

<b>APPLICATION NO</b>	<b>PA/2009/0078</b>
<b>APPLICANT</b>	Mrs P Green
<b>DEVELOPMENT</b>	Planning permission to retain the use of dog breeding kennels, rescue kennels and grooming parlour
<b>LOCATION</b>	High Ridge Farm, Burnham Road, Owston Ferry
<b>PARISH</b>	<b>OWSTON FERRY</b>
<b>WARD</b>	Axholme South
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Owston Ferry Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) states that development will be acceptable in the open countryside provided that it doesn't result in an unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance.</p> <p>Policy RD6 (Re-use and/or Adaptation of Rural Buildings for Industrial and Commercial use in the Open Countryside) states that the adaptation of rural buildings in the open countryside will be permitted provided that the building is of substantial and permanent construction and is capable of conversion without major alteration.</p> <p>Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is for the re-use of existing rural buildings provided that the development would not be detrimental to the character or appearance of the open countryside in terms of siting, scale, massing, design and use of materials.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> Recommend conditions.
<b>PARISH COUNCIL</b>	Object on the grounds that the method of waste disposal is unacceptable as it involves the burning, ploughing and dumping of waste into agricultural fields.

## **PUBLICITY**

Properties in Owston Ferry have been notified and a site notice posted. No letters of representation have been received.

## **ASSESSMENT**

The application site is an existing farm located on the edge of Owston Ferry approximately 270 metres from the nearest residential property on Burnham Road. The site is accessed from a single lane farm track and the farm, with its associated buildings, is sited in an elevated position. The farm house has a number of agricultural buildings which are the subject of this application.

Planning permission was previously granted (PA/2007/1028) to retain the use for dog breeding kennels, rescue kennels and a grooming parlour for a temporary period. That temporary permission expired on 15 August 2008 and no subsequent planning application was submitted in the interim period to retain the use.

**The main issue in determining this application is whether the method of waste disposal is acceptable.**

The applicant has submitted details of the current method of waste disposal from the site. The letter received on 9 April 2009 states that the waste is put into a commercial waste bin and the applicant has a contract with North Lincolnshire Council to empty the commercial bin on a fortnightly basis. Condition no. 3 will be imposed to ensure the method of waste disposal is undertaken in accordance with the details submitted by the applicant on 9 April 2009.

## **RECOMMENDATION**

**Grant permission subject to the following conditions:**

1.

Unless otherwise agreed in writing by the local planning authority, there shall be a maximum of 30 dogs at this property at any one time and there shall be no commercial boarding of dogs at the kennels.

Reason

In the interests of protecting the living conditions of nearby residential properties and to comply with policy RD2 of the North Lincolnshire Local Plan.

2.

All dogs on the site must be kept within the kennel buildings with doors and windows closed between the hours of 7pm and 8am.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

The disposal of waste and bedding material from the keeping of dogs shall be undertaken in accordance with the method detailed in the applicant's letter to the local planning authority received on 9 April 2009. No waste arising from the keeping of dogs on the site shall be burnt at any time.

Reason

To prevent pollution of the water environment and to comply with policy DS13 of the North Lincolnshire Local Plan.

4.

Within three months of the date of this permission the following upgrades shall be made to the kennels hereby approved:

- the provision and repair of intact/sealed glazing units for dog breeding/rescue kennels
- the sealing and making good of all openings in the dog breeding/rescue kennels
- the acoustic treatment of any ventilation openings serving the dog breeding/rescue kennels.

The applicant shall confirm completion of the approved upgrades within one month thereafter.

Reason

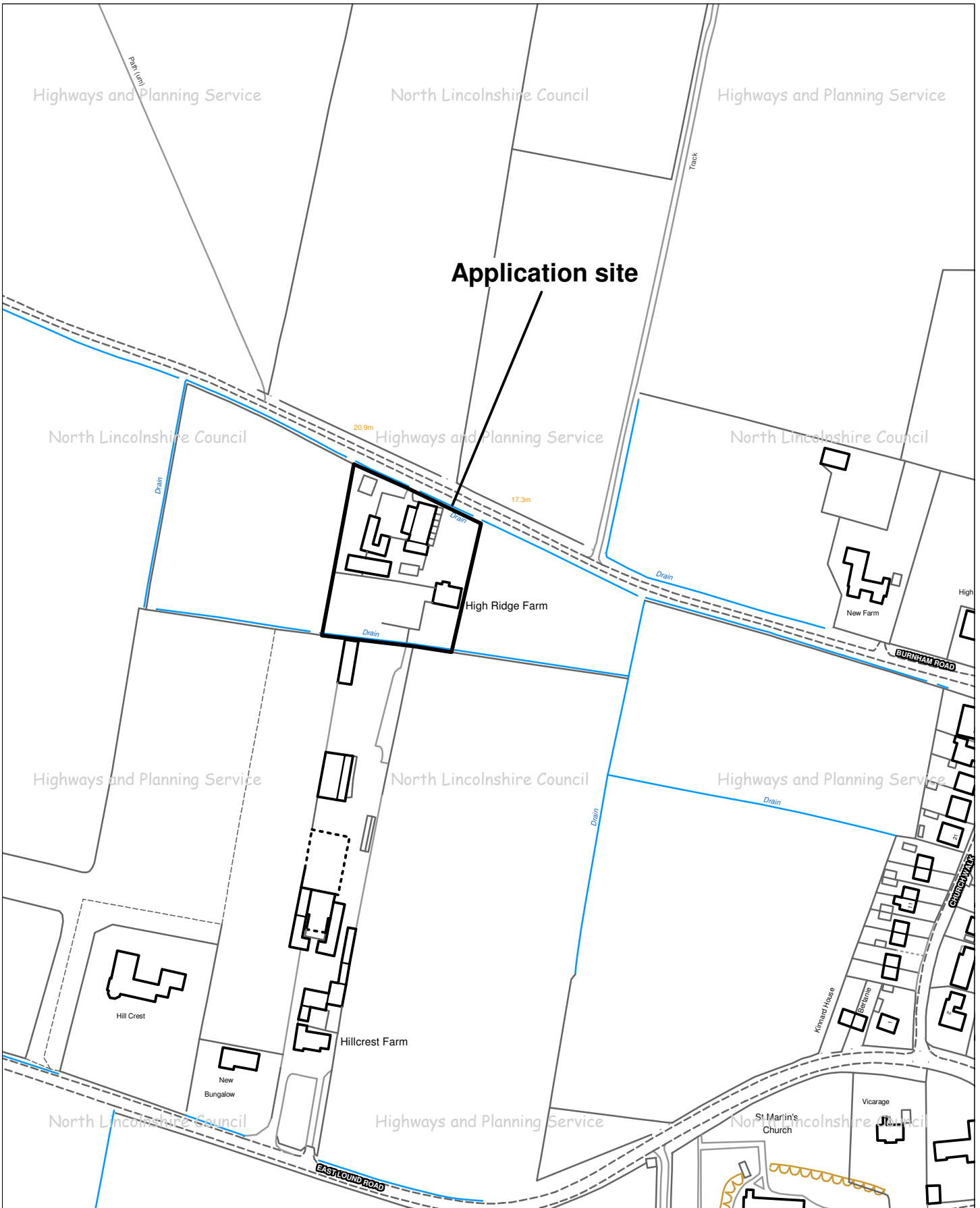
To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

The existing parking area shall be retained at all times.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0078

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**Highways and Planning Service**

Service Director,  
G Popple

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