

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE			Report No. 6 (3)
Date of Meeting	29th April 2009		
Application Number	09/00374/S73A		
Site Address	Red Lodge, Lucerne Close, Wootton Bassett, Swindon, SN4 7JQ		
Proposal	Change of Use of Red Lodge Site to Dog Crèche for up to 20 Dogs and Overnight Boarding for up to 15 Dogs		
Applicant	Miss L Jefferies		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett North	Unitary Member	Mrs Groom
Grid Ref	406697 183431		
Type of application	Retrospective Application		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been submitted to the Committee for decision under the discretion of the Area Development Manager since under the former scheme of delegation since 5 letters of objection have been received.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

This is a retrospective application proposes the change of use of the premises to provide a dog crèche for up to 20 dogs and overnight boarding for up to 15 dogs. The site lies outside of the frame work boundary for Wootton Bassett and the key points to consider are as follows:-

- Affect of the residential amenity of existing properties
- Design and scale of the development
- Impact on traffic in the local area

3. Site Description

The site extends to an area of some 0.72 hectares located approximately 200 metres west of the residential area. The south boundary of the site and part of the east boundary adjoin the playing field attached to a school. The site is accessed via a track from Lucerne Close.

4. Relevant Planning History		
Application Number	Proposal	Decision
08/2806 08/2552 99/1764	Change of Use to Dog Crèche Extension to Annexe Change of Use and Extension	Withdrawn Refused Permission

5. Proposal

This is a retrospective application for the change of use of the premises to provide a dog crèche for up to 20 dogs and overnight boarding for up to 15 dogs.

6. Consultations

Wootton Bassett Town Council – object to the planning application on grounds of excessive levels of noise due to overnight boarding of dogs.

Highways – have no objections.

Environmental Health – have no objections.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

30 letters of objection received

Summary of key relevant points raised:

- Noise Disturbance
- Increase in Traffic
- Impact on Residential Amenity
- Poor Access
- Dog Excrement
- Business too close to School
- Lower the value of Properties
- Concern over Trees
- Concern over Protected Species

8. Planning Considerations

Principle of Development

The key points to consider are implications on DC Core Policy C3 and NE18.

Impact on Amenity

Environmental Health raise no objections to the planning application and state that there is potential for dog barking, but the site is not in such close proximity to other residential premises to recommend refusal. However, they have recommended that a 2 metre close boarded fence be erected surrounding the exercise areas on the southern, eastern and northern boundaries of the site, rather than the proposed mesh, as this will provide significant attenuation to noise levels generated, whereas the mesh fencing will not. The applicant has confirmed that the above fencing will be erected.

A license has been issued by Environmental Health under the Animal Boarding Establishment Licensing Act 1963.

Design and Scale of Development

The proposed change of use involves the use of the land attached to Red Lodge as a dog crèche for up to 20 dogs and boarding for 15 dogs. Access to the site for vehicles is via Maple Drive and Lucerne Close. The enterprise is to be operated by the applicant whilst living at Red Lodge. The residential annexe on the site is occupied by the parents of the applicant who, together with the applicant's partner, assist in the care and supervision of the dogs.

The business involves dogs attending on a regular basis while the owners are at work. Two vans are used to collect the dogs in the morning and they are returned in the evening. A limited number of owners deliver their own dogs to the crèche and this arrangement currently applies to some 4 clients. Fenced exercise areas have been created and 2 portakabins have been erected on the site for the use of the dogs in the day and a boarding facility overnight.

Highways and Access

Highways raise no objections to the application and state that the single width access track does not allow for two vehicles to pass, however, any reversing manoeuvres will not impact on the highway. The proposal to collect and drop off dogs will reduce the number of vehicles accessing the site, but there would no objection on highway grounds even if this arrangement were not in place.

Summary

It is considered the dog crèche and boarding facility represents a suitable use for this site and will not have a significant impact on the residential amenity and highway safety. It is considered to comply with Policies C3 and NE18 of the North Wiltshire Local Plan 2011.

9. Recommendation

Planning Permission be GRANTED for the following reason:

It is considered the proposal is acceptable in that it will not generate unacceptable noise or traffic movements. The use has been operational for 3 months without complaints to Environmental Health and it is therefore considered it complies with Policies C3 and NE18 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

2. The number of dogs kept on the site between 08.00 hours and 18.00 hours shall not exceed 35 and shall not exceed 15 boarding overnight without the prior written approval of the local planning authority.

Reason: In the interests of amenity.

3. Within 2 months of the date of this permission a close boarded fence 2 metres in height shall be erected on the southern, eastern and northern boundaries of the exercise area and shall be thereafter retained.

Reason: In the interests of amenity

4. The dog crèche and boarding kennels shall be operated only by the occupiers of Red Lodge.

Reason: In the interests of amenity and the occupiers.

Informatives

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3 and NE18

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

T.D. 11577/1, T.D. 11577/2 and Location Plan received by the Local Planning Authority on the 4th March 2009.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 3.03