Work

- Family beef, sheep and arable farm.

## Qualifications and membership

**Member of the Royal Institution of Chartered Surveyors**

**Associate Member of the Royal Town Planning Institute**

**MSc Rural Property Management**

**BSc (Hons) Agriculture 2:1**

**Higher National Diploma in Agriculture** including Midland Bank Award for Management