

Twelves, Marie

From: Gedney, David
Sent: 20 April 2015 10:48
To: _planningadvice
Subject: FW: H09-0286-15 - Use of site to keep more than 6 dogs for domestic purposes, Race Over, 154 Dog Drove South, Holbeach Drove
Attachments: 3-paddocks.jpg; bus-depot-in-front.jpg; closest-building-to-rear.jpg; front-of-property.jpg; land-to-left.jpg; land-to-rear.jpg; land-to-right.jpg; main-field.jpg; main-kennel-block-inside.jpg; perimeter-fence.jpg; stables-with-watchdogs.jpg; vegetable-garden.jpg; walkway-to-field.jpg

Ref H09-0286-15

Please scan, including attachments – supporting info

David Gedney | Senior Planning Officer | South Holland District Council
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DDI: 01775 764468 |
www.sholland.gov.uk

From: Dog Drove South [<mailto:dogdrovesouth@gmail.com>]
Sent: 17 April 2015 16:05
To: Gedney, David
Subject: Re: H09-0286-15 - Use of site to keep more than 6 dogs for domestic purposes, Race Over, 154 Dog Drove South, Holbeach Drove

Dear Mr David Gedney,

Date of occupancy was a Monday, the 30th April 2012. Indeed I purchased this property because of its advertised ample high-quality facilities for those who are into dog-hobbies. The property being in a rural setting and having no immediate neighbours and a factory and bus-depot around it made it particularly appealing to me plus it had been on the market for over a year. I moved in with my dogs literally straight after the previous owner moved his dogs and family out over a couple of days before. I moved here with 20 adult dogs on the same day as house-keys were handed over.

Currently there are 22 adult dogs in the kennels and 4 adults kept inside though sometimes I might keep 6 inside but I do swap dogs around all the time, and also 2 permanent adult watchdogs in stables. I used to keep more out as watchdogs but have realised that even though this is a rural location the number of watchdogs barking is not to everyone's liking so have completely minimised any watchdog nuisance to just the one and his silent sidekick who holds back until someone in the area shouts or comes into the yard.

The number has varied upto 42, but only when they are young, I only plan to keep no more than 30 maximum permanent adults, which is realistic for the available facilities and my peaceful enjoyment.

The kennels are 12 double-size individual concrete block walled units inside a corridor kennel outbuilding with its own kitchen and can hold 2 large dogs or 3 medium dogs in each unit. Also there is a little kennel-shed in each paddock which I use for young dogs or in case of ill dogs to keep away from the rest just as the previous owner did.

Most my dogs are seniors and only have a few years left and I do envisage sizing down as time goes on but for the next few years I am strongly devoted to my dogs and their continuation. All my dogs are mongrels (crossbreeds), not pedigree showdogs.

I have attached photos of the facilities and the land for your records. I have made absolutely no changes to any permanent buildings and have only upgraded a fallen fence and nothing more. Basically everything was all ready and waiting for me and the dogs on the day we moved in 3 years ago. When I came to view this property before deciding it was for me, I saw how happy the previous owners dogs were in the kennels and outside in the paddocks and I automatically felt a kindred connection with the property for being exactly what I needed for my dogs, at that time I was not aware that the property had not had any proper authorisation from the council in respect to its use which had been going on for well over 10 years.

Kindest Regards,
Pauline Lee

On Fri, Apr 10, 2015 at 12:36 PM, Gedney, David <DGedney@sholland.gov.uk> wrote:

Dear Miss Lee,

I write in relation to the above application.

To enable the application to be determined please provide the following additional information:

- 1) Date of occupancy of the property;
- 2) Details of the number of dogs that have been kept at the property since occupancy, including maximum number;
- 3) Details of where the dogs have been kept on the property.

I look forward to receipt of such details in due course.

Regards.

David Gedney

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**3 paddocks behind kennel
outbuilding for dogs to play in**





Directly in front of property is a bus depot



Closest building is a factory



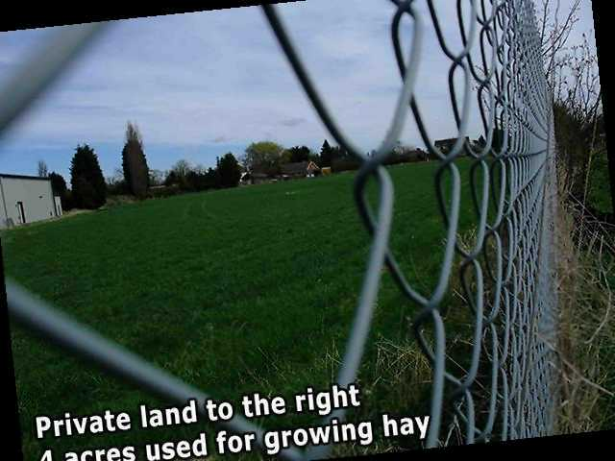
Front of property



**Private land to the left
used for hay and cattle
and agricultural land in the distance**



View to the rear of the property

A photograph taken from behind a chain-link fence, looking across a large, green field. The fence's diamond-shaped mesh is prominent in the foreground, slightly out of focus. The field is a vibrant green, sloping gently upwards. In the background, there are several trees, including tall evergreens and some deciduous trees with light green foliage. A few buildings are visible in the distance under a cloudy sky. The overall scene suggests a rural or agricultural setting.

**Private land to the right
4 acres used for growing hay**



Main field just over a football pitch in size



Main kennel block (inside)



Perimeter fence all around field



Stables with watchdogs



My vegetable garden

A photograph showing a narrow, grassy path that leads from a dense, dark green bush on the left side of the frame towards a grassy field in the background. The path is slightly uneven and has some bare patches of earth. In the background, there is a fence line, some trees, and a building under a cloudy sky.

Walkway to the field