



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

11 June 2026



### S26/0065

Proposal:	Change use of dog exercising field to include doggy day care.
Location:	Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX
Applicant:	Mr Andrew Woolley
Agent:	J J and J Hartley
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called by Councillor Penny Robins requesting the retention of existing operational hours
Key Issues:	Neighbours Residential Amenities (Noise and Disturbance)

#### Report Author

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Glen**

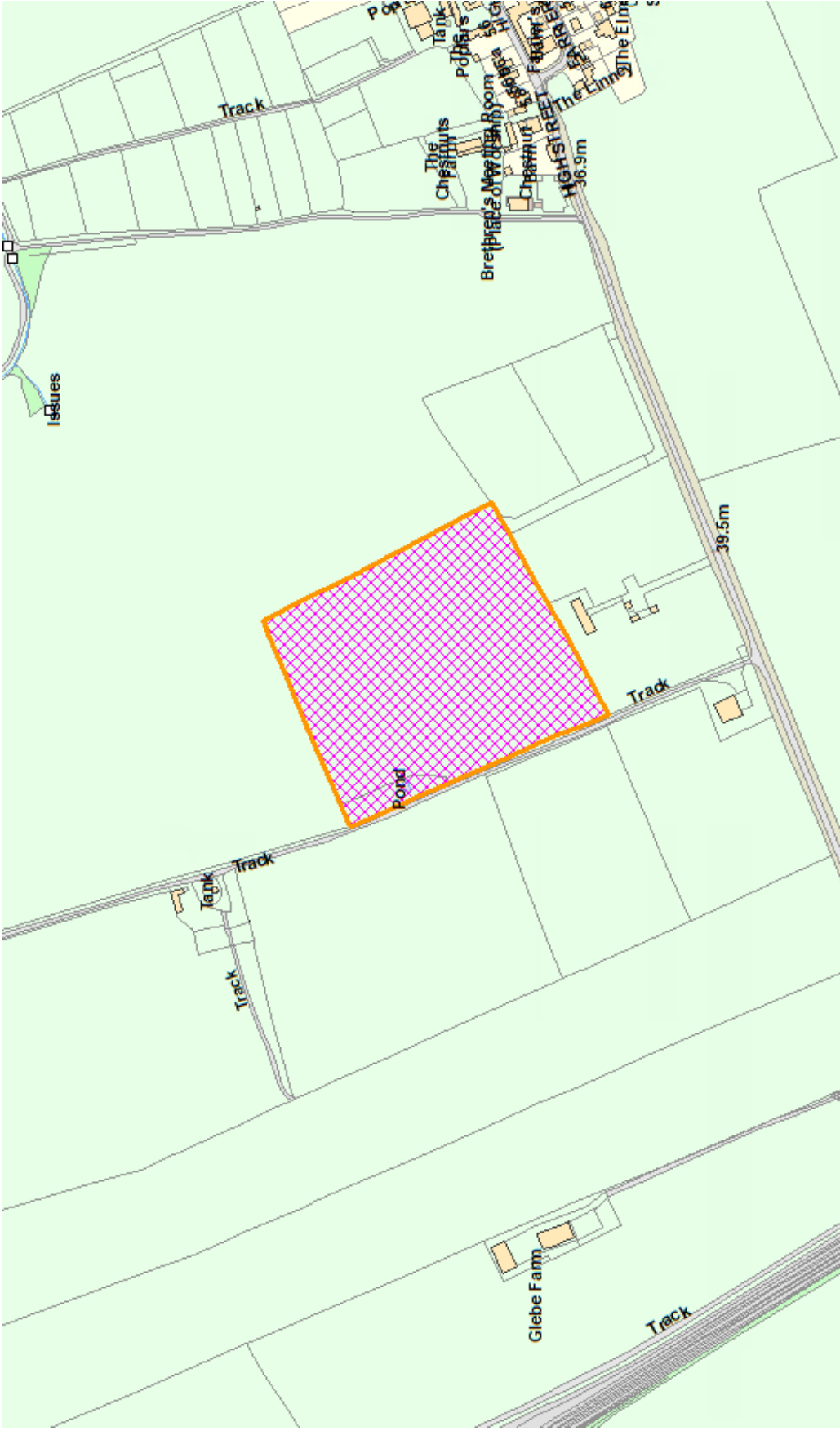
**Reviewed by:**

Adam Murray – Principal Development Management Planner

3 June 2026

#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



**Key**



**Application  
Boundary**



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## **1 Description of Site**

- 1.1.1 The application site is set back on north side of High Street approximately 230m to the west of the limits of Carby village. The site was formerly agricultural land and is currently in use with planning permission as a dog exercising field. This is used in connection with the existing doggy day care business taking place to the front of the site. The existing entrance remains from High Street and is unchanged. The site is surrounded by agricultural fields.
- 1.1.2 The site is already in use as a dog exercising field for up to 20 dogs, with the provision and security of an existing 1.8m high, mesh fence on timber posts to all boundaries and provides a safe area for controlled exercise. There are no additional buildings or changes proposed.
- 1.1.3 Planning permission S23/0922 was granted on this site in October 2023 for the change of use of agricultural land to use as extended provision (dog walking only) of the doggy day care centre as approved under S20/0479.
- 1.1.4 The permission was granted subject to conditions which included;-
4. Not more than 20 dogs, shall be on the site at any one time.
  5. The site shall only be operated for dog walking between the hours of 7.00am - 5.30pm Monday to Sunday
- 1.1.5 It should be noted that the 'Doggy Day Care' Business to the front of the site has permission Section 73 application S24/0092 to vary condition 4 (Noise Management Plan/No.of dogs) of S20/0479 (use of land for doggy day care centre, erection of building, driveway and hardstanding) variation is to increase number of dogs allowed on site at any one time from 20 to 40
- Permission for 40 dogs in 'Doggy Day Care' to be allowed on the site at any one time
  - 07:30hrs - 18:00hrs on Mondays to Fridays ii) 09:00hrs - 14:30hrs Saturdays and Sundays (and Bank Holidays)

## **2 Description of the Proposal**

- 2.1 This application is a full planning application and seeks planning permission to change the use of the dog exercising field to include doggy day care.
- 2.2 The application would allow the site (Field B) to have a total of 20 dogs on the site. Operating hours are to be the same as the existing dog day care use to the south, which operates 0730-1800 Mondays to Fridays. On weekends and bank holidays, the field would continue to be available for dog walking use by members of the public between 0730-1800.

## **3 Relevant History**

- 3.1 S20/0479 - Proposed change of use land from an agricultural field to a 'doggy daycare'. Land use (SU Generis) with associated buildings, driveway and hardstanding areas) –  
Approved 11 August 2020
- 3.2 S23/0922 - Change of use of agricultural land to use as extended provision (dog walking only) of the doggy day care centre as approved under S20/0479  
Approved 13 October 2023

- 3.3 S24/0092 - Section 73 application to vary condition 4 (Noise Management Plan/No.of dogs) of S20/0479 (use of land for doggy day care centre, erection of building, driveway and hardstanding) variation is to increase number of dogs allowed on site at any one time from 20 to 40

Approved 7 June 2024

## **4 Policy Considerations**

### **4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)**

Policy SD1: The Principles of Sustainable Development in South Kesteven  
Policy DE1 Promoting Good Quality Design  
Policy EN4 Pollution Control  
Policy E5 Expansion of an Existing Business

### **4.2 National Planning Policy Framework (NPPF) (Published December 2023)**

Section 2 – Achieving sustainable development.  
Section 4 – Decision-making  
Section 12 – Achieving well-designed places.

## **5 Representations Received**

### **5.1 Carlby Parish Council**

- 5.1.1 The Parish Council have raised concerns stating that the proposed changes would increase the number of dogs on-site. The operational hours should remain as already approved under S24/0092. That permission allows 20- 40 dogs and sets specific operating times, which have not been changed or proposed for amendment.
- 5.1.2 If this application is approved as submitted, the number of dogs could rise to up to 60, but the operating hours must not be extended. Currently approved hours under S24/0092 (Ongoing Conditions) The premises may only operate within the following times:
- Monday-Friday: 07:30-18:00 2. Saturday, Sunday, and Bank Holidays: 09:00-14:30
  - Operating outside these hours would cause unacceptable noise impacts on nearby residents and would be contrary to Policies EN4 and DE1 of the SKDC Local Plan

### **5.2 Lincolnshire County Councils (Highways and SuDS)**

- 5.2.1 Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.
- 5.2.2 The site lies on High Street just outside the Village of Carlby. The proposal is Doggy Day Care facility with an exercise field to the rear change the use of the rear field from an exercise field to provide additional Doggy Day Care for 20 dogs.
- 5.2.3 There are no proposed alterations to the site layout.
- 5.2.4 The proposal does not pose any specific highway safety risks, access position affords suitable visibility in both directions and provides safe access for both vehicles and pedestrians.

5.2.5 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application is for the expansion of existing business, to change use of dog exercising field to include doggy day care use. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### 5.3 **SKDC Environmental Protection Officer**

5.3.1 Have no objections to the proposal.

5.3.2 They have reviewed their complaints records and can find no evidence that they have ever received a complaint concerning this business. Furthermore, they have also consulted the Licensing team, as the business holds a day care licence, and they have also confirmed that their department has not received any complaints regarding the business either.

## 6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letter of representation have been received in support of the application and be summarised as follows;

- I am the owner and occupier of the nearest residential property to the application site and wish to register my full support for this proposal
- I have not experienced any unacceptable noise or disturbance arising from the current operation.
- I do not consider that the proposed increase in the number of dogs, within the existing approved operating hours, would result in a material change to this position. I personally would have no problem if the hours needed to be extended.
- It is also relevant to recognise the rural context of the site. A degree of noise associated with animals is characteristic of countryside locations and must be considered within that setting when assessing amenity impacts.
- This application relates to a small, locally operated business that provides employment and contributes positively to the local economy.
- The proposal represents a modest and controlled expansion of an existing, lawful use and the owners should be congratulated in such a difficult financial climate.

## 7 **Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

7.2 South Kesteven Local Plan 2011-2036 (Adopted January 2020); and Carlby Parish Neighbourhood Development Plan 2018-2036 (Made 12 March 2019)

7.3 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.4 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

#### 7.5 **Principle of Development**

7.6 Due to demand, the proposal is to diversify and expand the current business more toward the doggy day care and change the use from 'dog walking only' and provide extended provision of the doggy day care business operating directly to the south of the site. The doggy day care business and exercise field was accepted in principle based on the proposal being a rural diversification project which sought to provide a dog day care service within a rural village location. Given the proposal is in connection with the established business, the proposal is considered to also fall within the rural diversification category.

7.7 Policy E7: Rural Economy states: for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy:

- Farming;
- Forestry;
- Equine;
- Rural enterprise;
- Sport and Recreation; and - Tourism

7.8 Proposals must demonstrate that they meet all of the following criteria:

- a) be of a scale appropriate to the rural location;
- b) be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy;
- c) the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts; and
- d) avoid harm to areas, features or species which are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Any new building or extension to an existing building will only be permitted where it is clearly demonstrated that it is an essential element of the viability of the business proposal.

The scale, design and construction of any new building or extension must be appropriate to its rural setting and fully justified by the business proposal. Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport and leisure facilities should only be permitted within or on the edge of the towns and Larger Villages, or where they can be easily accessed by public transport, foot and cycle.

As stated above the proposed use would continue to fall within the rural enterprise category and is therefore considered to also be acceptable in principle with Policy E7 of the SKDC Local Plan.

- 7.9 Additionally, as Maggie's Mates doggy day care is now an established business, Local Plan Policy E5: Expansion of Existing Business is considered to be applicable.
- Policy E5 states: E5: Expansion of Existing Businesses
- The expansion of existing businesses will be supported, provided that:
- a) existing buildings are re-used where possible;
  - b) vacant land on existing employment sites is first considered;
  - c) the expansion does not conflict with neighbouring land uses;
  - d) the expansion will not impact unacceptably on the local and/or strategic highway network; and
  - e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.
- 7.10 Given that the application site is directly adjacent the existing business premises, and has been established as acceptable in principle as a rural diversification business, it is considered to be an appropriate place for development to be located in principle.
- 7.11 Taking the above into account, the proposal is considered acceptable in principle and would be in accordance with Local Plan Policies SP5, E5 and E7, subject to the site specific criteria to be considered below.
- 7.12 **Impact on the character and appearance of the area**
- 7.13 The principle and use of the site, including 1.8m security boundary fencing, is already co existing within this rural location.
- 7.14 No physical alterations or additions are proposed. The application seeks permission to change only the use of the dog exercise field (B) to include doggy day care in response to local demand for the business.
- 7.15 It is not considered that such use would materially alter from that existing and would not therefore have a harmful or detrimental visual impact upon its location.
- 7.16 The proposed change of use would continue to be in keeping with the streetscene and surrounding context in accordance with the Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, E5 and E7 of the Local Plan.
- 7.17 **Impact on the neighbours' residential amenities - noise pollution**
- 7.18 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.19 Policy EN4 (Pollution Control) of the adopted Local Plan states that development that, on its own or cumulatively, would result in significant air, light, noise, land, water or other environmental pollution or harm to amenity, health well-being or safety will not be permitted.

- 7.20 Policy E5 (Expansion of Existing Business) of the adopted Local Plan states that the expansion of existing businesses will be supported, provided that: e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.
- 7.21 The Carlby Parish Neighbourhood Plan Policy PO Pollution Control: P.1. states that subject to the provisions of other development plan policies, development that would conserve the rural character and tranquillity of the neighbourhood area will be supported where they have no unacceptable impact on residential amenity, air and light quality, and traffic movements or where the impacts can be satisfactorily mitigated.
- 7.22 The Parish Council have raised concerns stating that the proposed changes if approved would increase the number of dogs on-site up to 60. However, the doggy day care (in field A) already has planning approval for a maximum of 40 dogs approved under S24/0092. While the site of the current application (field B) has existing planning approval as a dog exercise field for a maximum of 20 dogs permitted under application S23/0922.
- 7.23 The accumulative total over the 2 fields therefore already has planning permission to accommodate up to 60 dogs. Albeit, the dog walking field has been restricted to an exercising field, which the applicants now openly seek planning approval to include the doggy day care element.
- 7.24 The Parish have also commented that operating hours must not be extended from those currently approved hours for field A under S24/0092 which the applicants are agreeable to. The condition states that the premises may only operate within the following times
- Monday-Friday: 07:30-18:00 2. Saturday, Sunday, and Bank Holidays: 09:00-14:30
  - Operating outside these hours would cause unacceptable noise impacts on nearby residents and would be contrary to Policies EN4 and DE1 of the SKDC Local Plan.
- 7.25 Notwithstanding the above, the environmental protection team were consulted and have commented that they have reviewed their complaints records and can find no evidence that they have ever received a complaint concerning this business. The Licensing team were also consulted, as the business holds a day care licence, and they have also confirmed that their department has not received any complaints regarding the business either.
- 7.26 Furthermore, it is noted that of the 50 letters and site notice posted locally, there has been no other letters of representation received objecting to the proposal. There has however been one letter of support from the nearest neighbour.
- 7.27 It would however be considered reasonable to request a condition, should the application be approved, that the Noise Management Plan approved on the adjacent site (field A) under S24/0092 be updated and submitted, for approval by the LPA, to include the change of use with this application.
- 7.28 The noise management plan should be adhered to and updated as necessary to ensure that noise does not impact amenity of nearby residents." Environmental Protection also have separate powers to investigate any future complaints of statutory noise nuisance under the Environmental Protection Act 1990.
- 7.29 Taking into account the nature of the proposal it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the adopted Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, EN4 and E5 of the Local Plan.

### 7.30 **Highway Issues**

7.31 Policy PO: Pollution Control P.1 of the Carlby Neighbourhood Plan states that subject to the provisions of other development plan policies, development that would conserve the rural character and tranquillity of the neighbourhood area will be supported where they have no unacceptable impact on residential amenity, air and light quality, and traffic movements or where the impacts can be satisfactorily mitigated.

7.32 The Local Highway Authority have commented that the proposals are for an expansion to the existing facility, and a suitable access from the public highway was installed as part of the previous application, the majority of dogs visiting the site are collected by the company, it is unlikely that the proposals will increase the need for additional parking. It is therefore concluded that the proposals will not result in an unacceptable impact on the highway.

7.33 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.34 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the adopted Carlby Neighbourhood Plan, NPPF (Sections 9 and 12) and Policies DE1 and E5, EN4 of the South Kesteven Local Plan.

## **8 Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **10 Conclusion**

10.1 The principle of development has been established through the grant of planning permission on this site (field B) S23/0922 for the exercising of up to 20 dogs. The granting of planning permission to change this use to include doggy day care retaining a maximum of 20 dogs would not be considered to result in any unacceptable adverse impacts on the residential amenities of the occupiers of adjacent properties, than already existing, in accordance with the adopted Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, EN4 and E5 and E7 of the Local Plan.

## **11 Recommendation**

11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions detailed below.

### **Schedule of Conditions**

#### **Time Limit for Commencement**

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

### **List of Approved Plans:**

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- Site Plan Drg No. MAG-26-0950-1A0001 received 13 March 2026

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

### **Before the Development is Commenced**

- 3) Before the development hereby permitted is commenced, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include, but not limited to:
- a. An overview of the operational activities of the dog day care use
  - b. Details of operational policies to reduce the potential adverse effects of excessive dog barking; and
  - c. An overview of animal management

Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

### **Ongoing Conditions**

- 4) The site shall only be operated for dog day care use between the hours of 07:30hrs – 18:00hrs Mondays to Fridays.

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission and for the avoidance of doubt.

- 5) The site shall only be operated for dog walking use between the hours of 0730hrs – 1800hrs on Saturdays, Sundays and Bank Holidays.

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission and for the avoidance of doubt.

- 6) No more than 20 dogs shall be on site at any one time.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy EN4 and DE1 of the adopted Local Plan.