

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
25<sup>th</sup> September 2019  
REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND  
DEVELOPMENT**

**18/1064/COU Land South Of Forest Lane**

**Application for change of Use of part of an agricultural field to a recreational dog walking field.**

**Expiry Date:** 25 September 2019

**UPDATE REPORT**

Since the original report, the planning conditions have been reviewed and minor changes are suggested to a number of existing planning conditions with an additional planning condition recommended to protect the existing boundary hedge surrounding the application site. An additional plan is also recommended for approval, which provides the proposed internal fencing details.

The proposed changes do not alter the recommendation of the report but is purely a technical matter to ensure the conditions are precise.

**RECOMMENDATION**

That planning application 18/1064/COU be approved subject to the following conditions and informative:

**01 Time period for implementation;**  
The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.  
Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

**02 Approved Plans**  
The development hereby approved shall be in accordance with the following approved plan:

<b>Plan Reference Number</b>	<b>Date on Plan</b>
SBC0002B	1 February 2019
OW/18216	17 July 2018

Reason: To define the consent.

**03 Scheme for upgrade and Maintenance of Access**  
Notwithstanding the development hereby approved, prior to the proposed development being brought into use, a scheme shall be submitted to and approved in writing for the upgrade and maintenance of the existing vehicular access from Forest Lane to the field gate. Following approval of the submitted scheme, the improvements shall be carried out in accordance with the approved details prior to the use commencing and shall be maintained for the lifetime of the development.

Reason: In the Interests of Highway Safety.

04 **Scheme for Internal details**

Notwithstanding the development hereby approved, prior to the proposed development being brought into use, a scheme shall be submitted to and approved in writing detailing the internal arrangement of the site to include the provision of; the requisite two vehicular parking spaces; provision of waste storage/collection method and frequency; and the position of the internal fencing to be installed. The development shall be carried out in full accordance with the approved details prior to the commencement of the proposed use and the approved details shall be retained for the lifetime of the development.

Reason: In the interests of Highway Safety and the visual amenity of the surrounding countryside.

05 **Protection of Existing Boundary Hedge**

The boundary hedge surrounding the application site to the north, east and west (to the front and at either side) shall be protected and retained for the lifetime of the development and maintained at a height of no less than 2 metres from the ground level internal to the application site. If the hedge dies, is removed, becomes seriously damaged or diseased, it shall be replaced within the next planting season with a hedge of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a high quality planting scheme is retained in the interests of visual amenity which contributes positively to the intrinsic beauty of the open countryside.

06 **Soft Landscaping**

Notwithstanding the development hereby approved, no development shall commence until full details of Soft Landscaping have been submitted to and approved in writing by the Local Planning Authority. The detailed soft landscaping planting plan and specification of works shall indicate a hedge to the southern boundary of the site and include the species of hedge plants, stock size, type, density and planting methods. All soft landscaping works shall be carried out in accordance with the approved details to the satisfaction of the Local Planning Authority within the first planting season following the proposed use coming into operation unless otherwise agreed in writing with the Local Planning Authority and the hedge shall be retained for the lifetime of the development.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to the intrinsic beauty of the open countryside.

07 **Restricted Customer Use**

Notwithstanding the development hereby approved, no more than one set of customers arriving in one car shall use the facility per booking, with no more than a maximum of eight dogs being on the site and utilising the exercise activities at the site at any one time. Details of the mechanism for the lockable activation gate shall be submitted to and agreed in writing with the Local Planning Authority and shall be erected in accordance with the agreed details prior to the first use of the development.

Reason: In the interests of Highway Safety and to safeguard the amenity of the surrounding area.

08 **Hours of Use**

The dog walking use hereby approved at the site shall be restricted to the hours of 08:00 to 20:00 on Mondays to Saturday and between the hours of 10:00 to 18:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenity of the surrounding area.

09 **No External Lighting**

No external lighting shall be installed on the site or affixed to any structures on the site and no floodlights or other methods of illuminating the site shall be erected without the prior written consent of the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of protecting the visual amenity of the open countryside.