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5<sup>th</sup> April 2024

## **Supporting Statement**

On behalf of

# **William Tidd & Charlene Smith**

**Regarding the Change of Use of Part of a Farm Livestock Building to Dog Breeding Kennels**

**Application Number:**

**Client: William Tidd & Charlene Smith**

**Property: Longlands Farm, Lodge Lane, Minting, Horncastle, LN9 5NR**

## **1. INTRODUCTION**

- 1.1. This supporting statement was prepared on instruction from the applicants, William Tidd and Charlene Smith.
- 1.2. The purpose of the statement is to provide further information to support the application for a change of use of part of an existing building from housing for farm livestock to housing for breeding dogs.
- 1.3. Planning permission for the construction of the agricultural building for the housing of calves was granted on 5<sup>th</sup> December 2018 by East Lindsey District Council under office number S/122/01818/18. Conditions were attached to the permission.
- 1.4. The information used in the preparation of this statement was collected on visits to the site and by telephone and email with the applicants, and further information from officers.

## **2. THE WRITER**

- 2.1. The writer of this report is Charles Holt, a member of the Farm Consultancy Group. Charles Holt holds a BSc (Hons) in Agricultural Economics and a Diploma in Farm Management. He is a Fellow of the British Institute of Agricultural Consultants.
- 2.2. Charles regularly prepares reports and appraisals for planning applications and appeals, from the viewpoint of a farm management consultant, acting both for applicants/appellants, and for LPAs.
- 2.3. The main references used as sources of standard farm management information are the most recent editions of the Farm Management Pocketbook by Professor John Nix, the ABC Budgeting and Costing Book, and the Farm Buildings Handbook, 3<sup>rd</sup> Edition.

## **3. DETAIL**

- 3.1. The agricultural building was erected in accordance with Conditions 1 and 2 of the planning permission. The design of the building is therefore familiar to the LPA, although I understand the building was not built with the external covering as permitted.
- 3.2. The building was applied for by the original applicant to ELDC to house and rear calves. However calves have never been reared in the building. This is because the original applicant (GCS Farming) sold the land with the benefit of planning permission to the current owners, William Tidd & Charlene Smith, in 2022. The current applicants did not have any calves at the time they erected the building.

- 3.3. The applicants have started breeding pigs in approximately 60% of the building, and they have established a dog breeding enterprise in the remaining part (40%) of the agricultural building. This is not agricultural use, and therefore a planning application to change the use is being submitted.
- 3.4. New internal partitions, fencing and other internal works have already been carried out, for the dog breeding enterprise. These have all been completed to a good and workmanlike standard.
- 3.5. The facilities on site have been visually checked by the applicant's vet, Catherine Hill of Hill & Phelan, veterinary surgeons.
- 3.6. The dog breeding venture has also been visited by the ELDC Licensing Officer, Charlotte Alexander. The application for a dog breeding licence has been completed, and all the necessary tasks have been done by the applicants, but the licence has not yet been confirmed and issued.
- 3.7. As a consequence, no recommendations for further improvements or changes to the facilities have been made by the vet, or the ELDC licensing authority, nor indeed by any other outside authority.
- 3.8. There are to be no changes whatsoever to the external dimensions, materials or design of the building included within the planning application. All building changes are to be internal alterations only.
- 3.9. I understand that three separate noise assessments have been completed on the property, specifically to assess whether the dogs are a source of any material level of noise. I have not been able to see or check the conclusions of these reports.
- 3.10. However, I understand that these three reports have all found that there was no statutory nuisance being caused by the dogs to any of the neighbours.
- 3.11. Nevertheless, the applicants will further improve the sound insulation in the building. The applicants have already purchased some of the materials for further sound-proofing of the kennel area. Further materials are to be purchased and installed.

#### **4. CONCLUSION**

- 4.1. I trust that the information provided herein is sufficient to enable a full understanding of the application for the change of use of part of an existing building, as is being applied for, to East Lindsey District Council.

Charles Holt

The Farm Consultancy Group

5<sup>th</sup> April 2024

## **APPENDICES**

### **Appendix 1**

Plan of existing building showing the part used for dog breeding.

### **Appendix 2**

Plans of existing building as provided by the manufacturer, and as erected.

### **Appendix 3**

Email exchange (part) with ELDC Dog Licensing Officer.

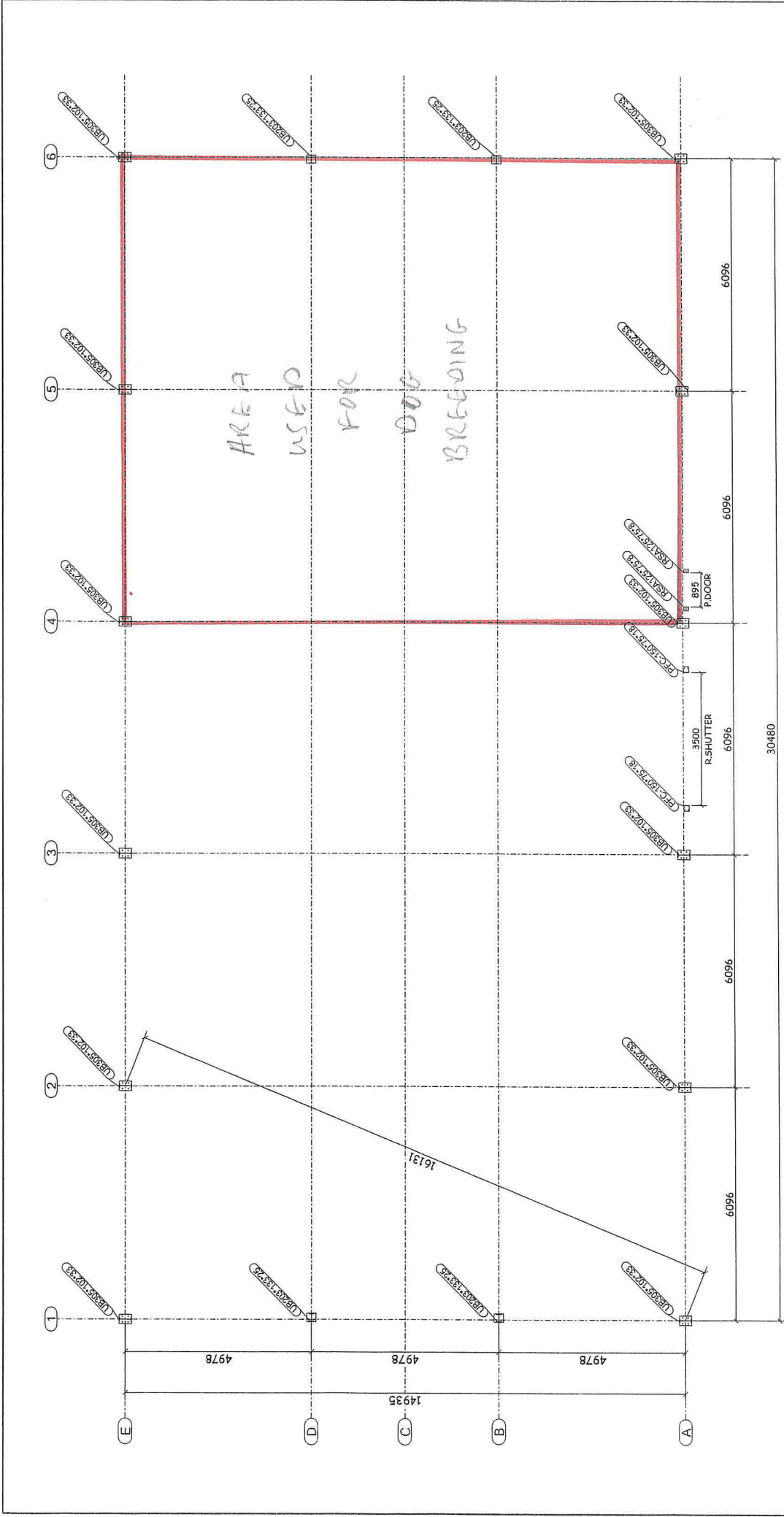
### **Appendix 4**

Details of materials to be used for further noise insulation in the building.

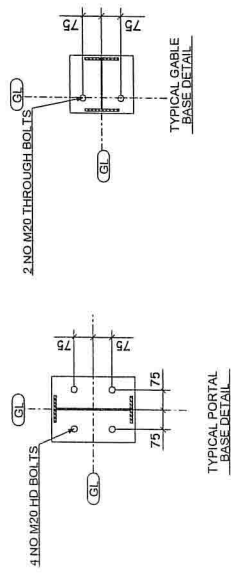
### **Appendix 5**

Flier from the company with whom the Applicants have contracted for dog waste removal.

# **APPENDIX 1**



**COLUMN LAYOUT**  
 ALL BASES +150MM BELOW FFL



REV. MARK	REVISION DESCRIPTION	REVISION DATE

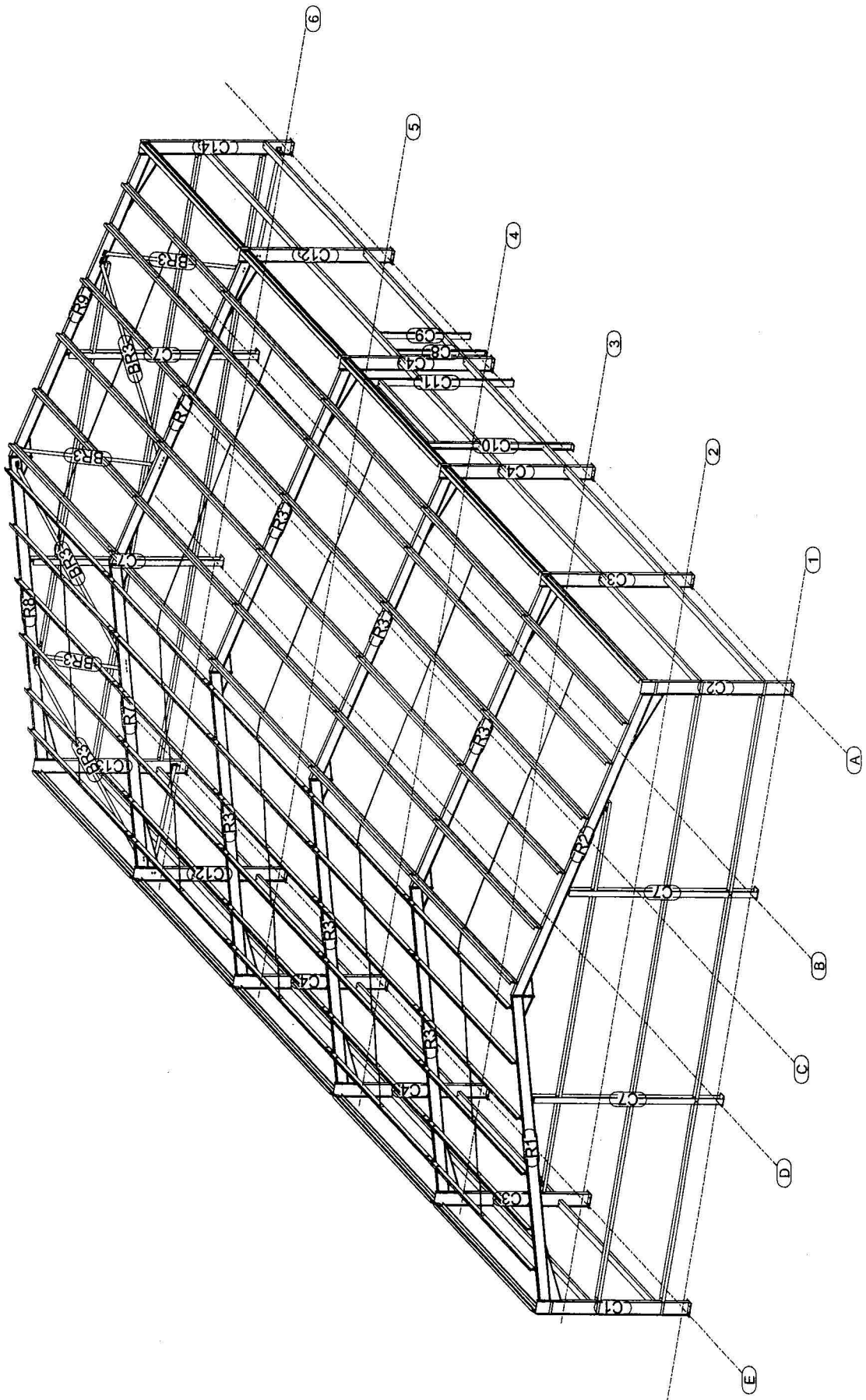
  

<small>Allen Fabrications Ltd.        Free Zone Industrial Estate,        Al-Fayyadh, P.O. Box 14272,        Doha, Qatar</small>	
DRAWING TITLE	COLUMN LAYOUT
CONTRACT	WILLIAM TIDD
MODELLED BY	GP
CONTRACT NO	AE556
DRAWING NO	GA01
ISSUE DATE	1:10 1:50
SCALE	1:10 1:50
REVISION No.	

## **APPENDIX 2**







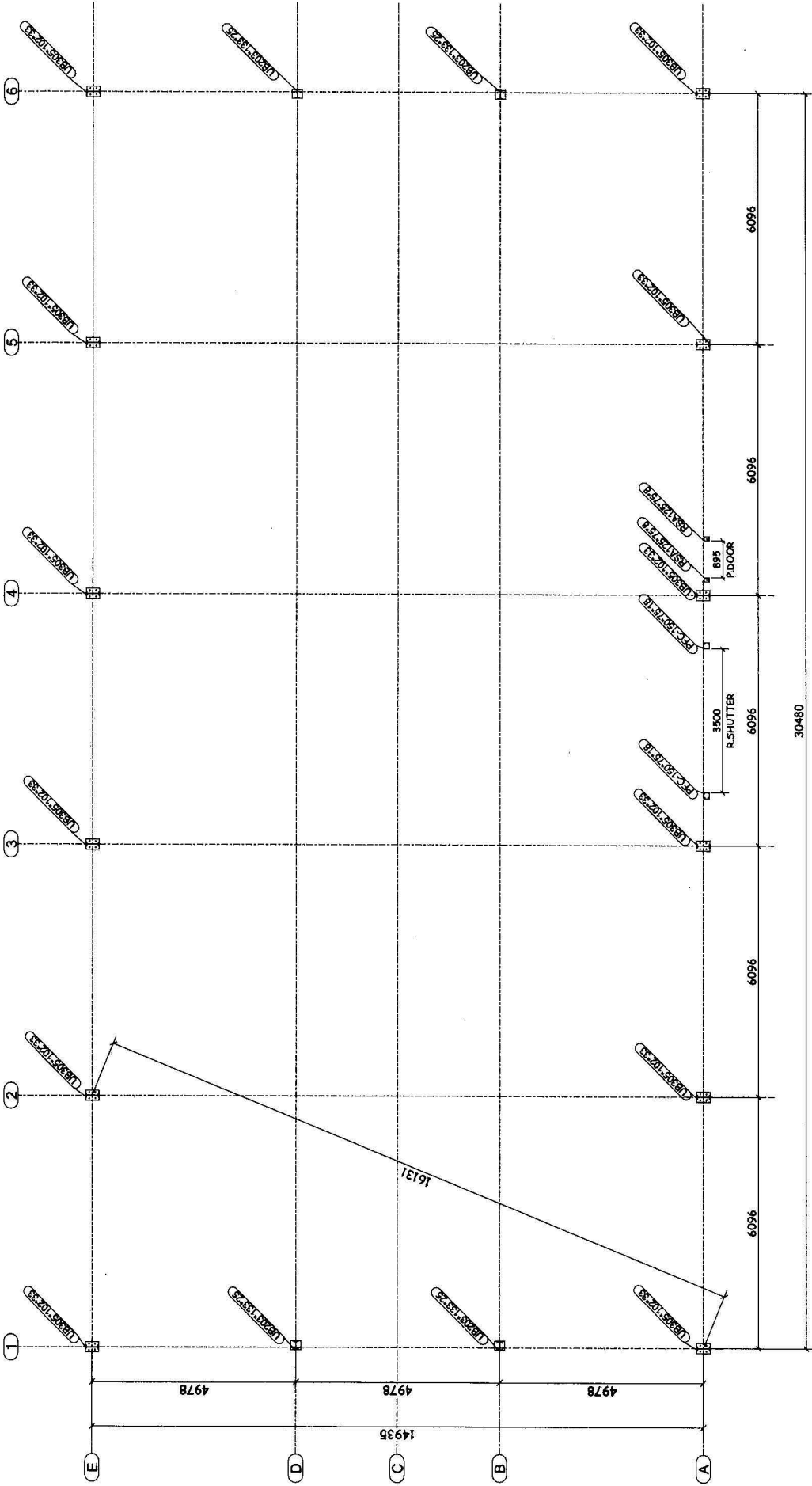
3D VIEW

REV. NO.	REVISION DESCRIPTION	REVISION DATE

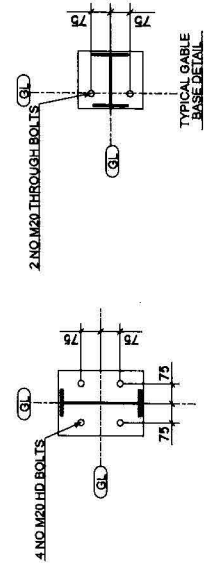
DRAWING TITLE	3D VIEW
DESIGNED BY	WILLIAM TIDD
CHECKED BY	CP
CONTRACT NO.	84568
DRAWING NO.	0405
ISSUE DATE	
SCALE	1:48
REVISION NO.	

Allen  
 Fabrications Ltd.  
 11000 10th Avenue SW  
 Surrey, BC V4A 4G9  
 Tel: 604 885 1977  
 Fax: 604 885 1978  
 Email: info@allenfab.com



**COLUMN LAYOUT**  
 ALL BASES ±150MM BELOW FFL

30480



REV/AMK	REVISION DESCRIPTION	REVISION DATE

<small>Alliant Professional L.L.C.        10000 Westpark Drive, Suite 100        Fort Worth, TX 76133        Phone: (817) 412-1000        Fax: (817) 412-1001        Email: info@alliantpro.com</small>	
DRAWING TITLE	COLUMN LAYOUT
CONTRACT	WILLIAM TIDD
MODELLED BY	GP
CONTRACT NO	ARS56
DRAWING No	GA01
ISSUE DATE	1/10 1:00
SCALE	
REVISION No.	



# **APPENDIX 3**

## Charles Holt

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**From:** tracy green [REDACTED]  
**Sent:** 04 April 2024 20:39  
**To:** Charles Holt  
**Subject:** Fw: ACKNOWLEDGEMENT - dog breeding licence application

This is from Karen rice our acknowledgment letter can't find the receipt for payment. They should be good enough.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, March 6, 2024, 2:49 pm, Rice, Karen <Karen.Rice@e-lindsey.gov.uk> wrote:

Dear Mr Tidd

I can confirm that I have received your documentation and that your licence application is now complete. I have noted the details of your DBS certificate and returned the certificate to you by first class post.

I have spoken with the Principal Licensing Officer regarding your request that the Council instruct Cath Hill as the inspecting vet. The Principal Licensing Officer has stated that as you are a client of Cath Hill, in the interest of independence and impartiality, the Council will not instruct Cath Hill to conduct the veterinary inspection.

I will arrange for an independent vet to be instructed and your application will then be passed to the Council's Animal Welfare Inspector, Charlotte Alexander, who in due course, will contact you to arrange a date for inspection. The Council inspection and veterinary inspection are usually conducted at the same time.

We aim to determine licence applications within 10 weeks of the date that the licence application is complete.

**IMPORTANT INFORMATION**

During the inspection licence applicants will need to demonstrate that they meet **all** the minimum licensing conditions. Each condition together with guidance on how to achieve each condition is contained in the DEFRA statutory guidance which can be found here - <https://www.gov.uk/government/publications/animal-activities-licensing-guidance-for-local-authorities/dog-breeding-licensing-statutory-guidance-for-local-authorities#appoint-of-a-vet-for-inspection>

We advise all licence applicants to work through this guidance condition by condition.

The inspector will need to see copies of all the required policies and procedures, plus templates of any forms you intend to use once licensed.

Should you require any further information or assistance please do not hesitate to contact me; I work part time Wednesday, Thursday and Friday. The Licensing Team can also be contacted by email at [licensing@e-lindsey.gov.uk](mailto:licensing@e-lindsey.gov.uk)

Yours sincerely,

Karen Rice

Licensing Support

**From:** tracy green [REDACTED]  
**Sent:** Monday, March 4, 2024 1:33 PM  
**To:** Rice, Kare [REDACTED]  
**Subject:** Re: Dog breeding licence application - missing information

# **APPENDIX 4**

## Charles Holt

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**From:** [REDACTED]  
**Sent:** 18 March 2024 10:53  
**To:** Charles Holt  
**Subject:** Building materials

Hi Charles just sending over the building materials of the dog runs

Paroc HVAC lamella mat roll (insulation)  
Quite barriers TM MD sound proofing composite,  
Concrete breeze block 3.6m masterlite 440 mm x100 mm x 215mm  
4x2 timber c24 regularised sawn joist 47 x 100 mm. British gypsum gyproc plasterboard tapered edge. 6mm plywood sheets

[Sent from Yahoo Mail for iPhone](#)



09:38


4G 8

Open now Barking Top rated Best Kennel fc

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Yes, **soundproofing works for dog barking noises** if you use materials of **high mass**. High mass reflects airborne noises, like barking, and will reduce your disturbances. Adding in a layer of acoustic mineral wool will also help to 'muffle' the noise as it absorbs soundwaves and reduces reverberation. 18 Sept 2023


 <https://www.ikoustic.co.uk> › blog

**Dog barking noise (laws and soundproofing) - iKoustic**

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**People also ask**

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 dog soundproofing — Private

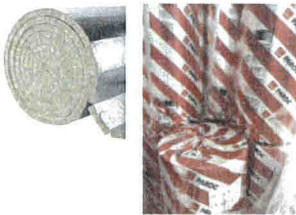
09:28

4G 11

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## Paroc HVAC Lamella Mat (Per Roll)

AA

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# **APPENDIX 5**

19:02

4G 29%

Done

AA ↺

Commercial Pet Waste Removal and Disposal  
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Glasgow and surrounding areas!



Commercial  
Pet Waste  
Removal

