# Couple ordered to demolish £1m ‘horse semen lab’ home over planning deception



In a controversial planning outcome, a couple from Great Abington, Cambridgeshire, have been ordered to demolish their £1 million home after it was revealed they misled the local council about its intended use. The couple, Jeremy and Elaine Zielinski, had secured permission in 2014 to construct a “stallion semen centre” complete with a small flat. However, upon inspection, it was clear that the property had transformed into a conventional home replete with modern comforts—a stark contradiction to its purported agricultural purpose.

The planning inspectorate’s ruling highlighted the significant disparity between the intended use of the building and its actual form. While the structure outwardly appeared consistent with the original plans, the interior bore little resemblance to a laboratory environment. The inspector, Chris Peston, noted that there was “little evidence” to suggest that the horse semen business ever commenced, with only one minimal recorded transaction of £44 for “laboratory fees” associated with a horse named Dublin. This transaction raised further questions, as it lacked any supporting documentation indicating that actual tests had been performed at the facility.

The order for demolition comes in light of local governance's commitment to preserve the countryside through strict adherence to planning laws. Councillor Dr Tumi Hawkins, South Cambridgeshire’s lead cabinet member for planning, commended the inspector’s decision, underscoring the necessity of adhering to specific land-use regulations designed to protect rural areas from unsanctioned developments.

This case echoes broader conversations about planning enforcement in rural regions, reflecting ongoing tensions between property developers and local authorities. Similar incidents have made headlines in recent years, including cases of disguised residential buildings on agricultural land. For example, a farmer in Surrey notably constructed a home masquerading as a haystack, a situation that culminated in its demolition due to planning violations.

Reflecting on the Zielinski case, it becomes evident that ensuring transparency in development intentions is crucial in maintaining the integrity of rural planning policies. The planning inspector concluded that the living space represented in the property was more akin to that of a residential home rather than a facility designed for agricultural purposes, further solidifying the rationale behind the demolition order. The couple must now dismantle their home and clear the site by 6 May next year, marking the resolution of a saga that raises critical questions about land use, regulatory oversight, and the protection of communal spaces in the countryside.

As cases like these continue to emerge, they serve as reminders of the fine line developers must tread between innovation and compliance, with the potential for significant repercussions should that line be crossed. The South Cambridgeshire District Council has reinforced its stance on upholding planning regulations, ensuring that the countryside is preserved for its intended uses, guarding against exploitation by misrepresentation and deceit.

### Reference Map

1. Paragraph 1: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html), [[2]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
2. Paragraph 2: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
3. Paragraph 3: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html), [[2]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
4. Paragraph 4: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
5. Paragraph 5: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
6. Paragraph 6: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)
7. Paragraph 7: [[1]](https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html)

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## Bibliography

1. <https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html> - Please view link - unable to able to access data
2. <https://www.independent.co.uk/news/uk/home-news/horse-semen-lab-home-great-abington-cambridgeshire-b2755019.html> - A couple in Great Abington, Cambridgeshire, was ordered to demolish their £1 million home after deceiving the council by claiming it would be a 'stallion semen centre.' Despite obtaining planning permission in 2014 for a horse semen laboratory with a small upstairs flat, they constructed a typical home with modern amenities. The planning inspectorate ruled that the building did not serve its intended purpose, leading to the demolition order.
3. <https://www.cambridge-news.co.uk/news/cambridge-news/untouchable-ex-royston-pub-could-26108942> - Plans have been submitted to demolish the former Horse and Groom pub near Royston and build three drive-through restaurants. The pub has been derelict for several years, and previous redevelopment plans were not pursued. The new application aims to revitalize the site and includes improvements to access and parking facilities.
4. <https://www.pistonheads.com/gassing/topic.asp?f=207&h=0&i=60&t=2101884> - A discussion on PistonHeads UK forum about a farmer in Surrey who built a house disguised as a haystack. The structure, which resembled a castle, was eventually demolished after being hidden behind straw bales for four years. The case highlights issues related to unauthorized construction and planning permissions.
5. <https://www.humoretc.com/oddnewsarchive2010/february2010.php> - An article from February 2010 reporting on a British farmer who built a castle and kept it hidden behind straw bales for four years while living there. The structure was eventually ordered to be demolished due to lack of planning permission. The case drew attention to issues of unauthorized construction and planning regulations.
6. <https://www.inyourarea.co.uk/news/jun-19-on-this-day-in-cambridgeshire-history> - A historical overview of events in Cambridgeshire, including the Midsummer Fair's evolution and the impact of German raids during World War II. The article provides insights into local history and significant events that have shaped the region.
7. <https://savethefens.blogspot.com/2009/04/saveourfens-e-petition-sign-it-now.html> - An e-petition aimed at preserving the Cambridgeshire Fens, highlighting concerns about the introduction of wild Polish Konik horses into the area. The petition reflects local opposition to the National Trust's conservation efforts and the impact on local communities and agriculture.