

DELEGATED DECISION REPORT

HPK/2023/0474 VALID 15/11/2023	KENNELS, HIGHER BROOK HOUSE FARM, BROOK HOUSE DRIVE, FAIRFIELD, BUXTON, DERBYSHIRE, SK17 7HW	EXTENSION TO EXISTING DOG BOARDING KENNELS TO PROVIDE 10NO KENNELS, STORE AND 1NO ISOLATION KENNEL (FULL - MINOR)
-----------------------------------	--	--

MAIN ISSUES

- Principle of Development
- Design Considerations/Impact on Landscape
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site relates to a dog boarding kennels site which land which lies within an area of countryside as defined by the Local Plan Policies Map. The site lies to the north of Fairfield. The site comprises a single storey kennels building with exercise area. Access to the site is from a driveway off the A6 which leads to a parking and turning area. An area of woodland is located to the west of the site. The surrounding area is generally agricultural in character. A farm and dwellings are located to the south of the site.

PROPOSAL

The application seeks planning permission for the construction of a new kennels block, storage building and isolation kennel. The kennels building would be approximately 17m long with a depth of 7m, and would be sited on a concrete pad. The building would have a lean-to roof with a maximum height of 2.4m. The storage building would have a footprint of 5.3m x 4.3m, and would have a dual pitched roof with height of approximately 3m. The scheme includes landscaping and the erection of a fence.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S4 Maintaining and Enhancing and Economic Base
- S7 Buxton Sub-area Strategy
- EQ2 Landscape Character
- EQ3 Rural Development

EQ6 Design and Place Making
EQ7 Built and Historic Environment
E1 New Employment Development
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)

National Planning Policy Framework

Section 6: Building a Strong and Competitive Economy
Section 12: Achieving Well-designed Places
Section 15: Conserving and enhancing the Natural Environment

PLANNING HISTORY

HPK/2017/0592 - Erection of 15 Kennel canine boarding kennels and associated accommodation – Approved – 13/03/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 21/12/23
Neighbour consultation period ends: 01/02/24
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

The proposal seeks the construction of an additional 11 dog boarding kennels and storeroom to their existing dog boarding kennels. Further to recent correspondence about the booking system to control the arrival and departures of customers on site at any one time, it would be favourable for an appointment system to be conditioned; however, it is understood that such a condition would not be reasonable taking in to account the original consent. It is accepted that the applicant uses a booking/appointment process to control arrivals on site and if the LPA considers this to be sufficient the highway authority will accept the applicants statement in this regard.

The access still maintains satisfactory visibility splays which are conditioned in the original consent and the internal access road remains suitable to accommodate a

potential increase in movements without having an unacceptable impact on highway safety.

While on-site parking spaces are limited, there is enough space for additional vehicles to park, although not in marked out bays, and to manoeuvre.

Based on the aforementioned comments, the highway authority has no objections to the application.

Environmental Health

None received

OFFICER COMMENTS

Principle of Development

The application proposes an extension to the existing dog boarding kennels on land which lies within the countryside, as defined by the Local Plan Policies Map.

Policy S1 seeks to support the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations. Policy S6 encourages the growth of local employment opportunities and supporting the diversification and growth of the local economy by supporting the needs of local employers and businesses. Policy EQ3 supports the redevelopment of a previously developed site and/or the conversion of existing buildings for employment use provided it does not have an adverse impact on the character and appearance of the rural area, and supports rural employment in the form of homeworking, commercial enterprises and live-work units where a rural location can be justified.

The scheme proposes the extension to an existing commercial enterprise within the rural location. The use is established, and a rural location appropriate for such a use. On my site visit I observed that the kennels were at capacity and the business appeared to be well run and operating successfully. It is considered that the principle of development is acceptable, provided that it does not have any detrimental effect on the surrounding landscape, amenity or highway safety issues.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the landscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The site is located within a depression within the landscape and set some distance from the A6. The existing building is low level. Due to the topography, distance from the highway and the modest heights of the existing buildings, only the upper part of the green roof is visible from the A6. The green roof helps to blend the development into the rural setting. As such the existing development is relatively inconspicuous on the landscape.

The proposed development would be sited perpendicular to the existing building, creating an L-shaped formation of buildings on the site. The siting of the proposed buildings would be well related to the existing built form and reduces the spread of development within the countryside. The buildings would be single storey and of similar height to the existing buildings on the site. The proposed materials would be subtle, similar to the existing building and would be appropriate for the rural location.

Given the factors identified above, it is considered that the proposals could be carried out without resulting in a prominent form of development or undue erosion of the landscape.

Amenity

The application site is located some distance from noise sensitive properties. It is understood that the site has operated without any evidence of significant noise disturbance. On my site visit I observed that the insulation of the existing building successfully suppresses noise from dogs in the kennels.

The original planning consent included limitations in terms of the how the site would operate and the effects from noise. These conditions would endure, although as a belt and braces approach, and for consistency, such conditions should be replicated.

As conditioned, it is considered that no adverse amenity issues are foreseen from the proposed development and the proposals are therefore considered to be in accordance with Policy QE6 of the Local plan.

Highway Safety

The site operates on an appointment only basis. The site includes a hardsurfaced area which is used for parking and there are no proposals to alter the extent of this hardsurfacing.

The site is accessed from a driveway off the A6. This includes good visibility in both directions. While there may be some increase in vehicular movements arising from the extended operation, given the boarding nature of the site, and the requirement to make appointments, it is not considered that this would result in adverse effects on the operation of the highway network.

DCC Highways have raised no objection to the proposed development and it is concluded that no parking or highway safety issues would arise.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site and in turn will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSIONS

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 01/02/24

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council