

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1088-18 **Applicant:** Mrs Lisa Roulston

Proposal: Use of site for boarding kennels and erect kennel block - approved under H23-1400-06. Modification of Condition 3 to allow number of dogs to increase to 18.

Location: Boarding Kennels Willow Cottage Bush Meadow Lane

Terminal Date: 8th January 2019

Planning Policies

Local Plan July 2016:

SG17 Protection of Residential Amenity
SG4 Development in the Countryside

National Guidance

National Planning Policy Framework 2018

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

The site lies along Bush Meadow Lane near Whaplode and can be described as fairly remote from the main body of any of the main settlements and is rural in nature.

The location is ideally situated for dog boarding kennels, however no noise was heard from the kennels even on the site boundary during the site visit.

There is only one property (Glebe Farm) in any sort of proximity and this is a boarded up and vacant

farmhouse which appears to have been empty for many years by the weathering to the boarding's. However, even if the property was eventually put back into use, then the distance from the property to the existing kennels is that of such that it is unlikely to experience any adverse noise impacts. An advert for puppy breeding is displayed on the gate but this transpires to be an intermittent and low key element of the owners established operations and is more a hobby.

There have been no statutory objections and on this occasion the Council's Environmental Health officers have no objections. The Parish Council has confirmed their support for the application and no other objections have been received.

The site does seem to be ideal for the use and to present only a low to negligible risk of any adverse impacts having a material effect upon any third parties.

Since planning permission was granted for the current level of dogs (8) in 2006 there have been no reported issues or complaints indicating a well ran boarding kennels. The increase of dogs to 18 through the modification of condition 3 of permission H23/1400-06 is not considered to be unreasonable with the growth of the business and due to the rural location and no nearby neighbours it is thought to have no increased adverse impacts upon amenity.

A delegated approval and variation of condition 3 to allow 18 dogs is considered appropriate in the circumstances.