



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990**

PLANNING PERMISSION

Name and Address of Applicant

Julian Collier
Holly House Farm
Forest Road
Huncote
Leicestershire
LE9 3LE

Part -1 Particulars of Application

Date of Application 12 July 2022 Application No. **22/0570/FUL**

Particulars and Location of Development

Conversion of sheds to dog daycare facility and kennels and conversion of stables to boutique kennels

Holly House Farm Forest Road Huncote Leicestershire

Part -2 Particulars of Decision


In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** planning permission for the carrying out of the development referred to in PART -1 hereto in accordance with the application and plans submitted, subject to the following conditions;

Conditions attached to the planning permission and reasons for those conditions are :-

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The Development hereby approved shall be built in strict accordance with the following approved plans;
 - Location Plan received 13th July 2022
 - Block Site Plan
 - Proposed Block Plan

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Proper Officer of the Council



- HH2 - Proposed Drawing
 - HH3 - Proposed Drawing
- 3 The development hereby permitted shall be constructed using the materials specified on the 'Planning Application' forms, which are attached to and form part of this planning permission, unless alternative materials are agreed in writing by the District Planning Authority.
 - 4 The composite cladding proposed on building HH2 hereby permitted for conversion to doggy day care facilities will be finished in dark grey to match the existing windows on the brick converted barns and proposed new windows and doors hereby permitted throughout the development.
 - 5 The use of the site hereby permitted shall be restricted to and carried out solely within the red line of the site as shown on approved plan TJK/KMM (Site Location Plan) received 13th July 2022.
 - 6 The additional buildings for dog day care use and boutique kennels shall not become operational until such time as the parking and turning facilities have been implemented in accordance with the Parking Plan submitted to the District Planning Authority on 6 June 2022. Thereafter the onsite parking provision shall be retained in perpetuity.
 - 7 A woodcrete bat box of the type Schwegler 2F, or similar, shall be affixed to a tree at least 3 metres above the ground facing south or south-west, close to the existing buildings prior to first use of the additional buildings for dog day care use and boutique kennels.
 - 8 If during the course of development contaminants are found in areas previously expected to be acceptable, it must be reported in writing immediately to the District Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared and submitted to the District Planning Authority for approval. Following completion of any measures identified in the approved remediation scheme, a verification report must be prepared which is subject to approval in writing by the District Planning Authority.
 - 9 The use of the site hereby permitted shall be restricted to no more than 60 dogs per day.




REASONS

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
- 2 For the avoidance of doubt.
- 3 To ensure that the external materials are not detrimental to the building or character and appearance of the area.
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- 5 For the avoidance of doubt and to control the use of the wider site.
- 6 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).
- 7 In the interest of good ecological practice.
- 8 To ensure the site is suitable for its intended use and to protect the quality of the water.
- 9 In the interests of general highway safety and to control the use of the site.

NOTES TO APPLICANT

1. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.
2. 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.

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3. 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.
4. 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.
5. Any works impacting the roof or barge boards/soffits of the two-storey brick building will require a European protected Species licence to make it lawful. You must be aware that to proceed with works of that nature without first obtaining an EPS Licence could result in prosecution

SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

Julian Collier

Date: 7 September 2022
My Ref: Development Monitoring
Contact: Planning Enforcement Team
Tel No: 0116 272 7521
Email: planning.enforcement@blaby.gov.uk

Dear Sir/Madam

Development Monitoring

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team