

Parish:	Stow Bardolph	
Proposal:	Change of use of land from ostrich farm to ostrich farm, livery, dog day care/boarding, storage of vintage vehicles and continued temporary retention of two mobile homes	
Location:	Wilks Place 34 The Drove Barroway Drove Norfolk	
Applicant:	Mrs J Wilks	
Case No:	18/01957/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 27 December 2018 Extension of Time Expiry Date: 30 April 2019

Reason for Referral to Planning Committee – At the discretion of the Executive Director given the wider planning implications

Neighbourhood Plan: No

Case Summary

The site lies on the south-eastern side of The Drove, Barroway Drove approx. 450m to the north-east of its junction with Lady Drove. It comprises an area of approx. 3Ha and contains two mobile homes and a collection of agricultural buildings. Vehicular access is gained from The Drove via an existing gated track.

The two mobile homes were granted temporary permission in September 2016 for a period of three years in order to establish an ostrich farm.

This proposal seeks a further temporary permission for the retention of the mobile homes and diversification of the ostrich farm business to include DIY livery, dog day care/boarding and storage of vintage vehicles.

Key Issues

- Principle of development
- Impact upon character and appearance of the countryside
- Impact upon neighbouring properties
- Flood risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE

The agent has submitted the following statement in support of this proposal:

“THE SITE

The site consists of approximately 8 acres in an area classed as countryside.

It is reached by a 10 metre wide access driveway from Barroway Drove, the driveway being approximately 48 metres long.

The land then widens out to a parcel of land approximately 90 metres wide by 350 metres long, as shown on location plan 18/8/2095.

There are numerous existing buildings on the land as shown on block plan 18/8/2095/1A which consist of a steel framed building and timber storage and stable buildings.

The land has been fenced into pens for retaining ostriches and emu's with the remainder left as paddock for both hay and horses.

THE PROPOSAL

The present planning application number 18/01957/F for “The change of use of land from ostrich farm to ostrich farm, keeping of horses and dogs and continued temporary retention of two mobile homes”.

In 2015 Mr & Mrs Wilks purchased the parcel of land in Barroway Drove with the intention of building a dwelling for their family of five children and to start up a business on the land to produce sufficient income to sustain the family.

Mr Wilks researched the possibilities of rearing ostrich for both eggs and meat and the business commenced.

In February 2016 the planning permission for the dwelling was refused on appeal and the family were forced to continue living in the two mobile homes as they needed to be on site to support the then established ostrich farm.

Temporary planning permission was granted for the mobile homes in September 2016 under reference number 16/00822/F to see if Mr Wilks could make a living from his ostrich farm.

Unfortunately on 17 January 2018 Mr Wilks took his own life leaving his wife and five children to try to carry on.

Rather than give up, Mrs Wilks has looked at ways of continuing the business by adding other projects such as horse stabling, kennels for doggie day care, hay storage and selling, duck, geese, and ostrich egg sales, plant growing and sales.

All of the above can be seen in Mrs Wilks business plan previously supplied.

PLANNING POLICY

The NPPF states that the rural economy should be supported and a positive approach taken to sustainable new development.

Policy DM6 refers to the applicant providing clear evidence that “The proposed enterprise has been planned on a sound financial basis,” and the business plan does imply that it has.

Mrs Wilks is asking that she be given the time to prove that her business plan 2018-2020 is sound and that she will be able to continue providing a home for herself and her children.”

PLANNING HISTORY

16/00822/F: Application Permitted: 08/09/16 - Retention of two mobile homes

15/01273/O: Application Refused: 06/10/15 - Construction of 1½ storey dwelling - Appeal Dismissed 11/02/16

11/01351/F: Application Permitted: 04/10/11 - Retention of agricultural storage building

RESPONSE TO CONSULTATION

Stow Bardolph Parish Council: NO OBJECTION- however, they wish it to be noted that they would be unlikely to support any further application for continued retention for the mobile homes until such time as the applicant can show the objectives of the business plan are being met and a sustainable income is being provided.

Highways Authority: NO OBJECTION - The impact in relation to traffic generation from this application compared to the potential existing class uses is likely to be similar and as a result I would not wish to restrict the grant of permission. Condition that access gates are positioned a minimum of 5m from the near channel edge of the adjacent carriageway.

Emergency Planning Officer: NO OBJECTION – Because of its location in an area at risk of flooding I would suggest that the occupiers: should sign up to the Environment Agency’s flood warning system; and a flood evacuation plan should be prepared.

Environment Agency: NO OBJECTION - Ultimately, we leave the local planning authority to make the decision as to whether this proposal in an area which is at tidal flood risk is acceptable to the safety of the future occupants. If permission is granted, we would recommend a time limit is placed on the siting of caravans at the site so that they are not used for longer than 3 years. After this point, a more sustainable proposal for the site must be put forward e.g. a residential dwelling which is designed in accordance with the King’s Lynn and West Norfolk Flood Risk Design Guidance.

Internal Drainage Board: NO OBJECTION - The Agent has contacted me in relation to the Board's objection. They have confirmed that this is a change of use only, and no extra

structures are to be built. They also confirmed that existing soakaways will be used. Based on this information, the Board removes its previous objection.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to noise mitigation measures, limit to number of dogs and horses, hours of operation, areas of exercising, waste disposal and foul & surface water disposal.

Environmental Health & Housing - Licensing Officer: NO OBJECTION - The new guidance requires that good levels of light are maintained for access to kennels; this can be natural or artificial. As for ventilation the requirement is for managed, fixed or portable air system to ensure appropriate temperatures are maintained in all weathers. This can be an air conditioning unit or use of removable fans. As good ventilation is important to maintain healthy dogs whilst avoiding exposing dogs to direct draughts.

REPRESENTATIONS

A total of **FOURTEEN** items of correspondence received **OBJECTING** on the following grounds:

- Noise impact from dogs barking and visiting customers (both livery and dog day care);
- Agricultural building not suitable to accommodate kennelling;
- Waste disposal;
- Construction of kennelling and stables has already commenced;
- No licence for the proposed facilities;
- This is not an isolated location – close to dwellings both new and existing;
- Access does not meet County Highway standards with regards to visibility and surfacing (only 2.4m x 10-15m, not the required 45m);
- Dog care/kennelling does not conform to an agricultural enterprise and is inappropriate to CSNN guidelines;
- Building has restriction on it for use for agricultural purposes only (11/01351/F) – use for dog kennelling cannot be introduced;
- Precedent set for other agricultural businesses introducing kennels;
- Previous application for agricultural building showed existing sheds to be removed – still on site and converted to stabling;
- Adequate grazing for horses? Welfare guidelines for the British Horse Society indicate 0.5Ha per horse or 1 – 1.5 Acres per horse and there are 5 horses indicated in this proposal;
- Substandard size of stables;
- Wording of application very vague not clear for commercial use;
- Inconsistencies in the business plan do not correlate to discussions with CSNN – 5 stables livery but 3 horses mentioned to officer, 80 ostrich eggs quoted per year but only produce 25 eggs per year per bird;
- Flood area – finished floor levels of dwellings built on frontage of The Drove have been raised by 1325mm above ground level, yet mobile homes have not been raised to the same level;
- Costs of stable conversion and kennelling plus upgrading access have not included in the business plan;
- No lighting plan;
- Maximum income prediction of £8360 not a sustainable business income for a family to live on;
- Site has 8 year history of unauthorised uses and structures that the Planning Department has not dealt with issues arising;

- Notification of application was not directly received which is unlawful;
- Whilst appreciate personal difficulty for the applicant, personal circumstance cannot be taken into consideration when determining this application;
- Unauthorised signs already erected advertising businesses;
- Close to rear boundaries of dwellings under construction on frontage of The Drove (not shown on submitted plans);
- Mobile homes will overlook the dwellings being built on the road frontage;
- Application for a new dwelling on the site has already been sought, refused and dismissed on appeal;
- If business is viable at the end of this further temporary period, would the Council go further against planning policy and allow a dwelling to be built in this agricultural area behind the established building line?
- Unreasonable to allow a further attempt to establish the business and justify a dwelling when the business case is flawed;
- Do not believe the ostrich farm was viable previously;
- Failure to comply with occupancy restriction as both Mr & Mrs Wilks worked;
- Access way has increased in width – encroachment?
- Dyke filled in so drainage could be problem;
- Area of land does not correspond with previous applications;
- IDB objection withdrawn based on inaccurate information from agent;
- Inaccurate site block plan [OFFICER NOTE: amended plan requested to resolve this discrepancy];
- Suggest repositioning of custom-built kennels to rear of site some 300m away from nearest residents;
- Who will monitor and control conditions?
- EA already investigated the handling of black water on this site.

THREE items of correspondence from sources wishing to remain anonymous raising the following matters additional to those raised above:

- Antisocial behaviour experienced.

ONE item received in **SUPPORT** of the application stating:

- Do not believe this will cause any significant extra vehicles or traffic;
- The land will be used to provide an income for this family who have shown commitment to the local community;
- Currently the whole community is dealing with extra vehicles and parking due to all the builders parking on the road and I believe any extra vehicles resulting from this application will be minimal compared to that; and
- The application will also provide a resource for those who live locally wishing to have day care for their dogs or stable facilities for their horses.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main considerations in assessing this application are as follows:

Principle of development
Impact upon character and appearance of the countryside
Impact upon neighbouring properties
Flood risk
Other material considerations

Principle of development

The National Planning Policy Framework (NPPF) is generally supportive of a prosperous rural economy and states:

“83. Planning policies and decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- (b) the development and diversification of agricultural and other land-based rural businesses;
- (c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- (d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise 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. In these

circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

It will be noted from the History section above that the mobile homes were introduced in connection with establishing an agricultural enterprise (i.e. an ostrich farm). There was a functional need for a residential presence to ensure appropriate welfare for the livestock.

National policy has recently changed as stated above and there is more scope for diversification and rural enterprises. The proposed livery would operate from stabling created from conversion of a former barn and a discretely positioned new structure, and the kennelling and vintage vehicle storage contained within the existing portal framed agricultural building.

The proposed enterprise therefore generally accords with the guidance in Paragraphs 83(a) & (b) of the NPPF.

The proposal must also be judged against Policy DM6 – ‘Housing needs of rural workers’ of the Site Allocations & Development Management Policies Plan which states inter alia:

“...*Temporary occupational dwellings*

4. If a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.

5. New temporary dwellings should only be allowed to support rural based activities providing:

a. The proposal satisfies criteria 3a and 3b above [OFFICER NOTE: Inserted for ease of reference - 3a. there is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night, 3b. The need could not be met by existing dwellings within the locality,]

b. The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);

c. The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis...”

With regards to criterion 5a, a functional need was established by the ostrich farm when the mobile homes were introduced onto the site. This has diminished somewhat given the reduced number of birds (3 ostriches & 1 Emu), however the applicant is licenced for up to 20 ostriches and as an agricultural use could be reinstated (it does not however feature in the business case going forward). The livery business, albeit DIY, reinforces the need for a residential presence in connection with animal welfare. The applicant does not own additional land or dwellings beyond this site. It may be argued that the need could be met by existing dwellings in the locality given the recent housing development in Barroway Drove, exploiting the 5 year land supply shortfall and infill policy (Policy DM3 of the SADMPP). However at the time of writing this report, an internet search reveals that of the properties currently on the market there is a 2 bed bungalow (No. 263 Barroway Drove) at £220k which is approx. 2km away from the site and therefore considered to be impractical; and five other

4+ bedroomed dwellings ranging in value between £269,500 - £525,000 which are likely to be beyond the means of a rural worker. Only one property is available for rent – a 4 bedroomed detached house at £1,100 pcm.

The applicant has invested in converting the older barn into stabling and an additional stable building, fencing off paddocks and acquisition of kennels/runs. This indicates an intention to develop the enterprise in accordance with criterion b.

The application is accompanied by a business plan which indicates the predicted income and expenditure of the enterprise for a three year period up to 2021. This indicates that the business would comprise production and sale of hay, DIY livery, storage of vintage vehicles, plant sales, plus 'doggie day care'. It states that egg sales were a minor income last year of approx. £400 and, whilst not included in the future predicted income, it remains part of the mixed use of the overall site in planning terms (the previous two years accounts for the ostrich farm were requested but have not been forthcoming). Hay sales Jan – March actual income of £1250, with predicted annual income thereafter of approx. £5,000; Dog day care predicted £11,250 pa (comprising 3 dogs, 5 days per week for 52 weeks); Livery £10,400 (comprising 4 horses @ £50 per week for 52 weeks); Storage of two vintage cars £2,040 pa; and Plant sales predicted of £250 pa. This provides a gross income of £28,940 per annum.

Expenditure is predicted at £5,037 per annum (comprising feed at £936, insurance at £864, water at £600, electricity at £1200 and skip contractors at £1437). Therefore a predicted profit of £23,903 is shown without the deduction of salary/salaries.

Criticism has been levelled at these figures in that the expenditure is not comprehensive and rather conservative. It is not unknown for embryonic businesses to be non-profit making in the first year due to start up expenditure and then become profitable as they become established.

Although not all the information requested has been submitted, there is usually a 'presumption in favour' when trying to establish a business.

Impact upon character and appearance of the countryside

The mobile homes have been located on the site for over 2 years and are seen in context with the existing agricultural buildings on the site. They are set well back from the road frontage and a degree of screening is afforded by a line of mature Poplar trees along the north-western boundary of the site parallel to the highway. Their retention for a further temporary period would not be significantly detrimental to the character and appearance of the countryside as to warrant refusal on that ground alone.

The new stable building is discretely positioned to the rear of the old barn, not open to direct public views, and is not out of character with this existing complex.

Impact upon neighbouring properties

This is the most contentious issue with regards to the grounds of objection. It will be seen in the Representations section above that concerns have been raised in relation to prospective noise and disturbance associated with the intended additional uses and visiting customers.

The applicant is seeking up to 4 dogs to be cared for during the daytime whilst owners are at work or otherwise engaged, with the option of overnight stays (for 1 dog and up to 2 dogs if same owner). The dogs would be dropped off in the morning and picked up in the evening to suit customers (i.e. between the hours of 07.30 – 19.00 Mon – Fri, 08.00 – 19.00 Saturdays, Sundays & Bank Holidays by appointment).

The dogs are proposed to be exercised in the vacant ostrich pen or the lower hay meadows to the south-east of the existing complex of buildings, singularly or in twos where they belong to the same owner.

The kennelling is proposed to be located within the rear part of the large portal framed agricultural building on the site. Plans show 4 kennels/runs to be contained within insulated stud partition, external walls and ceiling as acoustic mitigation measures. This treatment meets the concerns raised by CSNN and may be secured via condition.

The site plan shows the gated access being modified to have the gates repositioned 5m back from the road to allow vehicles to pull clear of the highway. These gates are proposed to be opened prior to customers arriving, to allow them to pull up to the secondary gates further along the driveway and adjoining the complex/yard and further away from residences, in order to negate concerns regarding disturbance.

CSNN raise no objections subject to certain conditions covering the mitigation measures and hours of operation.

Flood risk

The site lies within Flood Zones 2 & 3a and Hazard Zone of the Council-adopted Strategic Flood Risk Assessment. The application is accompanied by a site specific FRA which indicates that the floor levels of the mobile homes are set at 500mm above existing ground level and are anchored securely.

The Environment Agency (EA) currently raise concern, but as stated above ultimately, it is left to the local planning authority to make the decision as to whether this proposal in an area which is at tidal flood risk is acceptable to the safety of the future occupants. If permission is granted, the EA would recommend a time limit is placed on the siting of caravans at the site so that they are not used for longer than 3 years. After this point, a more sustainable proposal for the site must be put forward e.g. a residential dwelling which is designed in accordance with the King's Lynn and West Norfolk Flood Risk Design Guidance.

The temporary use of the site was authorised by the earlier approval for the mobile homes. The applicant is aware of the implications, is signed up to the EA's Flood Warning Scheme, and there is a source of refuge on a mezzanine floor within the main barn above the predicted flood level at breach scenario. Any permission would be for a limited period as previously allowed.

In response to objections raised, there is a distinct difference between permanent housing and temporary accommodation. The new housing in the village has indeed been raised substantially in order to mitigate against extreme flood risk, as it will be there for some considerable time.

Other material considerations

Drainage: Foul water drainage for the kennels is proposed via a sealed cesspool; an existing cesspit serves the toilet block and grey/black water from the mobile homes will be investigated and addressed under separate legislation. The applicant has however offered to install an appropriate treatment plant should planning permission be granted on this current application.

Surface water drainage for the buildings remains the same as at present. It is claimed that a section of ditch has been infilled to the rear of the old barn/stabling; however the applicant

claims that this is not the case. There is no evidence of flooding and riparian/civil rights apply. The IDB initially raised concerns regarding potential impact upon the Board-maintained drain (to the south-east of the site and parallel to The Drove); however there are no works within 9m of said drain. Waste water will be contained in sealed units and tankered off site periodically.

Encroachment on land: Civil matter between concerned parties; similar to ditch issue.

Highway issues: Amended plans show the re-positioning of the front gates to allow a vehicle to pull clear of the highway – this may be secured via condition. Visibility splay concerns have been raised, however no objections received from the Local Highway Authority, who opine that the impact in relation to traffic generation from this application, compared to the potential existing class uses, is likely to be similar. As a result they would not wish to restrict the grant of permission.

Adequate grazing/stable sizes for horses: DIY livery is commonly defined as: ‘a field or paddock and a stable are normally provided and the owner usually undertakes all care of the horse and provides all hay, feed and bedding’.

There is a distinct difference between acreage requirements for horses where the grassland is to provide total grazing keep for the animal and where it is only to provide supplementary grazing or turnout exercise. In the combined system of management, where the horses is stabled for part of the time, 1 acre per horse may be more than adequate. Even where adequate pasture is available, stabling the horse helps reduce the effects of long term grazing, giving the grass and ground a chance to recover (The British Horse Society – Welfare Dept. publication 2005).

Whilst certain sizes of stables may be suggested by the British Horse Society, these are not planning regulations and customers will assess the accommodation as to meeting their specific needs. Indeed one horse is already using the livery.

Lighting plan: Not considered to be necessary by CSNN colleagues. Lighting attached to buildings does not require planning permission.

Notification of application: The application was publicised by way of a site notice and adjacent neighbours notified; the development of houses on the adjoining road frontage were not complete or registered for address points. The requirements for publicity were undertaken in accordance with the Town & Country Planning (Development Management Procedure) Order 2015 as amended.

Unauthorised signs: Signs at the entrance to the site, referring to the proposed new commercial uses, have now been removed as a result of an enforcement investigation.

Failure to comply with previous occupancy restriction: The previous temporary permission for the mobile homes contained the following condition:

“2. The occupation of the mobile homes shall be limited to a person solely or mainly working, or last working in the locality in agriculture or forestry as defined by Section 336 of the Town and Country Planning Act, 1990, or a widow or widower of such a person, and to any resident dependants.” The phrase ‘mainly working’ would not preclude secondary occupation/source of income as long as the rural enterprise is the primary source. The business case would however be based solely on the income from the enterprise. No previous concerns regarding breach of condition were forthcoming prior to this application.

Crime and Disorder: There are no planning related crime and disorder issues raised by this proposed development.

CONCLUSION

The ostrich farm business operated for over two years and the associated mobile homes have a further period to run, but that business has struggled to become established and profitable. The applicant is seeking to diversify with the introduction of DIY livery, dog day care and vintage vehicle storage uses. Given the circumstances and if the above operational and mitigation measures are secured via condition, on balance it is considered to be acceptable to allow a further 3 year temporary permission for the mobile homes in order to establish a profitable rural business.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: This permission shall expire on 29.04.2022 and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the mobile homes shall be removed from the site,
 - (b) the use of the land for that purpose shall be discontinued, and
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the mobile homes being brought onto the site.

- 1 Reason: In order that the Local Planning Authority may retain control over the development and allow the applicant to establish a viable rural enterprise in accordance with Paragraph 83 of the NPPF and Policy DM6 of the SADMPP.

- 2 Condition: The occupation of the mobile homes shall be limited to a person solely or mainly working, or last working, in the rural enterprise known as Wilks Place (hay, livery, dog day care and storage of vintage vehicles) on the site indicated on Drawing No. 18/8/2095, or a widow or widower of such a person, and to any resident dependents.

- 2 Reason: The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the temporary dwellings in connection with a rural enterprise in accordance with the principles of the NPPF and Policy DM6 of the SADMPP.

- 3 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 18/8/2095, 18/8/2095/1 Revision B, 18/8/2095/2 & 18/8/2095/3 Revision A.

- 3 Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 Condition: No more than four dogs are permitted to use the canine day care service, including any dogs for the overnight service. Dogs shall only be delivered to or collected from the site between the hours of 0730 and 1900 Monday to Friday, and the hours of 0800 and 1900 Saturdays, Sundays and Bank/Public Holidays, strictly by appointment only.

- 4 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.

- 5 Condition: Only one dog is permitted to be kennelled overnight, unless the dogs are from the same household whereby the maximum number of dogs permitted is two.
- 5 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 6 Condition: Only one dog at a time shall be permitted to exercise outside, unless the dogs are from the same household whereby the maximum number of dogs permitted to exercise outside at any one time is two. Where dogs are exercised on site, this shall be undertaken to the south east of all buildings on either the vacant ostrich pen or the lower hay meadows (clearly shown as areas M & Q on Drawing No. 18/8/2095) to ensure suitable separation from residents.
- 6 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 7 Condition: Prior to the commencement of the use of the dog day care facility, the acoustic mitigation measures shall be fully implemented in accordance with the approved plans (Drawing No. 18/8/2095/3 Revision A). The roller shutter door and any personnel doors to the building shall remain closed, other than for entry or egress, to contain noise.
- 7 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 8 Condition: Prior to the commencement of the use of the dog day care facility, the foul drainage measures shall be fully implemented in accordance with the approved plans (Drawing No. 18/8/2095/3 Revision A). The 3 tray standard pet & dog poo wormery as submitted as part of this application shall also be installed on site and thereafter retained and maintained to be fully operational and effective. The system shall have the capacity to handle the faeces of four large dogs and shall be situated at least 10m from the boundary of the site with any neighbouring property. No incineration of dog faeces, bedding or other waste shall occur on site. Any waste bedding or contaminated bedding shall be double bagged and safely disposed of via a licenced waste carrier. Any liquid waste shall not be disposed of on the land as fertiliser.
- 8 Reason: In order to secure appropriate waste disposal to meet the needs of this facility to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 9 Condition: No more than four horses are permitted to be accommodated on the site at any one time.
- 9 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 10 Condition: Horses shall only be delivered to or collected from the site between the hours of 0800 and 2000 Monday to Saturday, and the hours of 0900 and 1900 on Sundays and Bank/Public Holidays, strictly by appointment only. Owners/customers are only permitted on site to tend to or exercise their horses between the hours of 0800 and 2000 Monday to Saturday, and the hours of 0900 and 1900 on Sundays and Bank/Public Holidays.
- 10 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.

- 11 Condition: Within 1 month of the date of this permission, a skip for the storage and disposal of waste created by horses (including used bedding) shall be located on site. The skip shall be situated at least 10m from the boundary of the site with any neighbouring property. No incineration of horse faeces, bedding or other waste shall occur on site.
- 11 Reason: In order to secure appropriate waste disposal to meet the needs of this facility to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.