

Parish:	Walsoken	
Proposal:	Proposed erection of kennel buildings, within the confines of existing buildings (to be repaired and rebuilt) and creation of external exercise area for operational use.	
Location:	Sibley House Station Road Walsoken Wisbech PE14 8DL	
Applicant:	Michelle Wade	
Case No:	25/00275/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 21 April 2025 Extension of Time Expiry Date: 10 February 2026

Reason for Referral to Planning Committee – The application has been called in by Councillor Kirk who wishes the application to be determined by Members. The Parish Council also object to the proposal which is contrary to the officer recommendation.

Neighbourhood Plan: No

Case Summary

The site lies on the western side of Station Road, Walsoken and within the open countryside. The proposal is to allow the erection of dog kennels within the confines of the existing agricultural buildings. This will involve rebuilding one structure which currently only has a brick plinth, and the refurbishment and rebuilding of a fire damaged agricultural building. In addition, the area to the rear (west) of these agricultural buildings will be used as a dog exercise area and the building immediately adjacent to this exercise area would be used as a whelping room. The proposal would be for the keeping and breeding of dogs only and not for any dog boarding/day care purposes.

At the current time the applicant has a breeding licence for two dogs which she keeps in the dwelling known as Sibley House along with three other pet dogs (five in total). There are an additional 11 German Shepherd dogs (GSD) which are currently kept on site, (without planning permission and within wooden kennels) and it is these dogs which would be rehoused within these kennels should the application be approved.

Key Issues

Planning History
 Principle of development
 Form and character
 Impact on neighbour amenity
 Highway safety
 Flood risk
 Ecology
 Any other matters requiring consideration prior to determination of the application

Recommendation**APPROVE****THE APPLICATION**

The application site is located to the western side of Station Road, Walsoken and forms part of the agricultural yard associated with Sibley House and an area of land to the rear (west) which is currently grassed with some kennels in situ (unlawful).

The wider locality is rural, with agricultural fields and scattered rural dwellings and businesses in the general vicinity.

The application is for full planning permission and the site is split into two areas to make it easier to control via condition.

Zone A relates to the proposed erection of kennel buildings, within the confines of the existing buildings on site (to be repaired and rebuilt) and the creation of an external exercise area for operational use. The kennels will be used for the keeping of dogs for breeding and showing purposes only. There are 11 dogs (eight breeding bitches and three stud dogs) within Zone A. Zone B relates to the dogs kept by the applicant within her house. At the current time the applicant has five dogs within her house, two of which are used for breeding and for which she has a licence.

SUPPORTING CASE

We have worked proactively with the council's planning officer and CSNN officer to arrive at a scheme with full consultee support, and subsequent recommendation of approval from the planning authority.

8 kennels are proposed, for a maximum of 11 adult dogs on site. There will be no more than 2 dogs per kennel in any case, up to the maximum of 11 adult dogs associated with the proposal. There are also 5 existing dogs at Sibley House itself. The 11 dogs comprises 3 males/studs and 8 females for breeding.

A Noise Management Plan has been developed for the site and its operations (as outlined with the Noise Impact Assessment), and will be enforced by Julie the Manager, who will live on site within Sibley House.

The noise report concludes that it is inevitable that dog barking at a breeding kennel facility will occur, and can occur at any time of day, but the recommendations and Noise Management Plan have shown that dog barking can be controlled to a large extent, and the maximum noise level is unlikely to have any negative impact upon the amenity or nearby neighbours – given the existing noise sources in the area and ambient noise levels.

The site is in a remote open-countryside location. The nearest residential neighbour (Rosedale Farm) is 128m South-East of the nearest kennel building, and 130m SouthEast of the nearest part of the outdoor exercise area.

The next nearest residential neighbour (The Maples) is 255m North of the nearest kennel building and nearest part of the outdoor exercise area.

And the final residential neighbour (Hollycroft) is 430m South of the nearest kennel building, and 415m South of the nearest part of the outdoor exercise area.

The quoted distances to the 3 nearest residential dwellings show how remote this site is, making it an ideal location for the use, and it would be hard to find a more remote site with residential accommodation and buildings to repurpose.

The previous refusal reasons have now been addressed within this submission. The specialist noise report confirms the proposal is low impact and will enable the applicant to continue her business and diversify the dilapidated buildings and agricultural site.

As such, we ask members to support the planning application.

PLANNING HISTORY

24/01117/F: Application Refused: 29/11/24 - Proposed erection of kennel buildings, within the confines of existing buildings (to be repaired made good) and the creation of an external exercise area both for operational use associated with the breeding of dogs. In addition, the conversion of an existing barn to provide residential accommodation for the kennel manager - Sibley House Station Road Walsoken

24/00036/F: Application Refused: 09/05/24 - Erection of Various Outbuildings for Kennels & Associated Static Caravan - Sibley House Station Road Walsoken

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- Nuisance to neighbours (noise)
- Welfare concerns about local residents due to amenity issues.

Highways Authority: NO OBJECTION

With due regard to the existing class uses which the site presently enjoys, it would be difficult to substantiate an objection on highway safety grounds.

Community Safety & Neighbourhood Nuisance: NO OBJECTION

Following the submission of more information and amendments during the application there are no objections to the proposal subject to conditions being applied.

The applicant/agent has worked continuously with CSNN to address our concerns. The documents provided, if strictly adhered to, indicate that there should be no significant adverse noise impacts for unrelated residential receptors.

The only aspect, which is not possible to assess, is whether the domestic/residential dogs (Zone B) will react to the non-residential dogs (Zone A) when outside simultaneously, and vice versa. The applicant and Kennel Manager will need to ensure that this aspect is carefully managed, particularly when the residential dogs may be able to access the garden for prolonged periods in the summer months. Action must be taken promptly to reduce or eliminate barking from either site.

Irrespective of planning consent, if the residential dogs, commercial kennelled dogs, or both, generate nuisance complaints, under the Environmental Protection Act 1990 the Local Authority has a duty to investigate complaints and we may (on determination of a Statutory Nuisance) serve a legal notice requiring any said nuisance to be abated – with failure to comply potentially resulting in prosecution.

We recommend planning conditions, some of which may appear as a duplication of the Noise Management Plan (NMP) contents; however, it is considered that conditioning the key elements is crucial for clarity of the necessary control measures.

- The kennels are for dogs used for breeding and showing only (not rescue dogs, dog day care or boarding).
- The site and management of the kennels remains linked to the owner/occupant of the main dwelling (Sibley House).
- Maximum number of dogs on site in each zone.
- Kennels operated in accordance with the specialist noise report, in particular the Noise Management Plan.
- Hours for customer visits restricted.
- No external lighting unless full details submitted and agreed prior to installation.
- Waste management conditioned (within a specific time period of 3 months).
- The kennels and whelping room to be constructed in accordance with the acoustic design advice provided within the technical noise report (within a specified time period).

Internal Drainage Board: NO OBJECTION

The applicant has indicated that surface water will be disposed of via infiltration, however the viability has not been evidenced. If infiltration (soakaway) is not feasible, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this instance, consent will be required from the Board under Byelaw 3.

It is proposed to dispose of foul water via a sealed tank / cess pit which would be collected by a licensed company. Should the applicant's plans change and treated foul water be disposed of via a watercourse then consent will be required under Byelaw 3.

There is a riparian watercourse adjacent to the boundary. Currently no works are proposed to alter the watercourse. If the proposal alters and there are plans to alter the watercourse in future, consent will be required under the Land Drainage Act 1991 (Byelaw 4).

There are no Board maintained watercourses within or adjacent to the site and so Byelaw 10 does not apply.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The application is for kennels and external exercise area. The applicant has provided a plan that lists a ruined and fire damaged building being present. We have reviewed our files, and the site is on land seen as developed since historic maps dated 1891 to 1912. The surrounding landscape is largely agricultural.

Due to the previous agricultural use of the structures and the damage to the buildings from fire there is the potential for contamination to be present on site. Therefore, conditions are recommended regarding contamination which includes pre-commencement conditions (agreed by the agent in email dated 14th July).

Due to the age of the property there is the potential for asbestos containing materials to be present and so an informative is recommended.

Emergency Planning: NO OBJECTION

Due to the location in an area at risk of flooding and in line with best practice in business continuity it's advised that those running the site sign up to the EA FWD service, install services at high levels and prepare a flood evacuation plan (including evacuation procedures, e.g. moving dogs, isolating services etc).

REPRESENTATIONS

Councillor Julian Kirk:

- Representing constituents who are close neighbours and the majority object.
- Little changed from previous refusals.
- Dogs bark continuously affecting living conditions of neighbours.
- No dog waste collections (possibly burning dog waste).
- Dogs are locked up in poor conditions.

FIFTEEN letters of **OBJECTION** covering the following issues:

- Main issue is a balance between neighbour amenity, commercial viability and animal welfare.
- Been refused twice but there have not heeded advice.
- Acoustic quality of the kennels.
- Noise issues with dogs barking effecting mental health and well-being.
- Poor business plan, aspirational rather than precise calculations regarding costs of construction, wages, service costs such as electricity.
- Is it viable given the costs of breeding and reduction in demand for puppies.
- Animal welfare concerns; dogs not exercised, insufficient staff, no outside runs with kennels.
- Why charge dog stud fees if only using the dogs on site.
- Have heard they are already breeding without a licence.
- Negative impact on property prices and ability to sell.
- Plans lack detail.
- Lack of security (fence only 1.2m) so dogs cannot be exercised off lead / may worry livestock.
- Dogs have escaped from site and been returned.
- Noise Assessment is flawed, how is it possible to get a baseline when the dogs are already on site?
- Doubts raised over noise recordings within the NMP.
- Rosedale is often mentioned as closest neighbour but other houses are affected too.
- NMP states that the barking would be 18db louder than background which is characterised as a significant adverse effect.
- Applicant also breeds under a different name so there could be more dogs on the site.
- Inconsistencies over the number of dogs on site. Some information states 12 dogs but the NMP states 20 dogs.
- The plans in the FRA differ from the plans being considered.
- The Screening Assessment states that asbestos is on site but doesn't clarify if it has been / or is intended to be removed.
- Possible contamination due to previous fire on the site.

- Not sure how agent concludes that the proposal would have a low impact given the previous reasons for refusal.
- Dog waste needs to be properly removed, the site gets waterlogged and solid waste may find its way into watercourses and cause pollution.
- There does not appear to be a red dog waste bin being collected anymore.
- How will washdown water be collected from the wooden kennels?
- No biodiversity information submitted.
- Intimidation of objectors.

SEVEN letters of **SUPPORT** covering the following:

- Well run business with caring staff.
- Secure gates mean need to call ahead to gain access.
- Noise is minimal (only if someone unknown approaches).
- Not a puppy farm.
- Kennel Club registered dogs.
- Area has other dogs that also bark.
- Some objectors do not live nearby.
- In a countryside location which is ideal for animals, with space to run.
- Farmer in Scotland diversified from sheep farming to dog farming.
- Land should be diversified so people can make a living.
- Dog waste is not burned on site.

ONE NEUTRAL comment:

- Dogs from the site have been loose on the road and returned.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Ecology
- Any other matters requiring consideration prior to determination of the application

Planning History:

Planning permission was refused in May 2024 (24/00036/F) for the erection of various outbuildings for kennels and an associated static caravan for residential use.

The application was refused for three reasons; as the applicant failed to demonstrate that the proposal would not have an adverse impact with regard to noise; that the proposal failed the sequential and exception test with regard to the residential caravan; and it also failed to demonstrate that the proposed temporary dwelling (static caravan) would pass Policy DM6 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016 'Housing Needs of Rural Workers'. In particular, that the temporary dwelling could not be provided by another dwelling in the locality, nor did the proposal pass the financial test as set out within DM6 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016.

Planning permission was refused again in November 2024 (24/01117/F) for the erection of kennel buildings, within the confines of the existing buildings (to be repaired made good) and the creation of an external exercise area both for operational use associated with the breeding of dogs. In addition, the application included the conversion of an existing barn to provide residential accommodation for the kennel manager.

This application was refused for five reasons which included four reasons related to the residential accommodation; failure to demonstrate the barn could be converted under permitted development rights to a residential use, failure to demonstrate the residential dwelling would be safe for its lifetime (fails Exception Test), no mitigation (GIRAMS) provided due to the recreational impact the dwelling would have on protected European sites, and lack of protected species survey due to the potential for bats within the proposed residential barn. The fifth reason related to failure to demonstrate that the proposal would not have an adverse impact regarding noise.

This current application differs fundamentally from the previously refused applications in that it does not have a residential element proposed but is solely for the keeping and breeding of dogs and the associated kennels and exercise area. It is proposed that the manager of the

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kennels (within Zone A) resides in Sibley House which is now within the red line, and a condition will be placed on any decision to that effect, thus removing the need for separate residential accommodation on site.

As the existing occupant of Sibley House also has dogs (two of which she has a licence to breed) these dogs are also now located on the application site which is shown as within Zone B for clarity.

Principle of Development:

The application site is located a considerable distance outside of the development boundary of Walsoken and within the Countryside as defined by the Local Plan (2021-40).

While the keeping and breeding of dogs is not essentially a rural enterprise, the fact that it can generate noise and disturbance means that it is more likely to be acceptable within the countryside, rather than in a densely populated residential area. It is of note that the previous location for the business known as Iolanda Kennels, was located adjacent to an industrial area which is less sensitive with regard to noise.

Planning policy is supportive of the rural economy and agricultural diversification as set out within Local Plan Policy LP07. The proposal is set within the open countryside with no close settlement; however, it is part of an existing farmyard. The proposal would therefore be acceptable in principle provided the applicant could demonstrate that it would not be detrimental to the local environment or amenity of local residents.

Notwithstanding the above, the nature of the application would require the presence of a kennel worker / manager to be on site, both for animal welfare but also to ensure that noise was managed appropriately.

The previously refused applications included residential accommodation for the manager; however this application proposes the dwelling known as Sibley House as accommodation for the manager.

Sibley House is now within the application site (Zone B) and close to the proposed kennels within Zone A. The applicant (Michelle) who lives in Sibley House is not involved in the day-to-day running of the kennels but has her own dogs housed within the dwelling, two of which are used for breeding. The proposed kennels are run by a manager (Julie), and it is now the intention that the manager will reside within Sibley House, along with the applicant, so that there is an on-site presence for the proposed kennels. Without an on-site presence the provision of a kennels business in this location would be unacceptable and therefore this accommodation will be conditioned.

Now that the existing dwelling provides on-site residential accommodation the proposal is considered acceptable in principle provided it can be demonstrated that it would not have an adverse impact upon amenity. The proposal is therefore in accordance with the principles of the NPPF 2024, particularly para. 88 and Local Plan Policy LP07. This impact upon amenity is discussed below.

There are objections as to whether the commercial viability of the proposal has been demonstrated, however this is not required as an assessment of this application. In previous applications when residential accommodation was proposed this was relevant as the business had to demonstrate it could support the proposed residential accommodation that was tied to the enterprise. That is not the case in this application as the residential accommodation already exists and is not reliant on the dog breeding business.

Form and Character:

The application seeks to repurpose and rebuild some dilapidated and fire damaged buildings within the existing farmyard. Plans have been submitted to show that the buildings will be brick built in parts where previously other materials were used to ensure that there is sufficient noise attenuation. Building 1 (kennels 1-4) has a footprint of 28m x 4.35m with a maximum height of 4.1m, Building 3 (kennels 5-8) has a footprint of 18m x 5.2m with a height of 3.6m and Building 4 (whelping room) has a footprint of 7.7m x 4.1m with a height of 4.6m. While this may alter the visual appearance of parts of the existing buildings, the proposed buildings have a similar form and scale to the existing.

The proposal includes the provision of an exercise area to the rear of the farm buildings and where there are currently sited a number of wooden kennels which are unlawful and are to be removed when the dogs have been moved into the proposed kennels. A condition will be placed on the decision to ensure their removal once the dogs are moved into the permanent kennels.

The proposed exercise area would have a 1.2m post and rail fence with native hawthorn hedge to the northern and western boundary, to the southern and eastern boundary there would be a 2.0m close board fence with a native hawthorn hedge, planted to the outside, to provide screening.

Overall, the proposal is considered to respect the form and character of the locality and comply with the principles of the NPPF 2024 and Local Plan policy LP18.

Impact on Neighbour Amenity:

The provision of dog kennels has the potential to cause amenity issues, especially with regard to noise and disturbance. Planning Practice Guidance does state that where justified noise can override other planning concerns and planning decisions need to take account of the acoustic environment, whether or not an adverse effect is occurring or likely to occur, and whether a good standard of amenity can be achieved. The Noise Policy Statement for England (2010) promotes good health and good quality of life and recognises the impact of noise and disturbance on the health and quality of life of local residents. When rating noise impacts, at its lowest level noise is not perceived to be present and by definition has no effect. As noise increases it would have no adverse effect if it does not cause any change in behaviour, attitude or physiological response by those affected by it. Increasing noise will at some point cause a significant observed adverse effect which causes a material change in the behaviour of neighbouring residents, such as keeping windows shut, turning up volume on TV, and at the most extreme could cause sleep disturbance which can lead to psychological stress and sleep deprivation.

The subjective nature of noise means that there is not always a simple relationship between noise levels and the impact on those affected. Noise can have more impact at night where background noise is often lower and people are trying to sleep. The application site is located in open countryside where background levels are low.

The proposal is in close proximity to Sibley House, which is within the application site and proposed as accommodation in conjunction with the proposed kennels. The closest off-site receptor is Rosedale Farm to the south-east. There is no doubt that the unrestricted keeping of a large number of dogs (sixteen in total) in close proximity to this neighbour would have an adverse impact with regard to noise and disturbance.

There are a number of objections to the proposal from the Parish Council and third parties regarding noise and disturbance from the application site due to barking dogs and the impact upon neighbours' mental well-being. It is noted that at the current time the majority of dogs are located behind the existing agricultural buildings and within the area shown on the plans as the exercise area. The dogs are currently housed within wooden kennel buildings which have no noise attenuation. The proposed kennels which are subject of this application has more suitable noise attenuation properties (discussed below). There are also five dogs housed within Sibley House itself (zone B) which are owned by the applicant and are pets (two used for breeding, one litter per year).

There has been one noise complaint to CSNN submitted on 25th November 2025. At the current time no further information has been submitted in support of the complaint.

A Noise Impact Assessment was submitted with the application, and this has been updated following conversation and cooperation with CSNN. The proposed kennels are to be constructed of materials which would have noise mitigation properties as set out within Figures 4 and 5 of the Noise Management Plan (Non-Residential) dated 9th December (NMP). These mitigation measures include construction specifications regarding external walls, external/internal doors, glazing, acoustic trickle vents, and roof construction and insulation.

It is acknowledged that the German Shepherd dogs are already on site in unauthorised wooden kennels (to be removed), and the proposed permanent kennels will take time to build. There will consequently be a further period of time which must be allowed for the building of the permanent kennels which could give rise to disturbance.

There are also third-party doubts raised over the recordings within the Noise Impact Assessment and how a baseline could be achieved when there are already dogs on site. The Noise Impact Assessment and Noise Management Plans have been carefully assessed by CSNN and the noise management plans amended where considered necessary.

There are no objections to the proposal from CSNN provided the Noise Management Plans, both 'Residential' (Zone B) and 'Non-residential' (Zone A) are adhered to, as well as the details requiring the noise mitigation measures within the construction of the proposed kennels.

It is highlighted within the comments from the CSNN officer that one area which is not possible to assess is how the domestic/residential dogs will react to the non-residential dogs when outside simultaneously and vice versa. The garden to Sibley House (west of the dwelling) is approx. 27m from the exercise area, and while a 2m close board fence and hedging is proposed between the two this is an area where potential barking could be triggered, especially during summer months where the residential dogs may be able to access the garden for prolonged periods. This aspect must be carefully managed by both the applicant and kennel manager, and as with previous applications involving dog kennelling it is the management of the site which can make it acceptable or unacceptable.

It should be noted at this stage that should the application generate noise complaints; the granting of planning permission does not preclude the Council from investigating and taking enforcement action under the Environmental Protection Act 1990, should a statutory nuisance occur.

Overall, notwithstanding this potential trigger point, the proposal is considered to accord with para 135 of the NPPF and Local Plan Policy LP21 and LP07.

Highway Safety:

The proposal utilises an existing access which serves the existing farm buildings. There are no objections to the proposal from the Local Highway Authority with regard to highway safety and therefore the proposal complies with para. 115 of the NPPF 2024, and Local Plan Policies LP13, LP14 and LP21 with regard to access and parking provision.

Flood Risk:

The application site is located within Flood Zone 3 of the EA NaFRA2 and Flood Zone 3a of the SFRA 2018 and in previous applications it was determined that the site was outside the extent of the Tidal Hazard Mapping for the Nene and Great Ouse. The main source of flooding would be from risk associated with watercourses under the jurisdiction of the IDB. There are no objections to the proposal from the IDB or the Emergency Planner who advise the applicants to sign up to the Environment Agency's Flood Warning Direct Service and prepare a flood evacuation plan.

There are no sites available for the proposed development within the parish at a lower risk of flooding and therefore the Sequential Test is passed. The application is for a 'less vulnerable' form of development which is considered acceptable within the Planning Practise Guidance in Flood Zone 3a (Table 2:Flood Risk vulnerability and flood zone incompatibility) and therefore the Exception Test is not required.

The mitigation measures proposed within the submitted FRA are considered acceptable given the proposed 'less vulnerable' form of development. The applicant will be registered with the EA flood warning service and in the event of an emergency the dogs would be evacuated to a kennels in Doddington.

Overall, the proposal complies with para. 175 and 177 of the NPPF 2024 and Local Plan Policy LP18 and LP25.

Ecology

GIRAMS - The application site falls within a Zone of Influence of one or more of the European designated sites scoped into the Norfolk GIRAMS (North Coast, The Wash and Brecks). Notwithstanding this, the application does not involve residential development and therefore it is not anticipated that it would have a likely significant effect on the sensitive interest features of these European designated sites, through increased recreational pressure. Therefore, mitigation is not required in this instance.

BNG – The proposal is considered de minimis with regard to BNG as it involves the use/repurposing/rebuilding of existing structures on the site. The proposal is therefore exempt.

Protected species - The proposal includes the redevelopment of some existing buildings. Given the materials used in the existing structures and in line with Natural England standing advice the potential for protected species, particularly bats are unlikely to be present and so an ecology survey was not requested. The previously refused application involved the conversion of a barn which had features likely to support protected species, but this building does not form part of this application.

The proposal complies with the principles of the NPPF and Local Plan Policy LP19.

Climate Change

Policy LP06 of the Local Plan 2021-2040 requires development to recognise and contribute to the importance of, and future proofing against climate change and to support the Government target of becoming a net zero economy by 2050. Given the scale and nature of the proposal (which must be located away from areas of high residential accommodation), the proposal would generally be compliant with Policy LP06.

Other matters requiring consideration prior to the determination of this application:

Contamination – There are no objections from the Environmental Quality Team, however, given the previous use of the buildings for agriculture and the fact that there are fire damaged buildings on site contamination conditions will be placed on any decision. Some site investigation will need to be carried out prior to any groundworks associated with the kennels and therefore consent was obtained from the agent relating to these 'pre-groundworks' conditions.

Waste disposal and Drainage – Foul drainage is to be via gullies to a sealed tank (cess pit) in the yard which will be collected from site by a licensed company (Bates Environmental). Solid waste will be collected in a dedicated wheeled bin in the yard area (shown on the site plan). Surface water is proposed to soakaways. Comments have been received from the IDB who do not object to the proposal but state that should surface water or treated foul water be discharged to a watercourse consent will be required from the IDB under Byelaw 3.

Animal welfare – There have been a number of objections relating to animal welfare, including the fact that there are no outside runs attached to the kennels. In order to have a licence kennelled dogs must either have direct and continuous access to a run for toileting or be taken out of the kennel unit to toilet e.g. during exercise. Dogs that are kept in a kennel environment must have continuous access to their sleeping area and access to an adjoining run (which does not have to be outside) or secure outside space.

It is your officer's understanding that the adjoining run, which can be an area for toileting, can be located inside a building, but the kennel should have a division between the sleeping area and the area where the dog/s can go to the toilet. This can be done using a physical separation or by having a sleeping 'box' area. There is sufficient space within each kennel to provide this separation of space. A German Shepherd dog is around 30kg and the regulations for licensing state for this size a kennel should be 8m² with an additional 4m² per dog. Kennels 1-4 are 18m² and kennels 7-10 are 15m² and so there is sufficient space to provide a separate sleeping area in the kennels, with kennels 1-4 capable of accommodating 2 dogs per kennel.

There are objections to the proposed height of the fencing to the north and west boundary of the exercise area (proposed at 1.2m). Objectors feel this is not tall enough as dogs have been loose from the site. This height is considered sufficient by the applicant who is familiar with the dogs in question and is not a reason to refuse the application.

There are objections that the applicant breeds under a different name and that there are more dogs on the application site than declared. This issue has been resolved by the inclusion of the dogs that are housed within Sibley House and the two management plans (Residential Zone B and Non-Residential Zone A) relating to the management of the two different zones.

There are objections relating to waste disposal. As stated above, the dogs are currently on site in unauthorised wooden kennels. Following the provision of more permanent kennels and drainage, the proposed waste disposal is considered satisfactory.

CONCLUSION

The proposed kennel buildings and whelping room would not have an adverse visual impact on the locality or surrounding countryside and would have a similar form and footprint to the existing agricultural buildings on site. With strict adherence to the submitted Noise Management Plans which CSNN consider are acceptable, the proposal should not have an adverse impact upon neighbour amenity with regard to noise and disturbance. The waste management of the site is considered acceptable.

It is acknowledged that the eleven GSDs which are currently located on site within zone A are currently housed within kennels that do not have adequate noise mitigation and that it will take time to 'rebuild' the proposed kennels and move the dogs. A realistic condition would be placed on the decision should members decide to approve the application.

The proposal is considered to comply with the principles of the NPPF 2024 and Local plan policies LP07, LP06, LP18, LP21 and LP25 and it is recommended that Members approve the application.

RECOMMENDATION:

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

- 1 **Condition:** The development hereby permitted shall be carried out in accordance with the following approved plans:
 - * 6903/SK01R 'Location Plan and Proposed Plans' received by the LPA on 10th December 2025;
 - * 6903/SK02E 'Proposed Building 1' received by the LPA on 10th December 2025;
 - * 6903/SK03D 'Proposed Building 3' received by the LPA on 10th December 2025; and
 - * 6903/SK04A 'Proposed Building 4' received by the LPA on 21st May 2025.
- 1 **Reason:** For the avoidance of doubt and in the interests of proper planning.
- 2 **Condition:** Within six months of the date of this permission, all works associated with Buildings 1 and 3 shall be carried out and completed in accordance with the approved plans and Figures 4 and 5 of the Non-Residential Noise Management Plan. All dogs currently located within zone A shall be moved into these kennels upon their completion. There shall be no more than eight kennels within Zone A as well the whelping room.
- 2 **Reason:** In the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.
- 3 **Condition:** Within one month of the dogs within Zone A being relocated into the permanent kennels hereby approved in Buildings 1 and 3, the wooden kennels located on the exercise area, to the west of the proposed whelping room, shall be removed from the application site and the land reinstated to its former condition, other than where it is to be used as the outside exercise area.

- 3 Reason: For the avoidance of doubt and in the interests of the amenities of the locality in accordance with the principles of the NPPF and Local Plan policies LP18 and LP21.
- 4 Condition: Within two months of the date of this permission, the 2.0m high close board fence to the eastern and southern boundaries of the exercise area shall be erected. This fence be maintained in good condition and retained in perpetuity.
- 4 Reason: In the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.
- 5 Condition: The development hereby approved shall be used for the keeping and breeding of dogs for commercial purposes, and at no time be used for dog boarding, dog day care, or dog training facilities.
- 5 Reason: For the avoidance of doubt and in the interests of the amenities of the locality in accordance with the principles of the NPPF 2024 and Local Plan Policies LP18 and LP21.
- 6 Condition: The manager of the dog kennels within Zone A shall reside in the dwelling known as Sibley House, Station Road, Walsoken (Zone B) and the site shall remain in the control of the occupants of Sibley House and shall at no time be separated or sold as a separate business site.
- 6 Reason: For the avoidance of doubt so that the site is managed properly in the interests of the amenities of the locality in particular noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policies LP18 and LP21.
- 7 Condition:
 - No more than 11 adult dogs are permitted to be housed within Zone A and there will be no more than 2 dogs per kennel.
 - The external exercise area shall be used by dogs that are housed within Zone A only, both adults and puppies.
 - No more than five adult dogs shall be permitted to be housed within Zone B and all dogs will live indoors as domestic pets and shall not be housed outside during the day or night.
- 7 Reason: For the avoidance of doubt and in the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.
- 8 Condition: The following hours of use shall be adhered to:

In accordance with the Non-Residential Noise Management Plan, the following shall be adhered to for Zone A:

- All the dogs will be housed in the kennels between 19:30hrs and 08:00hrs;
- The exercise area will only be used between 08:00hrs and 16:00hrs in winter and 08:00hrs and 19:30hrs in summer;
- The appointment times for visiting/viewing will be between 10:00hrs and 17:00hrs in the summer and between 10:00hrs and 15:00hrs in the winter;
- After every exercise session the dogs will be returned to their designated kennels.

In accordance with the Residential Noise Management Plan, the following shall be adhered to for Zone B:

- The appointment times for visiting/viewing will be between 10:00hrs and 17:00hrs in the summer and between 10:00hrs and 15:00hrs in the winter.

8 Reason: In the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.

9 Condition: Notwithstanding conditions 5, 7 and 8 Sibley House and the kennels hereby approved shall operate in strict accordance with the following documents:

- Noise Management Plan for Kennels at Sibley House (Non-residential Zone A) dated 9th December 2025; and
- Noise Management Plan for Kennels at Sibley House (Residential Zone B) dated 1st December 2025.

9 Reason: In the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.

10 Condition: Prior to the first use of the kennels and whelping room the waste management (storage and disposal) procedure and wash-down drainage (within Zone A) shall be constructed and carried out in accordance with the approved plans. Both shall remain as approved for the lifetime of the use hereby permitted.

10 Reason: To ensure that there is adequate foul waste disposal to meet the needs of the development in accordance with the principles of the NPPF 2024 and Local Plan Policy LP18.

11 Condition: No play equipment or structures for dog use, which create areas accessible to dogs higher than 300mm shall be erected/installed within the site without the prior written approval of the LPA.

11 Reason: To ensure that the noise attenuation measures assessed within this application, such as solid fencing, will work effectively to protect residential amenity of the locality in accordance with the NPPF and Local Plan Policy LP21.

12 Condition: Prior to the installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lights, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.

12 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and Local Plan Policy LP21.

13 Condition: The planting of the native hawthorn hedge shown on approved plan 6903 SK01R shall be carried out in accordance with the approved details. For the avoidance of doubt the hawthorn hedge shall be planted on the external side of the 2.0m close board fencing.

The works shall be carried out within six months of the date of this permission or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

13 Reason: To ensure proper landscaping of the proposal in accordance with the visual amenities of the locality in accordance with the principles of the NPPF and Local Plan Policies LP18 and LP21.

14 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets,
 - woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

14 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

15 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

15 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

16 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

16 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 14, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 16.

17 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18 Condition: Prior to the first litter of puppies born following this consent, the whelping room hereby permitted (Building 4) shall be constructed in accordance with the approved plans and Figures 4 and 5 of the Non-Residential Noise Management Plan.

18 Reason: For the avoidance of doubt and in the interests of the amenities of the locality with regard to noise and disturbance in accordance with the principles of the NPPF 2024 and Local Plan Policy LP21.