

24/08/0042

BAVERSTOCK

## **RELOCATION OF CATTERY PENS, NEW KENNEL PENS AND ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE RECEPTION AREA AND GROOMING ROOM AT ST GILES KENNELS, WRANTAGE**

331985:123223

Full Planning Permission

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### **PROPOSAL**

St Giles Kennels lies in a countryside location just north of the A378 near Wrantage. There are a range of low buildings within the site, some of permanent construction and some more temporary wooden structures, providing kennels, cattery pens and a staff/office/reception area. A public bridleway passes along Sedgemoor Drove, directly to the north of the site and a scattering of residential properties surround the site. The site is generally well screened and is not clearly visible from the A378 or the country road to the west.

This application seeks permission for the relocation of cattery pens, new kennel pens and the erection of a single storey extension to provide a reception area and grooming room. The alterations involve the re-arrangement of the existing business and the design and access statement submitted states that overall only four additional pens are being created. Significant work has already commenced on site.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*ENVIRONMENTAL HEALTH;*, 1. *FOOD/HEALTH & SAFETY* - No comments

*MRS H HARRIS, CLERK, NORTH CURRY PARISH COUNCIL* - The Parish Council whilst being in favour of any improvement to the reception staffing facilities, **OPPOSES** the development as a whole predominantly due to the increase in noise pollution. It would also wish it to be pointed out that the issue of flooding was raised.

*RIGHTS OF WAY TEAM, SOMERSET COUNTY COUNCIL* - A public right of way abuts the area of the proposed development. The health and safety of walkers, cyclists and horse riders using the bridleway should be taken into account, especially of the proposed works would result in an increase in vehicular movements. If the development would make the public right of way less convenient for continued public use, require changes to the existing drainage arrangements or surface, or require new furniture, authorisation for these works must be sought from Somerset County Council Rights of Way Group. If this development would result in any increased danger adjacent to a public right of way then adequate signage and fencing should be provided. Alternatively if the works would make the public right of way less convenient for continued use or create a hazard to users of it, a temporary closure order will be necessary and a suitable alternative route must be provided. This can be arranged through Sarah Hooper on 01823 483091.

## COUNTY HIGHWAY AUTHORITY – No Observations

RIGHTS OF WAY OFFICER – The access track used by the kennels carried the public bridleway T17/70. Should the application be approved then the increased volume of vehicular traffic to the site will necessitate the implementation of effective health and safety measures to protect the well-being of would-be walkers, horse traffic and cyclists.

### Representations

No of Representation Received: 0

In Favour: 0                      Against: 0                      Petition: 0

FOUR LETTERS OF OBJECTION RECEIVED on the grounds of:

- Increased noise pollution
- Increased traffic
- Fouling on grass verges
- Suggests that any increase in dogs should be limited and a condition attached to reduce noise pollution.
- Raises concern that work has already started.
- Queries whether authorised licence quota has increased

### PLANNING POLICIES

PPS7 - Sustainable development in rural areas

STR6 - Development outside towns, rural centres and villages

S&ENPP5 - S&ENP - Landscape character

S1 - TDBCLP - General requirements

### DETERMINING ISSUES AND CONSIDERATIONS

The proposed development involves alterations and re-arrangements to the existing well-established business. It is not proposed to expand the business significantly.

The existing reception building is a white render and corrugated sheet low linear building. The extension will replace the flat roof element. It will come forward of the existing building but is of similar design and materials and is not considered to detract from the existing building or be out of keeping with the range of style buildings within the site. The cattery pen and kennel extension are in keeping with other structures within the site. All are low structures, which are no higher than existing buildings on the site and are screened from the surrounding landscape by either existing buildings or mature trees and hedges.

A public bridleway crosses the front of the site. The extension will come close to it but will have no significant adverse affect on it. A note to the applicant is attached below concerning health and safety. As the proposals will be the re-organisation of the existing business and will not involve a significant increase in business activity or traffic movements, there should be no material increase in noise and disturbance beyond the level currently experienced. The proposed extension and new kennels are well within the site and will not come closer to any neighbouring properties. It is not therefore

considered that the proposal will result in any increased impact upon neighbouring amenities.

Whilst the site lies close to both Flood Zones 2 (medium risk) and 3 (high risk), it is actually outside of the Flood Zones, as identified by the Environment Agency and therefore there are no concerns regarding flooding.

At the time of writing the report, work on site is well underway and it is understood that aspects of the development have already been completed.

### **RECOMMENDATION AND REASON(S)**

The proposed alterations are associated with the established use of the site and are not considered to adversely affect the character and appearance of the surrounding countryside. There will be no significant increased impact on residential amenities beyond the level currently experienced and there will be no harm to highway safety. As such, the proposal is in accordance with policy P5 (Landscape Character) of the Somerset and Exmoor National Park Joint Structure Plan Review and policy S1 (General Requirements) of the Taunton Deane Local Plan.

### **RECOMMENDED CONDITION(S)**

1. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

### **Notes for compliance**

Not Applicable

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Miss K Purchase Tel: 01823 356468**