

## 11<sup>th</sup> DECEMBER 2018 PLANNING COMMITTEE

6b	18/0786	Reg'd:	24.07.18	Expires:	15.12.18	Ward:	PY
Nei. Con. Exp:	06.09.18	BVPI Target	Major	Number of Weeks on Cttee' Day:	21/21	On Target?	Yes

**LOCATION:** Lady Place Farm, Church Hill, Pyrford, Woking, Surrey, GU22 8XJ

**PROPOSAL:** Change of use of building and land for dog day care (Sui Generis).

**TYPE:** FULL

**APPLICANT:** Mr Dom Makin

**OFFICER:** Barry Curran

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### **REASON FOR REFERRAL TO COMMITTEE**

The proposal is for the change of use of agricultural Green Belt land on a site area of 1.6 hectares therefore constituting a major development which falls outside of the scheme of delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This application seeks planning permission for the change of use of agricultural land and conversion of the existing and vacant agricultural building to facilitate a dog day care use (Sui Generis).

### **PLANNING STATUS**

- Green Belt
- Area Adj./Affect Conservation Area
- Thames Basin Heaths SPA Zone B (400M – 5KM)

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site comprises of an access route, agricultural holding and agricultural land to the south-east of Lady Place Farm, which is accessed off Church Hill, Pyrford. The site is currently open agricultural land laid to grass and a single storey vacant agricultural building with hard core surfacing to the front of it with a public footpath dissecting a portion of the site.

The site is located within the defined Green Belt and to the East of the Pyrford Conservation Area. The surrounding area is primarily rural in character, however, residential dwellings occur to the West of the site within the defined Conservation Area with No.1 Lady Place Cottage the nearest listed building located on the northern side of the access road serving the application site. The graveyard of St Nicholas' Church is positioned approximately 100 metres at its closest point to the south-west.

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### **PLANNING HISTORY**

PLAN/1998/0630 - Conversion of existing redundant part derelict farm buildings to form two residential units. (AMENDED SCHEME) – Permitted 07.01.1999

### **PROPOSED DEVELOPMENT**

Planning consent is sought to change the use of a vacant agricultural building and agricultural land in the Green Belt to a dog day care use (Sui Generis).

### **CONSULTATIONS**

Highways Authority: Raise objection to the application as adequate visibility splays have not been demonstrated to show the existing access will safely accommodate the increase in vehicular movements (11.10.18)

- Subsequent Response following undertaking of speed survey – no objection raised subject to conditions ensuring visibility splays and parking layout are provided and thereafter retained as per approved plans (09.11.18)

Conservation Consultant: No objection raised (02.08.18)

Environmental Health Team: No objection raised (23.10.18)

### **REPRESENTATIONS**

There have been 40 third party letters of representation received in relation to the application. 39 of these letters are objections while 1 letter demonstrates support for the scheme. A total of 9 of these letters are from the same 2 objectors. The issues raised in these letters are summarised as follows;

- The proposal is inappropriate development in the Green Belt
- No identified need for the development therefore it is contrary to Section 11 of the National Planning Policy Framework
- Inconsistencies in the Planning Statement
- Development not in keeping with the provisions of the Pyrford Neighbourhood Plan
- The proposed development would be out of character and would undermine the agricultural nature of the land
- The change of use would have a detrimental impact on the setting of the Listed Buildings and the Conservation Area
- Loss of amenity and impact on the environment due to potential disruption of barking dogs
- Detrimental impact on neighbours due to increase in road traffic and potential disruption to the tranquillity of the site as a result of the change of use
- Highway safety issues due to increased level of traffic and ingress/egress point of the application site
- Issues relating to wormery/vaccinated dogs etc (*Officer Note: the health of dogs and whether they are vaccinated or not is not a material planning consideration which will be dealt with on this application*)

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework 2018

Section 6 – Building a strong, competitive economy

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Section 12 – Achieving well-designed places  
Section 13 – Protecting Green Belt land  
Section 16 – Conserving and enhancing the historic environment

### Core Strategy Publication Document 2012

CS1 – A spatial strategy for Woking Borough  
CS6 – Green Belt  
CS17 – Open space, green infrastructure, sport and recreation  
CS18 – Transport and Accessibility  
CS20 – Heritage and conservation  
CS21 – Design  
CS24 – Woking's landscape and townscape  
CS25 – Presumption in favour of sustainable development

### Development Management Policies DPD

DM3 – Facilities for Outdoor Sport and Outdoor Recreation  
DM7 – Noise and Light Pollution  
DM13 - Buildings in and Adjacent to the Green Belt  
DM20 – Heritage Assets and their Settings

### Supplementary Planning Guidance

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008  
Supplementary Planning Document 'Design' 2015  
Supplementary Planning Document 'Parking Provisions' 2018

## **PLANNING ISSUES**

1. The planning issues to be addressed in the determination of this application are; impact on the Green Belt and its openness, impact on the character of the surrounding area, impact on neighbour amenities and impact on parking/highway safety.

### Impact on Green Belt/Openness of Green Belt

2. The application site lies within the designated Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. As identified within paragraph 134 of the National Planning Policy Framework (NPPF), the Green Belt also serves 5 purposes which include assisting in safeguarding the countryside from encroachment. The NPPF seeks to control development within Green Belts and also sets out a general presumption against inappropriate development. Policy CS6 of the Woking Core Strategy 2012 seeks to prevent inappropriate development in the Green Belt while Paragraph 87 of the NPPF identifies that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt.
3. Paragraph 146 of the NPPF outlines that the material change of use of land (such as change of use for outdoor sport or recreation, or for cemeteries and burial grounds) are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
4. The material change of use of the land for a Sui Generis dog day care, therefore, needs to demonstrate that the use preserves the openness of the

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Green Belt and does not conflict with the purposes of including land within it. The majority of use of the application site is presently a large, open field which contributes to a pleasant rural countryside setting off Church Hill.

5. The general activities associated with the proposed use are considered to be relatively similar to that of an agricultural enterprise. The submitted application form and Planning Statement dated June 2018 identifies that there would be 5 full time and 2 part time employees as well as 3 company vans, which are proposed to be utilized for the collection and return of dogs, associated with the proposed use. As dogs would be delivered to and from the site by company vans and not by their owners, this would substantially minimize vehicle movements to and from the site.
6. The Planning Statement also recommends a condition to limit the maximum number of dogs to 25 (addendum dated 05.10.2018) at any one time to minimize the number of handlers required and also to respond to the confined space (Condition 8). While the field was not in use at the time of the Planning Officer's visit, it is noted that it could be reasonably used for the grazing of animals on a permanent or regular basis. The current use of the site is agricultural where the movement of vehicles and amount of vehicles is unrestricted. It has been outlined in the submitted Business Model for the dog day care centre and in Section 4 of the Planning Statement that the collection and delivery of dogs to and from the site would be done via pick-up and drop-off services by the 3 operational vehicles associated with the proposed business. This can be secured by way of planning condition which is considered to offer a degree of control over traffic movement to and from the site which is currently unrestricted with the agricultural use (Condition 5). Furthermore, the proposed business operation and general activities associated with the change of use is considered to provide a rural enterprise and use which is not considered to be too dissimilar to that of an agricultural enterprise (this is addressed further in Paragraph 10).
7. Further to the proposed change of use of the land, it is proposed to convert the currently vacant single storey building on site, which measures 29.3 metres in width, 5.8 metres in depth and stand at a maximum height of 3.8 metres incorporating a mono-pitched pitch, in connection with the dog day care use of the site. Paragraph 146 of the NPPF states that "*the re-use of buildings provided that the buildings are of permanent and substantial construction*" is not considered to be inappropriate development in the Green Belt. Policy DM13 of the Development Management Policies DPD 2016 indicates that, subject to other Development Plan Policies,

*"The re-use of buildings within the Green Belt (outside Mayford Village or the Major Developed Sites) for industrial, commercial, community or residential purposes where:*

*(i) the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*

*(ii) the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction;*

*(iii) the proposed use can be wholly or substantially contained within the building identified for re-use; and*

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*(iv) the proposal is not likely to result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for an agricultural use."*

Will not be considered inappropriate within the Green Belt.

8. The reasoned justification for this policy is amplified at paragraph 5.45 of the DPD 2015 where it goes on to state that *"The re-use of redundant agricultural or rural buildings provides opportunity for the diversification of the rural economy and contributes to the economic growth of the area. It can also contribute towards the reduction in demand for new buildings in the Green Belt and can be a means of conserving traditional buildings which are a distinctive feature within the Borough's rural landscape."* The existing building appears to be solidly constructed and in good condition and there is no evidence to the contrary. The conversion of the building is therefore considered to adhere to provisions outlined in the NPPF and Policy DM13 of the Development Management Policies DPD 2016 and would broadly comply with Section 6 of the NPPF which is explored in more detail below. It is considered that the harm which may arise as part of the proposed change of use would have limited to no harm on the openness of the Green Belt (compared to an agricultural enterprise) and it is not considered that use of the land and currently vacant agricultural building would result in any further significant harm above or beyond the lawful use of the land.
9. Paragraph 83 of the NPPF supports sustainable growth and expansion of business and enterprise in rural areas in order to create jobs and prosperity – including the development and diversification of agricultural and other land-based rural businesses. Further to this, Policy CS1 of the Core Strategy 2012 encourages the provision of community facilities and development that provides jobs, but seeks to direct this type of development to sustainable locations such as the neighbourhood and local centres – where facilities and services are easily accessible to all relevant modes of travel. Development such as a dog day care which requires large open spaces, by its very nature can only realistically be located in open green spaces found outside urban centres most likely in Green Belt locations. Uses such as the proposed Sui Generis use for dog day care, which requires large amounts of open space, are considered to be appropriate changes of use in the Green Belt and therefore suitable for this site subject to other material considerations to be addressed in this report.
10. It is considered that the development would be in accordance with the provisions and aims of Sections 6 and 13 of the National Planning Policy Framework, Policies CS1 and CS6 of the Woking Core Strategy 2012 and Policy DM13 of the Development Management Policies DPD 2016 and the change of use, economic growth in a rural location and the creation of jobs, associated with the dog day care is supported.

### Impact on Character of Surrounding Area/Heritage Assets and their Setting

11. Paragraph 127 of the National Planning Policy Framework points out that development should be guided by and sympathetic to local character and landscape setting. The application site is within the defined Green Belt and on an open area of agricultural land.

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12. The proposed change of use of the land would not have a radically different appearance to that of a normal agricultural field. As outlined in Paragraph 8 above, Policy DM13 of the Development Management Policies states that the re-use of buildings within the Green Belt is an exception to inappropriate development where the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction, which this building appears to be. The appearance and openness of the Green Belt is, therefore, not considered to be materially affected as a result of the change of use of the building on site.
13. It is outlined in Section 4.13 of the Planning Statement that it is intended to erect post and rail timber fencing at 1.5 metres in height to assist with the subdivision of the land and provide containment of dogs in association with the proposed business use. While this will result in additional structures, it has to be borne in mind that under Schedule 2, Part 2, Class A of the General Permitted Development Order 2015 (as amended), the erection of a gate, fence, wall or other means of enclosure up to a height of 2 metres could be carried out under Permitted Development. It is also indicated within the Planning Statement that if considered necessary, specific details of the fencing can be secured by way of planning condition (Condition 2). Fencing and enclosures are considered typical agricultural paraphernalia one would expect to see in a rural location and given the rural nature of the site, any potential fencing would be in keeping with the appearance of the site.
14. Section 16 of the National Planning Policy Framework states that consideration should be given to a heritage asset's conservation. This provision is echoed in Policy CS20 of the Core Strategy 2012 and Policy DM20 of the Development Management Policies DPD 2016 where it states that proposals affecting the character or setting of a heritage asset or Conservation Area should compliment the area and integrate with their surroundings. Part of the application site (access/egress point) is located within the defined Conservation Area with the main section of the site located outside of it. Within the defined Conservation Area, there are a number of heritage assets including the Grade II Listed Buildings of 1 Lady Place Cottages, The Old Pyrford Vicarage and Church Farm Barn. These buildings are located within the core of the settlement between 90 and 350 metres from the edge of the part of the field which is to be used in connection with the dog day care use. Lady Place House, which is within the defined Conservation Area, is sited approximately 180 metres from the edge of the field and is partly screened by the dense vegetation along the shared boundary and therefore not entirely exposed to the site. Considering this separation distance as well as the existing boundary screening, the setting and appearance of this building will be preserved. It is not considered that the listed buildings or their settings will be materially harmed as a result of the change of use. Comments from the Conservation Officer raise no objection to the change of use from agricultural to Sui Generis dog day care.
15. With regards to the above, it is considered that the change of use does not cause harm to the character and appearance of the wider area, Conservation Area or heritage assets given the re-use of existing buildings and that the proposed nature of the Sui Generis Use is not considered to be radically different to the existing agricultural use. The development, therefore accords with provisions outlined in the National Planning Policy Framework, Policies

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CS20, CS21 of the Woking Core Strategy 2012, Policies DM13 and DM20 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Design' 2015.

### Impact on Neighbour Amenities

16. Policy CS21 of the Woking Core Strategy 2012 states that new developments should *"be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases"*. This provision is echoed in Policy DM7 of the Development Management Policies DPD 2016 where it states that in assessing a scheme for noise-generating development *"account will be taken of:*

- *The location, design, and layout of the proposed development; and*
- *Existing levels of background noise; and*
- *Measures to reduce or contain generated noise; and*
- *Hours of operation and servicing."*

17. The application site is in a rural location with dispersed dwellinghouses to the north-west, West and south-west with No. 1 and No. 2 Lady Place Cottages located along the entrance point to the application site. Concern has been raised with regards to noise and disturbance associated with the change of use and highway safety. It is acknowledged that the change of use from agricultural land in the Green Belt to a dog day care centre carries the potential for an increased level of noise, but the Council's Environmental Health Team have raised no objection and it has to be noted that the proposed opening hours of the centre are not considered unreasonable, opening at 09.00am and closing at 04.30pm Monday-Saturday (Condition 4).

18. A number of concerns have been raised in relation to potential noise disturbance from barking dogs, general disturbance from staff and activities associated with the change of use. It is required under The Animal Welfare (Licensing of Activities Involving Animals)(England) Regulations 2018 which came into force on 1<sup>st</sup> October 2018, that all dogs must be under supervision and control at all times. It is acknowledged that dogs may bark occasionally, but that this would be for small periods at a time. It also has to be borne in mind that this application is for a dog day care centre and not kennels and therefore no overnight or evening lodging (Condition 9). The proposed change of use and therefore day care centre would be limited only to the restricted operating hours of the business between 09:00am and 04:30pm, which is not considered to be unreasonable opening hours.

19. The closest property, Lady Place House, would be located approximately 85 metres at its closest point to the edge of the proposed exercise field with a large open field in-between and examples of hedging and trees along the property boundary. Whilst it is appreciated that there would be an increase in the level of noise due to activities and some barking dogs, the proposal would be a relatively small operation and this could be controlled by way of condition. It is not considered that, given the regulations which came into effect on 1<sup>st</sup> October 2018, excessive amounts of barking would occur when

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all dogs must be under supervision at all times and that handlers would look after 5-6 dogs each, which is not considered to be an unmanageable amount. The Council's Environmental Health Team have been consulted on this application and they acknowledge that there may be times where dogs may interact with each other and bark excitedly but considering the size of the premises, proximity of dwellings and Animal Welfare (Licencing of Activities Involving Animals)(England) Regulations 2018 which requires a specific number of staff to dog ratio, that the impact from activities associated with the proposed use and barking specifically would be negligible. Furthermore, natural screening and acoustic buffer of the tree lined boundary would mitigate excess levels of noise which could disturb the setting of the graveyard.

20. It is indicated in the Planning Statement that the business will be reliant on the collection and dropping off of dogs by the 3 business vehicles associated with the use. This would result in a small number of vehicle trips per day and this, in connection with the proposed number of staff which amounts to 5 full time and 2 part time, is not considered to lead to a situation which would be considered significantly worse than the current agricultural use with potential movement of agricultural vehicles and the disruption they cause.
21. Consequently the development is not considered to result in significant detrimental harm on the amenities enjoyed by surrounding neighbours and is therefore considered to be in accordance with guidance outlined in the National planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

### Impact on Parking/Highway Safety

22. The Council's Supplementary Planning Document 'Parking Standards' 2018 states that Sui Generis Use Classes outside of a few mentioned (which does not include dog day centres) require individual assessment/justification. The site will be accessed off Church Hill using an existing access point with an existing area of hardstanding to the front and side of the existing building to be converted in connection with the proposed use to facilitate parking. It has been noted by the applicant that the business would operate a collection and drop-off service using 3 vans associated with the business use. It has also been indicated that the business would employ 5 full time and 2 part time staff members with adequate space on site to accommodate the number of vehicles.
23. The applicant has outlined that daily collections and drop-offs will be carried out by staff members and the company vehicles. It is unavoidable that in some instances customers will call to the site. It has to be noted, however, that the current use of the site is agricultural with no restriction over the vehicular movements to and from the site. While the proposed vehicular movements are unknown, a condition is recommended which will restrict the collection and delivery of dogs to be carried out by the 3 operational vehicles associated with the proposed use and therefore offer a degree of control over vehicular movements which currently doesn't exist with the agricultural use (Condition 5). As such, there should not be a severe increase in traffic numbers travelling along Church Hill as a result of the application over and above that of the current use.

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24. Concern has been raised in relation to highway safety along this stretch of Church Hill. A Swept Path Analysis (Drawing No. 1809011-TK01) demonstrates that a large van/refuse truck can enter and leave the site in a forward gear to ensure highway safety is maintained to an appropriate level. Further to this, a technical note on visibility splays has been submitted by Motion dated 02.11.18 in support of the application and in accordance with the Department for Transport document 'TA 22/81 Vehicle Speed Measurement on All Propose Roads'. Speed surveys were undertaken on the stretch of highway (Church Hill) directly relating to the application site. The results of this survey, as demonstrated in Appendix C of the Technical Note Drawing No. 1809011-01, show that visibility splays of 2.4m x 100m to the North and 2.4m x 23m to the South can be achieved.
25. The submitted speed survey demonstrates that the average vehicular speed northbound is 23 mph and 29 mph southbound which are both well below the 40 mph speed limit of this section of Church Hill Road. The visibility to the South is still acknowledged to be below the standards, but only slightly, and taking this into account and that this is the trailing direction as well as the access point is likely to have accommodated larger farm vehicles in the past, Surrey Highway Authority do not consider that the access/egress point associated with the proposed change of use would cause a highway safety issue and therefore raise no objection to the proposed change of use subject to conditions. These conditions include ensuring visibility zones are in accordance and thereafter retained as per approved plans and that parking spaces are laid out and thereafter retained in accordance with approved plans (Conditions 6 and 7).
26. Considering the above, it has been demonstrated that the existing access/egress point along Church Hill is capable of facilitating the proposed change of use without giving rise to potential highway safety issues. The proposed parking provision is also considered to be acceptable with adequate space for vehicles to enter, turn and leave the site in a forward gear. The development is, therefore, seen to comply with provision outlined within the National Planning Policy Framework, Policy CS18 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Parking Standards' 2018.

### Conclusion

27. Overall, the material change of use of the land and existing building are considered appropriate development in the Green Belt which does not conflict with the purposes of including land within it. Furthermore, the proposed business use within the Green Belt is considered to be supported by the NPPF and Policy CS1 of the Woking Core Strategy 2012 creating enterprise and jobs in a rural location. The proposal is not considered to conflict with the setting of heritage assets and is not considered to cause harm to the character or appearance of the area. The impact on neighbour amenities and highway safety has also been addressed and is found to have an acceptable impact on both matters considering the proposed business model, with regard to transport to and from the site, and supplementary information submitted as part of the application.

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28. The proposal, therefore, is considered to adhere to provisions outlined within the National Planning Policy Framework, Policies CS1, CS6, CS17, CS18, CS20 and CS21 of the Woking Core Strategy 2012, Policies DM3, DM7, DM13 and DM20 of the Development Management Policies DPD 2016 as well as Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Provisions' 2018 and is accordingly recommended for approval subject to the attached conditions.

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Site Notices (Major Development)(04.10.18) & (Conservation Area)(09.08.18)
3. Responses from Highway Authority (11.10.18 & 09.11.18)
4. Response from Environmental Health Officer (23.10.18)
5. Response from Conservation Consultant (02.08.18)

### **RECOMMENDATION**

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. ++ Prior to the commencement of development, details and/or samples and a written specification of the materials to be used in the external elevations of the building and the perimeter fencing hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason:

To protect the amenities of occupiers of adjoining properties and openness of the Green Belt.

3. The development hereby permitted shall be carried out in accordance with approved plans;
  - Drawing No. 1803-04-PL05
  - Drawing No. 1803-04-PL04
  - Drawing No. 1803-04-PL03
  - Drawing No. 1809077-01 (Site Access Visibility Splays carried out by Motion dated 06.09.18)

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Reason:

For the avoidance of doubt and in the interests of proper planning.

4. No dogs shall be accommodated on the site between the hours of 16:30 - 09:00 Mondays to Saturdays inclusive and not at all on Sundays, Bank or Public Holidays.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties.

5. There shall be no vehicular access to the site by visiting members of the public for the purposes of dropping off and collecting dogs in association with the use, hereby permitted.

Reason:

To protect the amenities of the occupants of neighbouring properties.

6. The change of use, hereby permitted, shall not commence until the proposed modified vehicular access to Church Hill Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

To ensure the change of use should not prejudice highway safety nor cause inconvenience to other highway users.

7. The change of use, hereby permitted, shall not commence until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure the change of use should not prejudice highway safety nor cause inconvenience to other highway users.

8. There shall be no more than 25 dogs on the site at any one time.

Reason:

To safeguard the residential amenities of neighbouring properties. In accordance with the National Planning Policy Framework and Policy CS21 of the Woking Core Strategy 2012

9. The site shall not be used for the boarding of animals at any time.

Reason:

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To safeguard the residential amenities of neighbouring properties. In accordance with the National Planning Policy Framework and Policy CS21 of the Woking Core Strategy 2012

10. All equipment in association with the proposed use, hereby approved shall either be removed from the site or stored in the ancillary building on Bank and Public Holidays and outside the hours of 09:00 - 16:30 Monday-Saturday inclusive.

Reason:

To protect the amenities of occupiers of adjoining properties and openness of the Green Belt.

### **Informatives:**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraphs 38-39 of the National Planning Policy Framework 2018.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

3. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-  
08.00 – 18.00 Monday to Friday  
08.00 – 13.00 Saturday  
and not at all on Sundays and Bank/Public Holidays.
5. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.