

15th December 2023

Jacob Bryan
Planning Officer
Council Offices
Priory Road
Spalding
Lincolnshire
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Dear Jacob

Reference: H23-1090-23

Proposal: Seven additional kennels and use of store as domestic residential garage in association with The Melrose. Variation of Condition 5 attached to planning permission H23-0036-23 from 20 dogs to 27 dogs..

Location: The Melrose Dowsdale Bank Shepeau Stow Spalding

Applicant: Mundicao Kennels

Introduction

I am writing in respect of the above planning application and to provide further clarification on the proposal for seven additional kennels and use of store as domestic garage in association with The Melrose.

This is a modest proposal and will not result in disturbance to local residents. Indeed since the business obtained permanent planning permission the applicant is not aware of any complaints in respect of noise.

Around the premises and around the kennels the blocks have 2 metre high fences and the blocks are bespoke specialist buildings and insulated with UPVC windows which is anti-noise.

The new kennel spaces will be used to support the rehabilitation of dogs.

The design of the kennels is similar to the existing kennels and the building will not be intrusive in the countryside or visually unacceptable.

The applicants also wish to vary condition 5 attached to planning permission H23-0036-23 for up to 27 dogs on site. This is to allow for a modest increase in training.

5 The number of dogs on site, including those permitted under the dog boarding business but excluding the dogs personally owned by the applicant, shall not exceed 20 at any one time unless otherwise agreed expressly in writing with the Local Planning Authority.

This is a well run and professional boarding kennels and dog training facility and the applicant Vitor Braga is a member of The Kennel Club.

As explained the existing store will revert to a garage for the house, The Melrose.

I trust this provides you sufficient clarification but if you have any further queries please let me know.

Kind regards

Yours sincerely



Andrew Burgess BA Hons MRTPI FRSA

Cc Vitor Braga - Applicant