

Proposed business use

**Proposed Manege (with lighting)
&
Change of use for
Dog Training and Agility,
Canine Massage Therapy and Daycare**

at

**Crossgate Farm
Quadring Road
Donington
Lincolnshire
PE11 4SJ**



THE BUSINESS

I have moved to Crossgate Farm and wish to run a business from this property. There are three strands to the business that would operate from this property. This would be home daycare, canine massage therapy and training which includes agility training.

I will be self-employed and will operate this business myself, there will be no other employees or persons involved in the running of this business.

DAYCARE

Daycare provides the option for people to leave their dogs with me if they are out for the day. I would look to take a maximum of 2 dogs at any time. The dogs would be kept within the house and walked or trained by myself within the paddock. Within the house I have the ability to be able to keep dogs separate from each other if need be.

MASSAGE THERAPY

I am a qualified Galen Myotherapist. This is similar to sports massage for dogs and is aimed at helping dogs with chronic long-term painful issues such as arthritis and also to prevent injuries within sporting dogs. I have been operating this for a year now back in Hertfordshire and I am part of a professional guild – CAAM (Canine Association of Myotherapists) www.caam.org.uk and I can only work on a dog with the veterinary surgeons consent.

We have requested permission to convert one of the stables within the property into a treatment room and also a home office for me to complete paperwork. This is where the therapy would take place. I can only treat one dog at a time but have asked for permission for two dogs to allow owners to bring additional dogs if being treated one after the other. Treatments would be offered during the operating times requested, 9am to 7pm. Treatments are an hour long and during this time the dog is kept calm, relaxed and quiet.

AGILITY AND TRAINING

I have been working with dogs for 8 years now. I have undergone training with a number of well-known dog professionals and am currently undertaking a behavioural course. I have been competing with my dogs in Agility for 7 years now.

In 2014 I qualified with Agility 1st which is a Kennel Club accredited training course for Agility instructors. I have been teaching at other people's clubs and running workshops for 3 years.

The agility and training would take place in the paddock and also within the ménage. The reason a ménage is needed is that competitions take place on both grass and in ménages, therefore the dogs need to be confident on both surfaces. This will also allow me to continue to train during the winter months when the ground is either too wet or frozen. The lighting on the ménage is needed to again ensure I can train during the winter when it is dark by 3pm. The ménage and the field would not be used at the same time, I will either be training in the field or in the ménage and this would be mainly weather dependant.

I have requested permission for up to 8 dogs during a training class. However the majority of my business would be aimed more at 1-1 or 1-2 lessons as I believe people

will gain more from this. However the group option still needs to be available as this is the only way some people can afford to train their dogs.

I understand the noise from multiple dogs barking is a concern, I can assure you I share this sentiment and during training with my own dogs I work hard to prevent them from barking excessively and I will be doing the same with any clients dogs as I believe dogs need to be calm and focused in order to learn.

The operating hours requested; 9am to 7pm have been sought to allow people to have the option to train during the day but also to allow those who work during the day the option to train in the evenings. I have been mindful of other residential properties and will not be training until late at night.

Just to clarify there will only be the three strands to the business; daycare, massage therapy and training. I will be the only person working on site; therefore if I have a massage therapy client I will not be teaching a training class and vice versa, the two cannot operate simultaneously and would be managed by appointments.

The daycare dogs would be contained within the house whilst I am either teaching or conducting a massage therapy appointment. There is separate access to the house and to the paddock/ménage/treatment area therefore people coming on site for training or massage therapy would not disrupt the daycare dogs. I do not envisage the daycare being a core strand to the business and anticipate the majority of the business would be training or agility training.

I would book appointments through a diary system so that everything is pre planned to ensure that there are no clashes between training and massage therapy. They would be managed simultaneously rather than having set days for each activity.