



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

30 September 2020



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 30 September 2020 that was received after the Agenda was published.

S20/0632

Proposal: Change of use of the site for dog exercise areas, obedience / agility classes, provision of fencing to dog training areas, hardstanding area for customer parking and the demolition of the existing stables buildings

Site Address: Land r/o Eastgate, Deeping St James, PE6 8HH

Summary of Information Received from Applicant:

The Local Planning Authority has received further information from the applicant since the main agenda was published. The points raised are as follows:

1. Access to the site from Back Lane: Condition proposed that the gate must be opened at least 20 minutes prior to any session.
 - a. Secure field hire is often used by individuals with reactive dogs (this can be people, cars, other dogs amongst other things)
 - b. I have attempted to mitigate “queuing” concerns by proposing a 50-minute session thus allowing the user to safely exit the space before the next individual is due
 - c. Generally, the secure space would be used by one person and their dogs (so a single vehicle)
 - d. The intention is that the individual would arrive and open the gate themselves and, once parked, close it behind them to keep the space secure before their dog left the vehicle. On leaving the gate they would secure the gate behind them. The next user would follow the same protocol.
 - e. I envisage that as the business grows, I will put an electronic control on the gate with pin code access to simplify the process whilst maintaining security (this isn't possible until the business turns a profit)
 - f. For classes I would be more than happy with the 20 minute condition as I would be there to greet people on arrival and direct them, whereas for secure field hire even as a “stranger” could be a problem to the above mentioned type of dog.
 - g. My application allows for the gate onto Back Lane to be sufficiently set into the paddock to ensure anyone accessing the field doesn't need to block the road (in line with Highways considerations)
 - h. With the 20 minute gate opening condition the above business model is broken, and I would likely lose a key part of my target audience for the space due to secure concerns. I also think it compromises the intent of the secure space. (This statement relates only to the secure field hire sessions, not classes)

2. My fencing contractor is having significant difficulties sourcing materials and at this time cannot give me even an estimated start date. Could we look to implement a condition / approval stating the 12 months countdown commences when I start trading? This would allow a reasonable amount of time before I would need to be resubmitting a new full planning application? This should in theory benefit planning also as you would have some real data to look at rather than only a couple of months of active trading.

Officer Comment

The recommendation remains to approve the application for a temporary period, with the conditions updated. Based on the additional information provided, it is considered that minor changes to the wording of Condition 1 and 3 of the recommendation would be reasonable in that they would not hinder the operation of the business.

Proposed amendment to Condition 1:

The development hereby permitted shall cease and the land be reinstated to its original condition no later than twelve months from the date that the use commences on site.

Reason: To enable the development to be assessed with regard to its impacts on the character and appearance of the area in accordance with Policy De1 of the South Kesteven Local Plan.

Note: It should be noted that the applicant will inform the Council in writing when the use has commenced

Proposed amendment to Condition 3:

The access gate from Back Lane shall be opened a minimum of 20 minutes prior to each dog obedience/agility class commencing.

Reason: To ensure that there is no build-up of vehicles on the highway when customers arrive prior to their dog agility session so as to enable clear unrestricted access for customers accessing the field in accordance with Policy SD1 of the South Kesteven Local Plan and Section 9 of the NPPF.