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Lakefield Kennels
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26/07/2015

Your ref: PE-00525-15

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Dear Tracey (or whoever gets this application)

Thanks a lot for your pre planning advice email, sent to me on 24th June 2015.

I have now spoken to the Environmental protection officer, Steve Branson, and he said that Environmental Protection would have no objections to an increase to my licence for boarding dogs from 10 to 20 as a maximum. Also, he had no objection to a cattery being converted from an existing outbuilding. He had some suggestions for my application, all of which I plan to include. They were as follow:

That I state a maximum on the number of dogs I want to increase the licence to. (Which will be 20).

That I install an insulated, false ceiling, therefore reducing the potential noise level as much as possible, (as exists in the established side of the Kennels) and that the runs to the Kennels are covered, (as existing in the operational side of the Kennels) again reducing the level of noise.

He stated that there have been, to date, no complaints regarding the business, of noise or otherwise and that this would certainly go in my favour. Lastly, he stated that as the Kennels appears to have been running for many, many years *as an established dog related business (firstly as a greyhound training and breeding centre and then as a boarding kennel)*, a regulation known as

"established use" may come in to play as the previous owners had no licence or planning as the regulations in the seventies were very different and considerably slacker than nowadays! The neighbouring business (a plant nursery,) was purchased in 1999 when the kennels was a breeding centre with 26 dogs in situ. So this property has been dog related for around 40 years. (As a Greyhound breeding facility and later as a greyhound breeding and training facility). The change of use to a Boarding Kennels was made in 2010, when the previous owners had retired the dogs.

With regards to a cattery, I would be looking to gain a licence for 12 cats from 6 units. I regularly get requests from my clients who also have cats, to have a cattery to save them from having to also visit another establishment to drop their cat/s off so there is definitely a need and it is for this purpose that I wish to have a cattery as an addition to the business.

With regard to building regulations, I contacted them earlier today and was advised that I need no further permissions with regard to these applications.

The situation here has altered since the last application in 2010 as Environmental Protection now have no objection (whereas they did previously) and the noise level will be screened more due to the insulation and false ceiling in the Kennel block and due to the erection of a new wooden fence in the paddock area where the dogs exercise. Also the existing trees have grown much taller, creating a sound screen. The neighbouring nursery also acts as a sound block.

With regard to the Government encouraging the use of existing, disused rural buildings, both the cattery and the kennels would fall within this category. I struggle to survive on the existing salary given from 10 dogs though and do not wish to have to close due to lack of income. I know that this does not affect any decisions, but there is a need for the increase in kennels as I have successfully built the business up over 3 and a half years to a point where I have had to turn 29 people away (so far) over the summer period due to lack of spaces. The winter months can be quite lean and the majority of trade is definitely from April until October.

I understand that this is £385 for the kennel licence increase application and the cattery change of use application together – this is a relief!

Please contact me should any queries arise.

Many thanks

Regards

A handwritten signature in black ink, appearing to read 'Alex Foster', with a stylized, cursive script.

Alex Foster