

Committee Report – 12 January 2023

Application Number: 1/0801/2022/FUL

Registration date: 10 August 2022

Expiry date: 5 October 2022

Applicant: Mr Ben Harris

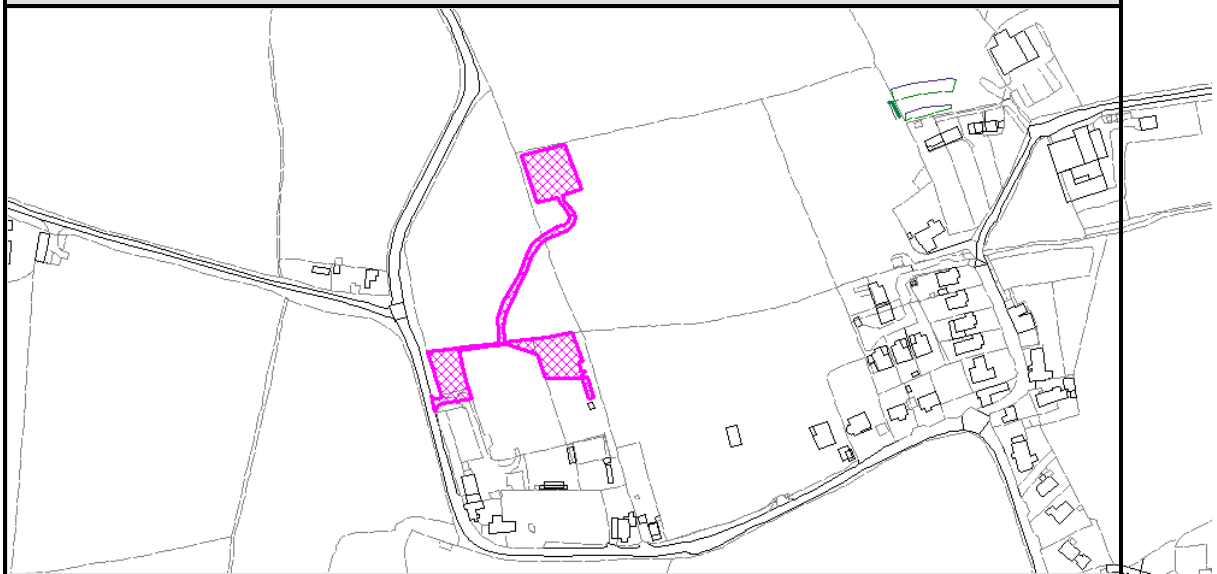
Agent:

Case Officer: James Jackson

Site Address: West Villa,
Chilsworthy,
Holsworthy,
Devon,
EX22 7JQ,

Proposal: Erection of 8 x kennels, an office/dog grooming salon and 8ft safety fencing. (resubmission of 1/0296/2022/FUL)

Recommendation: Grant



Reason for referral:

The application has been called to Plans Committee by the Ward Member, Cllr Hepple, if the planning officer is minded to recommend that the application be approved. The reasons for the call-in are:

- The proposed development is contrary to NPPF Section 11 "Conserving and Enhancing the Natural Environment".
- If consented then noise from this proposed development would give rise to significant adverse impacts on health and quality of life currently enjoyed by occupants of residential properties nearby.
- Nearby property owners in Chilsworthy currently enjoy a tranquil rural village environment which has remained relatively undisturbed by noise and which is prized for the recreational and amenity value it affords.
- Commercial dog kennels should be situated in appropriately remote rural locations where the impact of noise from dogs barking and whining on residential occupants of dwellings nearby can be proved beyond doubt to be minimal. A rural village is not where commercial dog kennels should be located.

Relevant History:

Application No.	Description	Status	Closed
1/0642/2000	CONSERVATORY	REF	06.06.2000
1/0939/1992	ERECTION OF AN AGRICULTURAL BUILDING TO HOUSE LIVESTOCK & TO STORE MACHINERY	PER	28.07.1992
1/0065/1997	EXTENSION TO FORM RESIDENTIAL ANNEXE	REF	05.03.1997
1/0589/1997	ERECTION OF TWO STOREY EXTENSION TOGETHER WITH PROVISION OF NEW ACCESS	PER	23.06.1997
1/1028/1997	RENEWAL OF APPLICATION FOR ERECTION OF AN AGRICULTURAL BUILDING TO HOUSE LIVESTOCK AND STORE MACHINERY	PER	09.09.1997
1/0895/1998	ERECTION OF GARAGE AND STORAGE FOR HAY	PER	23.07.1998
1/0073/2017/FUL	Change of use of land from agricultural to use for two static caravans	INVAL	24.05.2017
1/0142/2017/FUL	Construction of timber cattery for boarding 10 cat units and 1 isolation unit to match	INVAL	24.05.2017

1/0047/2018/FUL	4 Camping pods, along with log cabin to house office/shop and associated parking	INVAL	15.02.2018
1/0841/2018/FUL	Change of use from agricultural to sui generis including construction of boarding cattery	INVAL	28.09.2018
1/0247/2021/FUL	Proposed single storey rear extension	PER	05.05.2021
1/1253/2021/FUL	Retrospective application for the retention of mobile home for ancillary domestic use	PER	11.03.2022
1/0296/2022/FUL	Erection of 8x kennels, an office/dog grooming salon and 8ft safety fencing.	REF	17.05.2022
1/0953/2022/FUL	Change of use of land to sui generis and siting of shipping container to house pet crematorium	PCO	

Site Description & Proposal

Site Description

The site comprises three distinct parcels of land within the countryside on the western edge of the village of Chilsworthy, within close proximity to the village's development boundary. The site is located to the north of a dwelling that is within the ownership of the applicant. The site forms part of a wider smallholding where geese, sheep and goats are farmed on a modest scale. Part of the site is also in use as a vegetable garden of a domestic scale. The site is also in use as a small scale dog breeding and grooming business, which currently comprises four dogs. The dogs are currently accommodated in the applicant's dwelling. Provision is also available in a mobile home for times when dogs need to be separated from each other. It is understood that the dog breeding business is licensed by Torrington District Council.

The access to the site is located at the western boundary, where a private driveway provides access to the dwelling and other outbuildings. Third party dwellings are located to the south and east of the site, including two dwellings that have been recently constructed. To the west, existing dwellings are located on the opposite side of the public highway.

The site is located within flood zone 1 and the Holsworthy Critical Drainage Area (CDA).

Proposed Development

The application seeks full planning permission for the erection of 8x kennels, an office/dog grooming salon and 8ft safety fencing.

The kennels building would be located within the north eastern corner of a paddock within the applicant's ownership. The submitted plans show a dual pitched roof building with external elevations

constructed from UPVC framework and reinforced panels, glazing and PawSafe mesh. The roof would be constructed from solid insulated roofing. The building would accommodate 8 kennels (with a maximum occupancy of 16 dogs) and an office / grooming room. The fencing surrounding the kennels would be green twin mesh fencing.

The building would be screened with a new hedgebank on its southern and western sides, with additional landscaping to the west of the kennels.

To the north of the existing access, a parking area is proposed, which would accommodate 12 vehicles. A new native species hedgerow is proposed along the eastern edge of the parking area.

The dog exercise area is shown located within a separate field, to the north. The exercise area would be 30m x 30m and would be accessed via existing openings in the hedgerows.

The application is accompanied by a Noise Management Plan prepared by an Acoustic Consultant.

The application is a resubmission of 1/0296/2022/FUL, which was refused due to its significant adverse impact on residential amenity.

It is understood that a licence would be required from Torridge District Council for the proposed kennels.

Consultee representations:

Holsworthy Hamlets Parish Council:

Thank you for the consultation request for the planning application reference: 1/0801/2022/FUL for the Erection of 8 x kennels, an office/dog grooming salon and 8ft safety fencing (resubmission of 1/0296/2022/FUL) at West Villa, Chilsworthy, Holsworthy, Devon EX22 7JQ.

This application was discussed by the members of Holsworthy Hamlets Parish Council at their recent meeting. The discussion included analysis of the location plan, the site plan & the proposed elevations.

Councillors were informed that this application concerns an existing dog breeding business, which the applicants would like to relocate to a different position which is more central within their property boundary, rather than the creation of a new business or a boarding kennel business as apparently some people have assumed. It is understood that there are an undisclosed number of dogs already on the site in relation to the existing breeding business, which is registered with TDC & has recently been inspected.

Councillors noted that the current application proposes an alternative location within the property boundary for the new kennels compared to that proposed in a previous application, reference: 1/0296/2022/FUL.

Councillors considered the plans presented with the application. They were informed that trees will be planted along the northern boundary of the property later in the year to provide screening between this site & the recently built properties behind it. Although these will take several years to mature, it is planned to create 2.5 acres of woodland.

Councillors felt that there was quite a large amount of parking space proposed for use with the existing breeding business.

Following the discussion it was agreed that, having considered the proposed new location, although Councillors were reassured by the information that this is relocation of an existing business rather than starting a new one, Holsworthy Hamlets Parish Council objects to this application on the grounds of the close proximity of the proposed kennels to nearby dwellings.

Environmental Protection Officer:

First Response

The following consultation response is provided by the Environmental Protection Team in relation to the above application. It is noted that the above application is a resubmission of 1/0296/2022/FUL which was refused on grounds of amenity impact however, the latest submission has introduced alterations to the site layout in an attempt to overcome the amenity issues. The proposed development involves two elements, the dog exercise area and the dog kennels, which are discussed further below.

As mentioned in the previous application, there is currently no specific guidance or criteria for the measurement of noise pertaining to dog barking. However, guidance exists, which has been referenced in the noise assessment, that can be considered useful in assessing the potential noise impact. The Environmental Protection Team particularly acknowledges the use of BS4142 guidance without any 'on-time' corrections, as was the case in the previous submission, which does provide a more robust assessment. In other words, the assessment considers continuous barking noise as opposed to a given amount of time within the one hour assessment period. Although extremely unlikely, continuous barking presents a worst case scenario. Despite the fact that no specific guidance exists, the Environmental Protection Team has confidence in the data provided and the assumptions made within the assessment which it considers to be reasonable and robust.

The external dog exercise area is located to the north of the application site, significantly increasing the separation distance from neighbouring dwellings in comparison to the previous application submitted. The external exercise area was the primary concern previously due to the absence of screening and it is possible that a large number of dogs utilising the area could result in dog barking that is audible and annoying at short distance. However, limiting the exercise area to up to two dogs at any time, as has been suggested, in addition to the significant separation distance now proposed, it is the opinion of the Environmental Protection Team that no significant adverse impact would arise. The noise impact reported in the noise assessment indicates that, although dog barking may potentially be audible at neighbouring dwellings, it would not be at a level that would result in significant harm to amenity. The exercise area is proposed to be used during the daytime period only and to ensure the protection of more noise sensitive times periods, measures should be in place. Should planning consent be granted, the Environmental Protection Team recommends the imposition of a condition restricting the dog exercise area to no more than two dogs at any time as well as restricting its operating hours to 0800 to 2000 hours daily.

The dog kennels building is located approximately 90 metres from the boundary of the nearest third party dwelling, again significantly increasing the separation distance when compared to the previous application. As mentioned in the consultation response for the previous application, effective measures can be introduced to reduce noise breakout from within the kennel building. It is noted that the kennel building will be a new construction incorporating sound insulating materials. Furthermore, the building has incorporated ventilation thereby, negating the need to open windows where noise breakout can occur. The noise assessment indicates that the dog kennels, at capacity, will not cause significant harm to amenity and the predicted noise levels are within recognised noise limits, such as sleep disturbance for example.

The Environmental Protection Team notes the numerous objections which do seem to present conflicting views citing the current peace and tranquillity in the locality but also the noise from dog barking at the application premises. Whilst it is acknowledged that objections have been raised citing noise complaints pertaining to dog barking at the application premises, the Environmental Protection Team confirms it has no records of historic complaints. However, in terms of good practice, it may seem prudent for the applicant to have a complaints procedure in place. The previous application contained a noise management plan that included, amongst other noise mitigation measures, a complaints procedure as well as permitted times for the dog exercise area. Subsequently, the Environmental Protection Team recommends that a noise management plan is devised for the revised site layout which, for the avoidance of doubt, should replicate the content of the previously submitted noise management plan.

The proposed development is to be served by a new septic tank discharging to a drainage field. No percolation test results have been provided to assess whether the ground has suitable permeability to accommodate the proposed drainage field. Percolation testing will need to be undertaken and the results submitted to the Environmental Protection Team as well as the calculated drainage field area and location. The Environmental Protection Team will provide further comments upon receipt of the aforementioned information.

In summary, the Environmental Protection Team considers the revised site layout to be a substantial improvement on the previous proposal and is satisfied that it will not result in a significant adverse impact on neighbouring amenity. Further information pertaining to the foul drainage provision is required for review to ensure the proposed development can be served by a satisfactory foul drainage provision.

Second Response

Thank you for forwarding the Noise Management Plan in relation to the above application. The Management Plan is very detailed and outlines appropriate measures for the control of noise in addition to the sound insulting properties of the kennels building. If you are minded to grant planning consent, the Environmental Protection Team recommends that a condition is imposed stipulating that the proposed development is operated in accordance with the Noise Management Plan.

Third Response

Thank you for forwarding the percolation test results in relation to the above application. The results demonstrate that the ground has suitable permeability, and a drainage field can be accommodated as proposed within the application site. The Environmental Protection Team is satisfied that the proposed development will be served by a suitable foul drainage provision.

Devon County Council (Highways):

Standing Advice

The Environment Agency:

No response

Representations:

Number of neighbours consulted:	7	Number of letters of support:	2
Number of representations received:	19	Number of neutral representations:	0
Number of objection letters:	17		

17 objections have been received. The following issues have been raised:

- Noise disturbance (x17)
- No need for kennels (x7)
- Highway safety concerns (x4)
- Too much development in area
- Inaccurate submission
- Adversely affecting property sales (x2)
- Adverse impact on privacy
- Monitoring concerns
- Light pollution
- Construction phase disturbance

2 support comments have been received. The following issues have been raised:

- Existing business
- Considerate owners (not a material consideration)
- Shortage of good kennels in the area

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST07 (Spatial Development Strategy for Northern Devon's Rural Area); ST11 (Delivering Employment and Economic Development); DM14 (Rural Economy); ST04 (Improving the Quality of Development); DM04 (Design Principles); DM08A (Landscape and Seascape Character); ST10 (Transport Strategy); DM05 (Highways); DM06 (Parking Provision); DM01 (Amenity Considerations); DM08 (Biodiversity and Geodiversity); ST14 (Enhancing Environmental Assets); DM02 (Environmental Protection); ST03 (Adapting to Climate Change and Strengthening Resilience);

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981);

Planning Considerations

The following considerations are pertinent to the proposed development:

- Principle of Development
- Character and Appearance
- Highways
- Residential Amenity
- Biodiversity
- Flood Risk

1. Principle of Development

Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

The site is located within the countryside. Policy ST07 of the NDTLP sets out the spatial development strategy for northern Devon's rural area, and clarifies that in the countryside, beyond Local Centres, Villages and Rural Settlements, development will be limited to that which is enabled to meet local economic and social needs, rural building reuse and development which is necessarily restricted to a Countryside location.

Policy ST11 aims to support the delivery of employment and economic development. The policy lists 7 delivery mechanisms to support this. Part 7 of the policy states that proposals for economic development and diversification of the rural economy will be supported where they do not conflict with other Local Plan policies.

Policy DM14 of the NDTLP provides in principle support for small scale economic development in the countryside and states that such development will be supported on the following basis:

- (a) change of use or conversion of a permanent and soundly constructed building; or
- (b) sites or buildings adjoining or well related to a defined settlement or a Rural Settlement; or
- (c) the proposed employment use has a strong functional link to local agriculture, forestry or other existing rural activity;

There are no other buildings within the applicant's control that would be suitable for the intended use. The site is located in the countryside; however it does relate reasonably well to the village of

Chilsworthy, with the proposed kennels building being sited approximately 80m from the development boundary that forms the western edge of the defined village. It is also noted that the application relates to an existing rural business, which is a small-scale dog breeding and grooming business that is operated by the applicant and his wife. The application would facilitate the expansion of the existing business at the site, which would likely generate an economic benefit within the rural economy. The application is accompanied by a statement that sets out the rationale for the expansion of the existing business.

Taking account of the above, it is concluded that the proposed development accords with parts (b) and (c) of Policy DM14. Policy ST11 also offers in principle support, providing there is no conflict with other policies. The principle of development is therefore considered acceptable.

2. Character and Appearance

Policies ST04 and DM04 of the NDTLP have a strong design focus and establish the need for development to be appropriate in, and have respect for, its context and setting. In addition, Policy DM08A of the NDTLP confirms that great weight will be given to conserving the landscape and scenic beauty of designated and undesignated landscapes and their settings. Part (f) of DM14 follows a similar policy direction. In this instance, the site is not subject of any landscape designation.

The proposed building would accommodate a footprint of approximately 11.5 x 10m and would be constructed largely from UPVC. In addition, it would be surrounded by 8ft mesh fencing. The building has the potential to appear as a prominent feature within the site, however its appearance would largely be screened and softened by the provision of a hedgebank on its southern and western sides as well as landscaping to the immediate west of the kennels. The submitted drawings shows that the pitched roof of the building and highest part of the fencing would be visible above the hedgebank, however it is clear that the majority of the building would be screened from view. In addition, it is also noted that the kennels building would be sited within the north eastern corner of a paddock and existing mature hedgerows would screen the building on its northern and eastern sides. In addition, a site visit has demonstrated that the kennels building would not be particularly visible from public views from the highway to the north of the site, given its proposed location against the existing hedgerow. From the public highway to the west, views of the kennels would be largely obscured by mature hedgerows that separate the highway from the applicant's land. Glimpses of the kennels could be achieved through the access to the site, noting however that there are large timber gates which would prevent views of the site when closed.

The proposed parking area would not appear as being unduly prominent from public views. It would be screened by the mature hedgerow along the highway and landscaping would be introduced in the form of a new native hedgerow along the eastern boundary of the car parking area and planting at its northern and southern ends.

The dog exercise area will not have an adverse impact on the character and appearance of the area, nor will the pathways through the site, which will be surfaced using permeable stone chippings.

Taking account of the above, it is considered that the proposal would not significantly impact upon the character and appearance of the area and it therefore accords with policies ST04, DM04, DM08A and DM14.

3. Highways

Policies ST10 and DM05 of the NDTLP seek, inter alia, to ensure that development does not adversely affect the local or strategic highway network and that vehicular accesses are safe and well designed. In addition, DM06 of the NDTLP seeks to ensure that appropriate parking provision is

delivered as part of development. Paragraph 111 of the NPPF advises that development should only be refused if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe. Paragraph 110 states, inter alia, that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be cost effectively mitigated to an acceptable degree.

The Local Highway Authority has been consulted and has referred to its standing advice document.

The proposal would likely increase vehicular movements to and from the site, however any increase would not be significant. Visibility at the junction with the public highway is good and the surrounding highway network could comfortably accommodate the expected level of traffic. The proposal would also deliver ample on-site provision for parking.

It is considered that the proposal accords with the various highway related policies.

4. Residential Amenity

Policy DM01 of the NDTLP confirms that development will be supported where it would not harm the amenities of neighbouring occupiers or uses or result in harm to the future occupiers of the development from existing or allocated uses.

A previous application, reference 1/0296/2022/FUL, was refused due to the impact of the kennels on the amenities of the occupiers of surrounding properties. The kennels building and dog exercise area was shown located within close proximity to the western boundary of the applicant's land and to existing dwellings located to the south east of the applicant's land.

The proposed kennels building, and dog exercise area have now been relocated. As set out earlier, the kennels building is proposed to be located within the north east corner of the paddock, with the dog exercise area to be sited within the north western corner of the field to the north. The revised application is accompanied by a Noise Impact Assessment and Noise Management Plan, both prepared by Soundguard Acoustics.

The Environmental Protection Officer has been consulted and notes the revised layout and the Noise Impact Assessment and Noise Management Plan. The officer notes that the noise assessment has been prepared on a worst case scenario; that the proposal would result in continuous barking from dogs, as opposed to a given amount of time within a one hour period. The officer notes that this worst case scenario is extremely unlikely.

The Environmental Protection Officer also notes that the dog exercise area was the main point of concern in respect of the previous application, due to the proximity of the exercise area to existing dwellings, absence of screening and potential for large numbers of dogs to be exercised at the same time. The officer advises that due to the increased separation distances between the exercise area and existing dwellings, as well as limiting the use of the area to no more than two dogs at a time, he considers that whilst barking dogs may be audible at nearby dwellings, this would not represent significant harm to the amenity, subject to a condition that the exercise area can only be used between the hours of 08:00 – 20:00.

The Environmental Protection Officer also notes that the kennels as now proposed would be located a significantly greater distance from existing dwellings compared with the previously refused application. In addition, the officer notes that the kennels incorporate sound insulation and ventilation, with the result that it would not be necessary to open windows. The kennels are manufactured by an organisation that specialises in kennels. The officer confirms that no noise related complaints relating

to the site have been received, despite objections to the application suggesting that dogs barking at the site is already creating a noise nuisance. In this regard the officer notes that the noise management plan includes a complaints procedure, which he notes is good practice.

Comments have also been provided by the Environmental Protection Officer in relation to the Noise Management Plan, confirming that the measures set out in relation to the control of noise are detailed and appropriate.

The Environmental Protection Officer advises that the revised proposal would not result in significant harm being caused to the amenities of the occupiers of existing dwellings, subject to conditions restricting the hours of use of the dog exercise area and that the development shall be operated in accordance with the noise management plan.

It is noted that 17 objections have been received, all of which cite noise as a concern. However, the Environmental Protection Officer has given due consideration to the revised proposal and concludes that any resultant harm to residential amenity would not be significant. It is pertinent to note that Policy DM01 refers to 'significant harm', as opposed to just 'harm'.

Taking account of the comments provided by the Environmental Protection Officer, and the revised location of the kennels building and exercise area, it is agreed that the proposal would not have a significant adverse impact on residential amenity and that accordingly the proposal accords with Policy DM01 of the NDTLP.

5. Biodiversity

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced by Policy DM08 of the NDTLP.

Policy ST14 aims to deliver biodiversity enhancement.

The application is accompanied by a Preliminary Ecological Appraisal prepared by Derek Gow Consultancy Ltd, dated July 2022. The report notes that the site comprises an existing vegetable plot and grazed or hay cut agricultural field and concludes that no protected species would be adversely affected by the proposal.

In relation to biodiversity enhancement, the proposal would deliver new hedgebanks on the southern and western sides of the kennels building, as well as the eastern edge of the car parking area. In addition, wildflower planting would be undertaken within the car parking area and to the west of the kennels building.

The proposal accords with policies DM08 and ST14.

6. Foul and Surface Water Drainage

Policy DM02 of the NDTLP requires that development must not result in unacceptable impacts in relation to the pollution of surface or ground water, whilst Policy DM04 establishes that water management must be addressed by development. Policy ST03 requires development to minimise flood risk.

The site is located within the Holsworthy Critical Drainage Area (CDA).

A soakaway would be installed to manage surface water runoff from the proposed kennels building, which is considered acceptable. The parking area and pathways would be constructed from permeable surfacing, which is also considered acceptable.

Turning to the proposed foul drainage arrangements, the foul water run off from the kennels building would be drained to a package treatment plant and then to a drainage field. The Environmental Protection Officer has confirmed that the percolation tests show that the ground has sufficient permeability and that a drainage field can be accommodated at the site. There is no objection to the proposed arrangements.

The proposal accords with Policy DM02, DM04 and ST03.

7. Conclusion

As set out above, the principle of development is considered acceptable.

In addition, the proposal meets the various policy requirements as discussed above. It is noted that a previous application was refused due to the impact on the residential amenities of the occupiers of third-party dwellings, however the revised proposal sites both the kennels building and exercise area sufficient distance from third party dwellings to ensure that residential amenity within the area will be adequately safeguarded. The Environmental Protection Officer has considered this issue in detail and has confirmed that there is no objection in this regard. It is also noted that no noise related complaints have been received in respect of the existing dog breeding business at the site.

It is noted that 17 objections have been received, including from the Parish Council, however for the reasons set out above it is your officer's view that these should not preclude planning permission being granted.

Accordingly, it is concluded that the proposal accords with the development plan, and it is therefore recommended that planning permission be granted, subject to the conditions set out below.

Human rights

Consideration has been given to the Human Rights Act 1998.

Recommendation

- 1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.

- 3 Prior to the kennels building hereby permitted being brought into use, the hedgebanks to the southern and western boundaries of the building shall be constructed and planted out. The hedgebanks shall be retained thereafter.

Reason: In the interests of the character and appearance of the area and to deliver biodiversity enhancement.

- 4 No later than the first planting season following the substantial completion of the development, the landscaping shown on the approved plans (with the exception of the hedgebanks referred to in condition 3) shall be implemented. If any specimen is removed, uprooted, destroyed, dies or becomes seriously damaged or defective within a period of five years from the date of its planting, it shall be replanted, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the character and appearance of the area.

- 5 No external lighting shall be installed on the kennels building, without first being approved by the local planning authority.

Reason: In the interests of the character and appearance of the area.

- 6 Prior to the exercise area hereby permitted being brought into use, its eastern and southern boundaries shall be formed with a post and rail fence.

Reason: To clearly demark the extent of the exercise area.

- 7 The development hereby permitted shall at all times be carried out in accordance with the Noise Management Plan prepared by Soundguard Acoustics dated 28 February 2022.

Reason: To safeguard the residential amenities of the occupiers of surrounding dwellings.

- 8 The dog exercise area hereby permitted shall be operated only between the hours of 08:00 to 20:00 daily.

Reason: To safeguard the residential amenities of the occupiers of surrounding dwellings.

- 9 The dog exercise area hereby permitted shall be used by no more than two dogs at any time.

Reason: To safeguard the residential amenities of the occupiers of surrounding dwellings.

- 10 The kennels building hereby permitted shall be supplied by Pedigree Pens or manufactured to the same specification.

Reason: To safeguard the residential amenities of the occupiers of surrounding dwellings.

- 11 Prior to the kennels building hereby permitted being brought into use, the car parking area shown on the approved plans shall be constructed and provided for use by visitors using the kennels services hereby approved.

Reason: To ensure that there is sufficient on-site parking provision to serve the development.

Plans Schedule

Reference	Received
2204 P01 B	29.07.2022
2204 P03 D	29.07.2022
2204 P04 A	29.07.2022
Proposed Elevations	11.08.2022
Proposed Floor Plans	11.08.2022
Proposed Roof Plan	11.08.2022

Statement of Engagement

The National Planning Policy Framework (paragraph 38) requires local planning authorities to work positively and proactively with applicants to achieve sustainable development. Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

In this instance the Council required additional information following the consultation process. The need for additional information was addressed with the applicant and submitted for further consideration.

The Council has therefore demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.