



Application no: H05/0745/92

Applicant: Mr and Mrs V Zammit
Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Agent: Mr and Mrs V Zammit
Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Description: Domestic to Kenneling of
Show Dogs (increase in
numbers of Brood Bitches)

Location: Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Type: SECTION 64

Date received: 08-JUL-92

05-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

APPLICATION FOR SECTION 64 DETERMINATION

For Office use only

Application No

^S H09/0745/92

Date registered

08 JUL 1992

Grid reference

Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Reuben V. Zammit.

RHYNESBORNE GUTAGE

Tel No.

FOXES LEAVE RD

0806 24661

HOLSWORTH PARK

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel no

Contact Name

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

FULL DESCRIPTION OF WORKS
OR CHANGE OF USE PROPOSED

Domestic To Kennel of
SHOW DOGS (Increase in numbers of
Breed Bitches)

Please complete

I attach the necessary plans and apply for a determination as to whether planning permission is required.

Signed (Applicant/Agent)

Date 8 July 92

Please complete

Describe the use of the land at present, or if
vacant, the last use of the land and when it
ceased to be used for that purpose.

Domestic And Kennel of
SHOW DOGS

NOTES

Two copies of the application form are required, together with two copies of a site plan to identify the land (preferably at a scale of 1/2500 and with the site edged red).

If building works are proposed, then detailed drawings (at a scale of not less than 1/100) should also be submitted.

No fee is required with this application.

An application cannot be made in respect of works or changes of use which have already taken place.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes ----

No ----

Ward member request

Yes ----

No ----

Recommend approval against
material objection

Yes ----

No ----

Any objection received? No
If yes, is any obj. material? Yes

(Reason:

Other circumstances needing
Committee decision

Yes ----

No ----

Flagged by Senior Officer
Signed

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No ----

Yes ----

ANY ONE
OF ABOVE

All fees (not first
submission)

Other info. ref:
Signed

Committee
report

Sub-Committee:

SV recommended

2st/Lnd. recommended

Delegation
confirmed by
Senior Officer

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details.
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health

Conservation consults : Local

Local & National

English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-registered

Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL
 Receipt Issued No.
 Date First Received 08 JUL 1992

REGISTRATION

REFERENCE 1109/0745/92
 Cross-ref N/A
 Date 9/7/92

VALIDATION

Type SEC 61 Earliest permission date (Cart B)
 Site area No. of dwellings Floorspace
 New build/site enlargement/redevelopment/change of use/extension/alteration
 Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous
 Current

Description

Technical:-

Certificates
 Site plans
 Description

Accuracy
 Incomplete form

S&S Advert required ☐ Expiry date

Fees:-

Nil fee - previous app
 - type
 Discounted fee

Ref

Reason

Correct fee £ NIL Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 10.7

Index Sheets 1,2,3 OS Nos

Grid Ref 537150 309100

Part 1,2 Parish ALBERT

12 Initial

12 Bypass

Level crossing

Footpath

CA

CB

CP

Other

Grade

Inside 130 YES Inside 12 Area NO

Linked to site Ref Linked to property Ref 0037149

Planning Records:

Earlier apps

276/88
549/88

12 Records:

Already submitted Ref

Requested

Inputs completed 13/7/92

48

4057/0830/92



OBJECTION
Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

S.H.D.C. PLANNING DEPT.	
RECEIVED	
29 JUL 1992	
Attention of DPO NRM DCPO BS JCS ACP	File No.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date 30/7

Our Ref: AJF/hmr

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

29th July 1992

Dear Sir,

Re: Proposed Change of Use From Domestic to
Kennelling of Show Dogs, Rhinestone Cottage,
Foxes Low Road, Holbeach (Ref H05/0745/92)

As adjoining landowners to the West of the above application site we wish to make written representation to the Council.

The Council will recall that in February 1992 an application on our land for a dwelling was refused at Committee. It was reported in the Agenda that Rhinestone Cottage ran a dog breeding business and "... is thought to have 12 boxer dogs and a breeding licence...". Whilst this was not the only factor against our application it was nevertheless extremely influential on the outcome. It now appears that Rhinestone Cottage did not in fact have a licence to operate such a business and therefore amounted to nothing more than a neighbouring dwelling with several dogs.

Following the refusal decision for a dwelling a meeting was held on 27th February 1992 with Nigel Midlen and John Chapman to establish suitable use for our remaining plot. As a result of the meeting our intention is to submit an application for a light industrial use with associated dwelling. This would be of a similar nature to that already in existence to the West of our site.

I therefore trust that when considering the current application at Rhinestone Cottage the Council will take into account the likely neighbouring proposal and ensure that the plot does not become sterilised as a result of the submitted proposal.

Yours faithfully,

Alan J. Finch.

ALAN J. FINCH

4/9/92

ADVICE ME FINCH
OF NEW APPLICATION.

MB



S.H.D.C. PLANNING DEPT.	
RECEIVED 05/74192	
27 JUL 1992	
Attention of DPO <u>NRM</u> DOPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by ST
Copy to	date 27/7

"Hidden"
Foxes Lowe Road
Hobbeach
Spalding, Lincoln
24/7/92.

Dear Sir,

OBJECTION

I read with some alarm in the Spalding Guardian that our neighbours Mr & Mrs V. Zammit propose to have even more dogs at their residence. At the best of times the present number make an awful noise, especially when visitors call, or if they are left unattended.

My wife and I have complained about the dogs barking, but have

not had a sympathetic response.
In fact their barking has been
denied.

The present level of noise we
have to endure is barely acceptable,
especially if we wish to sit
outside or have windows open in
the summer. An increase in
the number of dogs would mean
even more noise, and we would
then have to consider approaching
the Environmental Department
for their help.

We hope you will give these
points your serious consideration.
Mr & Mrs P. Faithfull.

Application no: H05/0745/92

Applicant: Mr and Mrs V Zammit
Rhinstone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Agent: Mr and Mrs V Zammit
Rhinstone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Description: Domestic to Kenneling of
Show Dogs (increase in
numbers of Brood Bitches)

Location: Rhinstone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Type: SECTION 64

Date received: 08-JUL-92

05-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H05/0745/92

Type: SECTION 64

Applicant: Mr and Mrs V Zammit
Tel: 0406 24661

Agent: Mr and Mrs V Zammit
0406 24661

Description: Domestic to Kenneling of
Show Dogs (increase in
numbers of Brood Bitches)

Location: Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Valid date: 08-JUL-92
Target dates:
To case officer 13-JUL-92
Inspected by 18-JUL-92
Extra contacts 23-JUL-92
Report if not clear by 12-AUG-92

Terminal date: 02-SEP-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	13-JUL-92	27-JUL-92
Cllr B A Paul	0406 23100	13-JUL-92	27-JUL-92

L.C.C. - No objection *for 22/7/92*

ENFORCEMENT INVESTIGATION

RECEIVED DATE 4 Jan 92REVIEW

REFERENCE

EO9/2373/92ACK. BY DATE ADDRESS/LOCATION Mr & Mrs V Zammit, Rhinestone Cottage, Foxes Lane Road, HolbeachSUBJECT Dogs on PremisesINFORMATION FROM Environmental ServicesOBJECTIONS? 14 Dogs on Premises

RELEVANT APPLICATIONS

OTHER AUTHORITIES/DEPARTMENTS INFORMED

TODATEBY

RESULT OF INVESTIGATION

Is there a breach of planning control?

Explanation:- Kennels & runs in rear garden of cottage
16.6.92 containing 14 Boxer type dogs for
 show purposes

Recommended Action:- In view of the number of dogs application
 forms have been sent to occupants -
 Mr & Mrs Zammit.

INVESTIGATING OFFICER _____
DATESENIOR OFFICER _____
DATE

OBJECTORS NOTIFIED BY _____ DATE _____

SUBSEQUENT ACTION RECORDED OVERLEAF

Mr & Mrs Zammitt,
Rhinestone Cottage,
Foxes Lowe Road,
Holbeach,
Spalding,
Lincs.

Mr K Woods

KW/JJ E9/2373/92

18th June 1992

Dear Sir and Madam,

**KENNELLING OF 14 DOGS AT RHINESTONE COTTAGE, FOXES LOWE ROAD,
HOLBEACH.**

I have received information from the Council's Environmental Services Department that you intend to increase the number of breeding bitches at your premises from 3 to 6 and that at present there are 14 dogs kennelled there consisting of 12 adult dogs and 2 puppies.

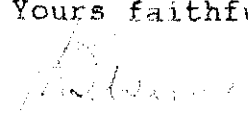
I understand that it was explained to you that planning permission would be required for the keeping of this number of dogs which is in excess of the number indicated as being acceptable at a private dwelling in a recent stated law case.

The Planning Enforcement Officer called at your premises on the 15th June 1992 in order to discuss the matter with you but unfortunately you were not at home.

In view of the situation, which amounts to a material change of use of the premises, I forward herewith application forms which I would ask you to complete and return to my office together with the appropriate plans and fees for consideration within the next 28 days.

I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take proceedings against any breach of planning control but this course of action can obviously be avoided with your co-operation and prompt attention to the submission of the required application forms.

Yours faithfully


N Midlen
Principal Planning Officer (DC)
Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

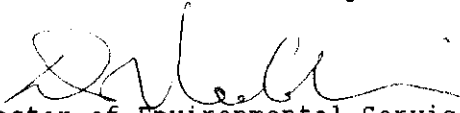
FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 3.6.92
OUR REF: GWS/SS/AHW
TO: DIRECTOR OF PLANNING & BUILDING YOUR REF:
CONTROL
(f.a.o. Mr. K. Woods)

Mr. & Mrs. V. Zammitt, Rhinestone Cottage,
Foxes Low Road, Holbeach
Breeding of Dogs Act 1973 (As Amended)

During a recent inspection of the above premises, the owner Mr. V. Zammitt indicated that he wishes to increase the current number of breeding bitches from 3 to 6. At present there is 14 dogs on the premises, consisting of 12 adult dogs and 2 puppies.

He is aware that Planning Permission would have to be sought but wishes to discuss the matter further.

Can a site visit be carried out to clarify the situation.


Director of Environmental Services

S.H.D.C. PLANNING DEPT. RECEIVED - 4 JUN 1992	
ALIGNED OF DPO DDPO SC ADP	FILE NO. D6
Action by	Acknowledge YES/NO
Discuss with	by
CCD/IO	date

Santanoaks Boxers

Phone: 0406 - 24661



Mr J.A. Blacklock.

Planning & Building Control Dept.

Council Offices

Pewsey Rd

SPADWICK.

Love Ref: JAB/WL/HOS/0745/92.

Mr & Mrs V. ZAMMIT.

Rhinestone Cottage

Foxes Lane Rd.

HOLBOURN RD ZPA.

Dear Sir,

DOMESTIC TO KENNELING OF SHOW DOGS (INCREASE IN NUMBER OF
BLOOD BITCHES) RHINESTONE COTTAGE FOXES LANE RD HOLBOURN.

Thank you for your letter of 15 July 92 and note the comments made.

Accordingly will you please withdraw my application for a determination of my proposal. Please also find enclosed amended planning applications, 1/500 Block scale drawings of Rhinestone Cottage and its grounds and a cheque for the sum of £110.

In support of our application could you please take the following points into consideration.

1. We purchased Rhinestone Cottage some 5 yrs ago the main consideration on purchase was that we would not have any neighbour problems which would allow us to continue breeding Boxers, when we moved into the Cottage we then had some 10 dogs and have never dropped below that amount. During the last 5 years as far as we are aware no complaints have been lodged against us due to the dogs.
2. The council have always been aware that we have kept dogs at Rhinestone Cottage and have inspected the premises every year. They have also issued us with a breeder's licence which we pay for Annually.

Santanoaks Boxers

Phone:



3. Breeding Boxers is not a business to us, I have full time employment and we only Breed Boxers as a Hobby.
4. We Only Breed Boxers at the Kennel and no other Breed of Dog, and we only Breed as and when we require something new to go into the show ring, any surplus puppies we have are sold to other show exhibitors and any money made from these sales helps to offset the cost of Feeding / Vet Bills etc. Breeding our Boxers is not a Business!
5. For the last 3 years we have been the U.K.'s Top Boxer Breeders and this has only been achieved by Hard work and dedication to our Hobby. Refusing us permission to keep our dogs would in effect destroy 25 yrs of work to get to the top in a much loved pastime.
6. We are very conscious of the noise that dogs can make and consequently never allow our dogs out during normal hours and in fact are not allowed out of their kennels prior to 0800hrs. All dogs are always locked away in their kennels prior to dusk and therefore cannot be heard at all during the night.
7. The dogs are never left alone for any length of time. And on show days if we are away someone is here to look after them.

Santanooks Boxers

Phone:



8. The kennels themselves conform to the highest standards in respect of comfort for the dogs and hygiene, we are in fact very proud of our layout which is admired by any visitors we have here.
9. The kennels themselves cannot be viewed from outside of our property and are completely secure especially since we had some puppies stolen some 2 yrs ago.
10. We are surrounded (in very close proximity) on two sides of our property by the Forests Industrial Estate, and all its associated noise.
11. One of the main reasons we have asked for an increase in the amount of dogs is that we believe retired show dogs should be allowed to live a life of leisure on retirement and consequently live as "oldies" in our house.

Bearing all the above points in mind I would be grateful if you would approve the attached application.

Yours Sincerely

V. Zammit.

27/7/92

Saw Mr & Mrs Zavitt & explained terms of letter of 15/7/92.

Explained that I didn't wish to preempt any decision ~~off~~ on an application but stated criteria for decision would be:-

- ① effect on residential amenity
- ② effect on any non residential property
- ③ effect on highway safety.

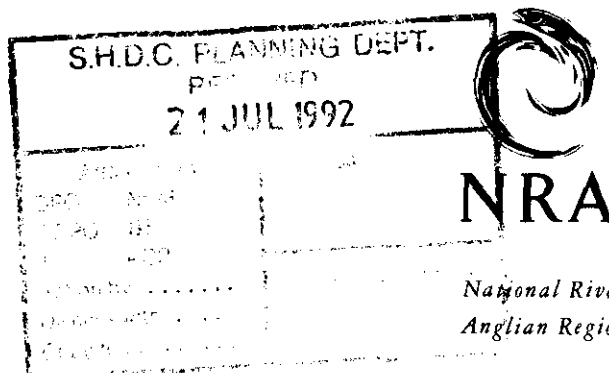
Explained decision not made on strength of neighbour objection.

Agreed:-

- ① Mr & Mrs Zavitt to submit application for material C/U
- ② ~~will~~ Send letter to LPA withdrawing Section 64 determination.
- ③ Send letter with application explaining nature of business / hobby.

John [Signature]

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



20 July 1992

Our ref.GT/92/1/SH/0209

Dear Sir

**PLANNING APPLICATION NO. H05/0745/92
PROPOSED CHANGE OF USE FROM DOMESTIC TO KENNELING OF SHOW DOGS
AT RHINESTONE COTTAGE, FOXES LOWE ROAD, HOLBEACH,
BY MR AND MRS V. ZAMMIT.**

With regard to the above-mentioned application received on 15 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

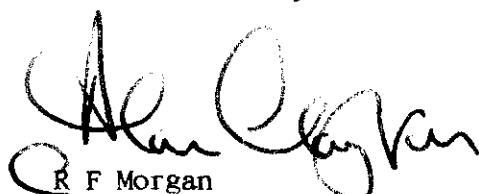
Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully


R F Morgan
Planning Engineer

cc Mr and Mrs V Zammit
Rhinstone Cottage
Foxes Lowe Road, Holbeach

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

J A Blacklock

JAB/WL/
HOS/0745/92

Mr and Mrs V Zammit
Rhinestone Cottage
Foxes Lowe Road
Holbeach
Lincs
PE12 7PA

15th July 1992

Dear Sir,

Section 64 Determination - Domestic to Kennelling of Show Dogs
(Increase in numbers of Brood Bitches) - Rhinestone Cottage
Foxes Lowe Road, Holbeach

I refer to your application in respect of the above and write to advise you that as you have already instituted the use to which your application refers, a determination of your application is not possible.

Section 64 of the Town and County Planning Act 1990 states that "If any person...proposes to carry out any operations on land or make any change in use of land, he may apply to the Local Planning Authority to determine that question. I have underlined the word proposes to indicate the fact that it is a prospective use or operation which is envisaged by the legislation.

Accordingly, I would be obliged if you would agree in writing to the withdrawal of this application.

There remains, of course, the issue of whether planning permission is required for the change of use from domestic to kennelling and in association with that use, the erection of the kennels themselves.

I note you refer in your letter of 1st July 1992 to your view that the activity in question is essentially a hobby but I am afraid from the Planning standpoint that I must dissent from that view.

In my opinion, the scale of the activity is such that it constitutes a material change of use requiring planning permission:

Cont'd...

Cont'd...

The activity is one that can no longer be regarded as minor or ancillary in scale in relation to the principal, residential use of the property.

I appreciate you have expressed in entirely good faith that the activity in question is a "hobby" but it is the scale of use which is of concern to the Authority and not the terminology: A "hobby" can require planning permission if in terms of its extent and scale if it becomes a separate, independent (and not an ancillary) use in terms of the residential property where it is located.

I would suggest, therefore, that the attached application forms should be amended, in terms of the description of the proposed development to read "Change of use from residential to residential and the breeding and kennelling of dogs" and resubmitted to this Authority with the appropriate application fee (£110). The application forms are enclosed with this letter.

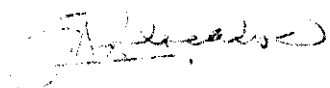
I would also add that the authority will need block plans to the scale of 1/500 showing the exact extent of the site which is currently used for the kennelling of the dogs. Unfortunately, the plans which you submitted showing the location and arrangement of the kennels are not to scale and therefore are only of limited use in processing any application.

You will note that I have confined my comments to the use of land and not the erection of the dog kennels themselves. This is because the dog kennels, as opposed to the use of the land for the breeding and kennelling of dogs, may not require planning permission as they ^{may} have been in existence for over four years. Section 1718 of the Town and Country Planning Act 1990 states that "where there has been a breach of planning control consisting in the carrying on without planning permission of buildings works ... on land, no enforcement action may be taken after the end of the period of four years beginning with the date on which operations were substantially completed". If the said kennels have been in existence for over four years, then this Authority is precluded from taking enforcement action over them and they may therefore remain. It is the use of them and the adjoining land which needs to be regularised, hence my invitation to you to submit a change of use application.

To this extent, therefore, the 1/500 scale plans which I referred to need only relate to the location of the kennels on the site. No detailed elevations themselves will be required.

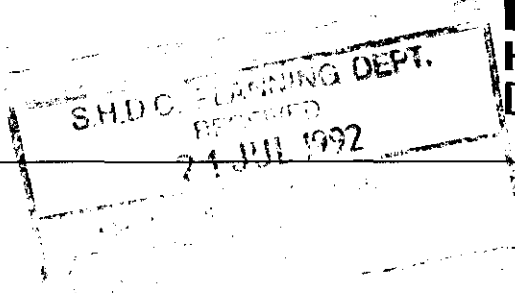
I trust these comments will be of assistance to you. If you have any queries, please do not hesitate to contact my Mr Blacklock.

Yours faithfully,



N R Midlen
Principal Planning Officer
(Development Control)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H05/0745/92

Applicant: Mr and Mrs V Zammit
Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Agent: Mr and Mrs V Zammit
Rhinestone Cottage
Foxes Lowe Road
Holbeach
Spalding Lincs

Description: Domestic to Kenneling of Show Dogs (increase in numbers of Brood Bitches)

Location: Rhinestone Cottage Foxes Lowe Road
Holbeach Spalding Lincs

Type: SECTION 64

Date received: 08-JUL-92

13-JUL-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 28-JUL-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

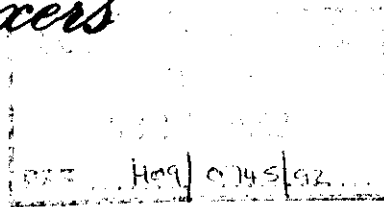
Comments:

NO OBSERVATIONS

Signed:

Santanoaks Boxers

Phone: 0406-2441



Mr K. Woods
Planning & Building Control Dept.
Council Offices
Penny Rd.
Spalding Lincs
PE11 2AE

Ynr Ref. Kw/SS 69/2373/12

15th June 12.

Mrs & Mrs V. ZAMMIT.
RHINESZINE Cottage
Ferry Lane Rd.
HARBORH PORT FCA.

Dear Sir,

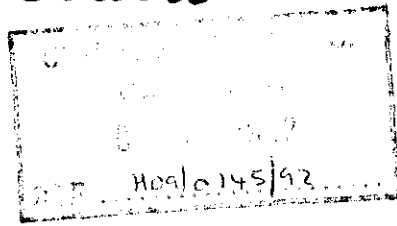
KENNELING OF 14 DOGS AT RHINESZINE COTT. FERRY LANE HARBORH

Thank you for your letter of 15th June 12 with regards to the above matter, and in response to your letter please find enclosed completed planning application, photographs and description of kennelling. I would however be grateful if the following points could be brought up in our favour at the planning meeting.

1. It was not our intention to increase the number of breed litches that we keep from 3- to 6 without permission from the council and we did in fact ask Mr ~~Stanley~~^{Stanley} if it would be possible when he visited the kennel.
2. We set up the kennels 4 1/2 yrs ago when we then had 10 dogs and over that period we have never had a complaint ~~logged~~ against us in respect of the dogs being a nuisance of any kind.
3. We go out of our way to ensure that the dogs are quiet and are not a nuisance to other people this included not letting them out prior to 0700hrs and having them all locked in their kennels by 2000hrs in Summer and 1800hrs in winter.

Santanoaks Boxers

Phone:



3. We go out of our way to ensure that the dogs are quiet and are not a nuisance to our neighbors this included not allowing them out of their kennels prior to sunrise daily and having them all locked away by sundown in Summer and earlier in winter.
4. We are surrounded by the Flew's Industrial Estate on two sides of the property and all its associated noise.
5. The reason we wish to increase the number of our 'Band' Bitches from 3 to 6 is that we believe that Bitches should only be bred from during the ages of 2 to 6 years and over the next few years we will have more than 3 bitches come into that range.
6. We would like to make it clear that our breeding of dogs is not a commercial venture and that the only time we breed dogs is when we feel a need to bring something new into the Showing we did in fact not have any litters in 1991 and have now only had 2 litters in 1992. Showing and breeding dogs is our "Hobby".
7. We are currently one of the 2 TOP Boxer kennels in the UK and in order to stay at that level it is necessary to "kennel" youngsters in order to express just how good they are. Maybe the

Santanoaks Boxers

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number of dogs we keep is flexible and may vary from 10 to 15 at any one time. However this figure does include our Oldies which are kept as pets.

8. Finally in setting out the kennels we have endeavored to plan it so that it gives the greatest comfort to the dogs in terms of accommodation, cleanliness and hygiene and are very proud of the standards that we maintain.

Thank you for your assistance in this matter

Yours Sincerely

V. Zimmer