

## **Rebekah Newman**

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**From:** Nicola Shepherd  
**Sent:** 21 July 2022 17:09  
**To:** Planning Mailbox  
**Cc:** BDC DMS Environmental Services; Licensing Mailbox  
**Subject:** 22/0570/FUL Holly House Farm Forest Road Huncote

**To: Planning Mailbox**  
**Planning Application reference number: 22/0570/FUL**  
**Location: Holly House Farm Forest Road Huncote Leicestershire**

Thank you for consulting me with regard to this planning application for the Conversion of sheds to dog daycare facility and kennels and conversion of stables to boutique kennels

I have considered the documents submitted with regard to the following potential planning constraints: Drainage/Land Contamination/Noise and Disturbance.

### **Assessment of impact of the proposed development**

I have had a look through the planning application and I have no objections to make.

The site has previously applied to Convert the unused brick barn and cow shed into a Doggy Daycare Centre, including outside exercise area and grooming parlour. During this time, the issue relating to contaminated land was dealt with. It would be worth adding a note to the applicant that if during development work contaminants are found in areas previously expected to be acceptable, then the Local Planning Authority should be notified immediately and remediation proposals formulated/amended for consideration before any further work is undertaken on the area of the site concerned

The location of the facility is remote and thus the impact regarding noise from the activities on the site is likely to be low. There have been no history of noise complaints since the original permission was granted.

The location of the proposed development is not in a food zone.

I have no comments to make with regard to drainage, as this was dealt with at the time of the original application.

The following note to applicant should be included:

- A licence has been issued under the Animal Welfare Regulations 2018 by Blaby District Council on the 24 September 2021 for the Boarding of Cats and Dogs, which expires on the 4 June 2023. The current licence is for 34 Dogs, comprising of 14 home boarding and 20 day care. The design and access statement supplied with the application plans for 15 boarding and 60 day care dogs, which is significantly more than the licence currently covers. It is the responsibility of the applicant to contact the Licensing Team to update their current licence, should permission be granted.

- The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the environmental health service.
- The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

I hope these comments are useful.

Kind regards

**Nicky Shepherd**  
**Environmental Health Officer**  
**Environmental Services**  
**Blaby District Council**

0116 272 7536

Please note my working pattern is Wednesdays, Thursdays and alternative Fridays  
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