

**MANAGEMENT PLAN IN RESPECT OF THE METHOD OF
OPERATING AND RUNNING THE DOG BOARDING KENNELS ENTERPRISE
AT WINTRINGHAM COMMON FARM, WEST KNAPTON.**

This Management Plan is supplementary information to support Planning application 16/00514/FUL & is additional to the previous support statements dated 24th March 2016 (prepared by Mrs R Stephenson) & 25th March 2016 (prepared by Mike Punched) & is submitted as requested by the case officers in a meeting held at Ryedale House on 4th July 2016.

Having assessed the application the case officers are seeking measures that can be taken to keep the noise levels created by the Dogs barking to a minimum.

The applicants have outlined the main triggers which set the dogs barking & which are:-

1. Visitors passing in front or among the kennels & exercise areas.
2. Dogs being able to view other dogs in adjacent kennels or exercise areas.
3. Dogs reacting to passing wildlife (rabbits, hares, pheasants etc).

The following measures are therefore proposed to minimise the amount of barking.

a). Instead of visitors driving into the central courtyard area between the kennels, they will now park up at the North West corner of the site & approach the facilities adjacent to the farmhouse & behind the isolation block.

A Yorkshire/Close Boarded fence & gates with a suitable lock system will be erected to control vehicle movements & with access to the courtyard being restricted to staff, delivery vehicles & vets etc.

Signage, a Call Point & C.C.T.V will be put in place so that staff are able to meet & greet visitors with the minimum of delay.

b). The covered exercise areas are split into runs with wire mesh fencing. Boarding is now proposed between the runs to reduce dogs barking at each other.

c). A Stock board fence has now been erected in front of the open east gable of the larger building which is used as a covered exercise area. This will reduce noise transmission & also screen off the run areas from passing personnel & wildlife.

In accordance with the standard conditions each kennel has an exercise area which is accessed via a pop-hole. These pop-holes are closed at 8.00p.m. so that the dogs are contained within their kennels all through the night.

The external exercise areas are used throughout the day with the dogs being exercised in batches. There is also a toileting routine in the evening where the dogs are let out prior to being contained to the kennel areas for the night.

Weekly agility classes are held in a paddock at the South end of the site. Vehicle parking for this event is on the access track which forks off from the main access road.

To avoid disturbances the covered exercise area (former sheep housing) adjacent to the paddock has had a fence/screen erected in front of the open end to prevent the dogs seeing people arrive & depart the agility classes.

As previously outlined the current opening hours for over night Boarders are 8.00a.m. to 6.00p.m. with day boarders arriving from 7.30am in order for people to then travel on to work commitments.

There are usually eight day boarders but the majority of the canine residents stay for at least seven days & many stay for four to six weeks. On average there will be eight dogs in the isolation block.

The application has identified a confusion in respect of the relevant legal legislation applied to this facility. The licence issued by Environmental Health allows for a maximum of 56 dogs to be kept on site at any one time Whereas the original Planning approval refers to Boarding Kennels for 28 No. Dogs.

As previously outlined by the applicants the licence allows multiple dogs from the same household to share a kennel & on numerous occasions over the past six years there has been 56 dogs on site. The additional 24 kennels will potentially increase the number of dogs on site to 80 at any one time excluding the owners own dogs.