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PLANNING STATEMENT

FOR

PROPOSED CANINE BOARDING KENNELS

AT

HIGHER BROOKHOUSE FARM, FAIRFIELD, BUXTON SK17 7HW

FOR

MR & MRS J SPILLANE

The Applicants currently farm approximately 212.5 hectares/525 acres in the Buxton and High Peak areas under Holding number 09/128/0093 with 66.8 hectares/165 acres owned freehold and 145.7 hectares/360 acres held on long lease. Other land is bought in on an 'as and when required' basis. The freehold land is principally at the Fairfield address and a proportion of the long leasehold land is owned by non-farming family members.

The farm produces high quality lamb and beef, the quality of which has a good reputation locally and regionally. Typically, on any one day, there will be: 250 head of beef stock, including 5 stock bulls; 1,000 breeding ewes producing approximately 1,600 lambs, and; up to 50 tups.

The principal farm buildings are at the Fairfield address and comprise a series of sheds totalling approximately 2,337.9 sq m/25,165sq ft, of which approximately 15% are in stone built structures, the remainder being steel framed. All of these buildings are fully utilized.

The operations are moderately successful but the Applicants are constantly on the look out for other activities to supplement their income and maximising the use of the farm's freehold assets. In recent years successive Governments have encouraged farm diversification and have backed this up with grant availability for some operations.

The Applicants have bred farm dogs on a very small basis over the years but their attention has continually been drawn to the fact that, whilst dog breeding and training is well catered for in the area, there are very few canine boarding kennels, the nearest local one probably being at Whaley Bridge. Research and grant availability enquiries have been made and it has been decided that a facility could be created within, but not conflicting with, the farmyard and its activities. Not only could a structure be built to meet the various operational codes but they have been advised that certain grant monies are available. The grants are reliant upon the

appropriate planning permission being either confirmed or obtained. None of the farm buildings are either available or suitable for conversion; this planning application for a purpose-built building has therefore been drawn up. Market research would indicate that a facility providing 15 kennels would meet the initial demand, with each kennel large enough to take two dogs. A Peak Leader grant has been agreed in principle.

The Applicants identified a small triangular-shaped area of land which sits in the angle of two livestock buildings and is of little practical use for the agricultural operations and an application was submitted under reference HPK/2017/0427. Notwithstanding consulting with the neighbours prior to submission, the Applicants have been forced to withdraw the application on the grounds of the proximity of the proposed site to neighbouring properties. There was no objection in principle to the proposal per se: An alternative location should be chosen and one was suggested.

The scheme, the building for which remains the same, is now to be located north of the first location. Access to this position is by way of an existing track which runs from the A6 directly past the proposed location. This new position will mean that no kennel traffic will go past the residential properties and the access onto the A6 is better sighted. There will be sufficient space for the parking of 2/3 cars although it is intended to operate a strict appointment system to avoid possible confrontations between unrelated (by owner) dogs. There will be no effect on the existing farm traffic as most movements are along the main farm access to the south.

The building has been designed with reference to the relevant codes of practice and environmental health guidance. Each kennel will be 2m by 2m with a 3m run. Each kennel will be divided by block walls except for the last section of the run (from the enclosed area) being a mesh construction to allow sociability. In addition to the kennels, runs and passageway (see below), a reception area and kitchen and canine food preparation areas have been incorporated. A further room providing dog grooming facilities has been added. This area will also have toilet accommodation, which will be accessible by the disabled. The passageway will run from the reception area along the rear of the sleeping area to each kennel. The ends of the runs will look out across the field in the direction of the A6 and be formed in a mesh construction to provide fresh air. All areas to which dogs have access will be finished in a washdown material.

The new proposal has evolved from discussions with neighbours. Notwithstanding the fact that the proposed building is more than 200m away from the residential receptor and has a protective line of mature trees, it will be designed in accordance with the relevant section of the code of practice. All kennels will be insulated with insulation in the block cavity walls and sound insulating roof panels. All glass in windows and doors will be triple-glazed where required.

The issue of noise has been addressed at the behest of the LPA's Environmental Health Team. Attention is drawn on the work on kennel noise undertaken by Damian Brosnan and John Pritchard of the University of Derby in 2016 as reported in the *Acoustics Bulletin 41 (3)*. Background noise is normally accepted to be 55dB (plus or minus 10dB) during the day and 35dB (plus or minus 10dB) at night. Referring to the Brosnan and Pritchard paper, a deep/loud barking dog such as a Doberman, the noise at 200m would be about 25dB and that is before the sound proofing measures are taken into account. Even at night this is significantly less than the ambient noise and certainly lower than the heavy traffic using the A6 24-hours a day. It is also pointed out that any noise generated by the kennels will be no louder than the ambient farm noise levels, particularly those generated by the younger livestock.

From a staffing point of view, in addition to the Applicants themselves, a full-time member of staff will be in attendance during the day with other staff brought in on a casual 'as and when required' basis. From a sustainability point of view the farm is located on a regular bus route which means that any employee(s) will not be reliant on the use of a car.

Most deliveries are likely to be from the same feed merchants as used on the farm and there will be occasional deliveries from other suppliers.

The question of the management of waste has been addressed. Foul water will be collected in a sealed tank and removed by a specialist contractor. Similarly the animal waste will be collected in a suitable sealed container and removed by a specialist firm.

There will be no impact on mains services which are adequate for the proposal.

This statement is designed to assist Members and Officers in determining this application: If any further information is required, please do not hesitate to contact the Applicants' Agent.