

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0201-20 **Applicant:** Mr & Mrs R Fitzjohn

Proposal: Proposed 15 pen boarding cattery with kitchen and reception areas and 1 isolation unit

Location: Quirinus Saltney Gate Saracens Head

Terminal Date: 22nd June 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 6, 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

RESIDENTS	1	0	0	0
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CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought for a 15 pen boarding cattery with kitchen and reception areas (approx. 34.5 sqm) and 1 isolation unit. The main building would have a height of 2.7 metres and would be constructed in Scandinavian Redwood Loglap with a flat felt roof.

Site Description

The site is located in open countryside within a row of four residential properties on the western side of Saltney Gate some 170 metres south west of the junction with the A17. A bungalow (Keila) is located to the north and a bungalow (Cherry Trees) to the south. A hedge presently exists along the site's frontage and also the northern boundary.

History

No recent planning applications.

Consultation Responses

Whaplode Parish Council - Supported.

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

Environmental Protection - No objection but would wish to attach the following condition: No burning of bedding or waste to take place on site.

LCC Archaeology - No archaeological impact.

Public - Resident objection received (summarised):

- Set a precedent for commercial development in a quiet residential area;
- Increased traffic on an already 60mph rat run race track, mitigation would be a 30mph speed limit imposed, access egress onto a public highway;
- Noise from 30 + vehicles slamming doors, boot lids;
- Noise from wailing cats and attraction from ferrel cats and vermin already in the area;
- Smell from waste products, cat litter, new sewer system, more regular waste pumping out;
- Upset already established domestic pets, such as dogs, cats and birds;
- Light pollution from security lighting;
- Roaming escaped cats.

Policies/Constraints

Outside a defined settlement limit.

Within Flood Zone 3 on the Environment Agency Maps but within an area of no hazard within the Strategic Flood Risk Assessment.

Planning Considerations

The main issues in this case are:

- Principle;
- Character/appearance;
- The Likely impact upon the amenity of nearby residents;
- Highway issues;

- Other material considerations such as pollution, drainage and flood risk.

Principle

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development is outside a defined settlement limit within the South East Lincolnshire Local Plan, 2019. It is therefore within an area regarded as countryside. Policy 1 of the South East Lincolnshire Local Plan is therefore applicable. It states that development will be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

SELLP Policy 7 specifically relates to economic development and indicates that the South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity. New employment development/businesses or the extension of an existing business outside the allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:

1. the development does not conflict with neighbouring land uses;
2. there is no significant adverse impact upon the character and appearance of the area;
3. the design is responsive to the local context;
4. there will be no significant adverse impact on the local highway network;
5. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
6. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
7. there is an identified need for the business location outside of identified employment areas on the Policies Map.

The above policies are in accordance with advice within the National Planning Policy Framework, March 2019, which promotes sustainable economic growth. Paragraph 83 specifically indicates that planning policies and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings.

Addressing the above, the proposed use is small scale and considered appropriate to a rural location. The scale and nature of the use is such that it would not impact upon any existing or allocated employment site. Paragraph 84 of the Framework indicates that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. No objections are therefore raised in principle subject to the proposal being acceptable on visual/residential amenity and highway grounds.

Character/appearance

The building would be constructed in treated Scandinavian Redwood Loglap with Chesterfield shingles roof (Welsh slate grey). It would be set back behind an existing hedge. It is of appropriate rural design and would not materially harm the character or appearance of the rural locality.

The proposal therefore accords with Policies 2, 3 and 7 of the South East Lincolnshire Local Plan, 2019 in this respect.

Amenity Issues

A bungalow (Keila) is located to the north and a bungalow (Cherry Trees) to the south. A hedge presently exists along the site's frontage and also the northern boundary.

the applicant's agent has submitted details of daily management routines/practices, which would be as follows:

"Early morning checks will be carried out between 6 & 7am. Followed by cleaning & sanitizing of pens with veterinary recommended products. Followed by the first feed of the day, followed by regular checks & attention throughout the day. Prior to second feed litter trays are to be cleaned, sanitized & refilled. At this point Daily record charts are to be completed, then a late evening check carried out between 10 & 11pm. Should additional attention be required through the night record charts will be up-dated.

Diet - All cats will have their normal food provided whilst in the proposed cattery, this will be discussed & organised with the cat owners when booking takes place. Fresh drinking water will be provided at all times. A dishwasher specifically for the cats water & food bowls will be fitted in the kitchen area. Cat food storage will also be stored in the kitchen area.

Bedding; Padded washable bedding with a plastic bed will be provided to each pen (a washing machine & tumble drier specifically for the purpose of washing & drying cat bedding) is to be fitted in the kitchen area. The plastic beds will be cleaned & sanitised regularly. All bedding to be changed twice weekly. Disposable soft bedding will be used in the isolation pen, changed regularly to prevent spread of infection. Cleaning & sanitizing will be on constant revue & carried out as required.

Commercial Pet Waste removal including bedding as necessary will be carried out by specialists such as Pet Waste Solutions & be in compliance with pet waste legislation. Specialist Waste Disposal Bags will be used to contain cat litter & bedding.

Liquid waste (pen cleaning waste & pet bedding washing machine water) will be piped to a fully sealed Cess pool complete with sensor alarm. Specialist Commercial waste disposal company will carry out the regular emptying of the Cess Pool. The seal nature of the cess pool will ensure no odours will be a problem to neighbouring residents."

The proposed hours of opening to customers (ie, persons leaving or collecting cats) would be between 9-11am and 3-6pm on Mondays to Saturdays inclusive and on Sundays by appointment only. The site is relatively close to the A17 so is already subject to some background traffic noise. Also, the vehicular access does not abut the neighbouring property and the reception area is furthest away from the neighbouring property to the north and shielded by the remainder of the cattery. It is this area that would be used by customers dropping off or collecting cats. Also, cats typically create less of a noise issue than those associated with kennels for example. The northern boundary is screened by an existing Beech hedge.

Environmental Protection has raised no objections. Subject to good management practices, as outlined above, it is considered that the proposal would not material harm the amenity of nearby residents in terms of lack of privacy, overlooking, odour, noise/disturbance, etc.

A separate licence would be required to ensure that standards of cat care and health and safety are complied with. If issues were to subsequently occur due to bad management practices they could be controlled under licencing or separate environmental legislation.

The proposal satisfactorily accords with Policies 2, 3, 7 and 30 of the South East Lincolnshire Local Plan, 2019 in terms of amenity issues.

Highway safety

An existing access would be utilised and ample parking is available upon the site for visitors. LCC Highways has raised no objections to the proposal on highway safety grounds. The proposal satisfactorily accords with Policies 2, 3, 7 and 36 of the South East Lincolnshire Local Plan, 2019 in terms of highway safety.

Flood risk/drainage

The site is within Flood Zone 3 of the Environment Agency Maps. However, it is in an area of no hazard within the South East Lincolnshire Strategic Flood Risk Assessment. The proposal therefore satisfies the sequential test.

In terms of drainage, the cattery and isolation units would be connected to a Klargestor (or similar) sealed cess pool and emptied by a registered specialist waste disposal company. Foul water from the kitchen area would be connected to the existing domestic foul water system and existing septic tank.

The submitted details are considered to be satisfactory and in accordance with Policies 2, 3, 4, and 30 of the South East Lincolnshire Local Plan, 2019.

Conclusion

The proposal satisfactorily accords with Policies 1, 2, 3, 7, 30 and 36 of the South East Lincolnshire Local Plan, 2019 and is in accordance with advice within the National Planning Policy Framework, 2019. It is therefore recommended that the application be approved under delegated powers.