

**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
7 OCTOBER 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/18/01518
Location	Sandbeach, Hockley Lane, Bradwell-On-Sea, Essex, CM0 7QB
Proposal	Section 73A application to convert disused farm outbuilding into dog kennels, change of use of associated land to be used as a dog rescue centre and stationing of a caravan to be used as a veterinary practice in association with the dog rescue use.
Applicant	Ms Charlene Nathan
Agent	Mr Ashley Wynn
Target Decision Date	EOT: 11.09.2019
Case Officer	Spyros Mouratidis
Parish	BRADWELL-ON-SEA
Reason for Referral to the Committee / Council	Deferral – due to further information needing to be submitted

3 CONSULTATIONS AND REPRESENTATIONS RECEIVED

3.5 Representations received from Interested Parties

3.5.1 A further letter of representation has been received objecting to the application.

Objection Comment	Officer Response
Concerns over loss of amenity.	Comments noted. See section 5.2 and 5.3.
Aggressive behaviour.	This is not a material planning consideration.
Dogs aren't walked on leads.	This is not a material planning consideration.
Issues with dogs escaping.	This is not a material planning consideration.
There should be a bat survey completed rather than just a general ecology report.	The ecology report has included an assessment of bats and has concluded that there is no or negligible potential for bats. See section 3.2 of the report update.
Concerns over traffic.	Comments noted. See section 5.4.
Concerns over sustainability.	Comments noted. See section 5.1.
Is the vet's room in the caravan or the house.	The plans submitted with the application show the caravan will be used as a veterinary clinic.
The number of dogs should be restricted.	Comments noted. The number of kennels could be controlled by a condition.

Objection Comment	Officer Response
Issues over drainage, foul water, waste disposal.	Comments noted. Conditions have been included to address these issues.
There are more disadvantages than advantages.	Comments noted.
Any breaches are difficult to enforce.	Any breaches that are brought to the attention of the Council will be investigated.
The applicant needs to apply for an animal welfare license.	This is not a material planning consideration.
Photographs have been received detailing vehicle movements at the site, dog foul, water bowls, information on bats, maps, Facebook comments.	These are noted.

3.5.2 It is not considered that the comments above outweigh the planning assessment within the main report.

3.6 Representations received commenting on the application.

3.6.1 It is noted that the Agent has commented on the Council's Countryside and Coast Officer.

Comment	Officer Response
<p>On a point the coast and countryside raised on waste and drainage I can confirm the following;</p> <p>All dog waste is picked up and disposed of into clinical waste boxes which is then taken away under certificate by hazardous waste company every two weeks.</p> <p>The applicant washes the kennels via mops, any excess water that runs into drainage goes direct into our private sewage plant, dirty water is tipped straight into own sewage drain, these are then emptied by waste company as required meaning no waste or drainage affects the area outside of the yard/site or affect any ecology feature.</p> <p>I note the Essex Wildlife Trust raised dogs being off leads but these were not dogs connected to the centre and the centre has done and will continue to abide by the dogs on lead principle and the suggested management plan which our ecology report confirms will protect any local ecology feature that is present.</p>	<p>Comments noted.</p>

