
Subject: 16/00514/FUL

From: Ailish Lilley
Sent: 19 July 2016 12:59
To: Alan Hunter
Cc: Steve Richmond
Subject: Wintringham Common Farm, extension to kennels

Hi Alan

Further to the many phone calls, discussions, meetings and visits relating to the above application, I feel I am now in a position to give my formal response. I can confirm my opinion that it is possible to control the noise emitted from the above premises, and the associated development, by a combination of physical and management controls, and I believe that subject to the conditions, outlined below, and minor clarifications of structural finishes, I have no objection to this development.

My main concern relating to this type of development in any location is the potential to affect residential amenity due to noise from dog barking, and to a lesser degree from noise due to increased activity on site, and smells from dog faeces and its disposal.

The location in a rural farmland area is such that there are few residents who are potentially affected, and many of them already experience noise and smells from farming activities and possess dogs themselves.

I have looked at the objections to this development and the complaints regarding existing (albeit in part) unauthorised use, and have carried out monitoring visits and recordings to both complainants and applicants premises. It is of note that Environmental Health have received no complaints regarding noise from the activities on site prior to this planning application submission. Letters have been sent to objectors to see if they would like recording equipment to be installed and to request diary evidence for the nature of the noise complained about. Only one objector has provided diary evidence, with themselves and one other having had recording equipment installed, one to the Southwest of the site and one to the East. The recordings carried out over several days did not capture any significant noise disturbance, and comments were made that 'its been quiet lately'.

It has been difficult to determine the exact reasons for barking complaints and the evidence obtained from complainants suggests it varies on an hourly and weekly basis, but no substantiated evidence suggests that barking continues for more than a few minutes at a time. I have been on site or at complainants property for up to an hour being unable to hear any barking, whilst there have been more than 40 dogs on site. Complainants have suggested that there have been prolonged periods i.e. weeks, when no barking is disturbing them.

No complaints have been made that barking continues overnight or much earlier than 7:30 am.

It is apparent that whilst the dogs are within their own individual kennels that barking is not an issue, (no complaints are received beyond 6pm when they are kennelled for the night)

Barking appears to cause an issue when the dogs are exercising, when there is an agility class, or when they are distracted eg by the arrival of a new dog or visitor to the site.

This application seeks to increase the number of dog kennels on the site, and to enable greater flexibility, by the construction of additional accommodation at the Eastern side of the site and by applying to use facilities for exercising dogs within the paddocks and an existing modern 'barn' building. The use of the barn building for external exercising of dogs gives me greatest concern. It is possible to sound insulate this building and the proposal is for part screening of the open gable end with sandwich composite panels but leaving the bottom section open mesh. I am concerned for this on two fronts. Firstly the open part is from ground to above dog height and will consequently

allow barking to transmit through the open area. Photographs submitted to me (which should form part of the application) showing an offset screen which demonstrate a temporary solution by screening the dogs whilst allowing fresh air and an open view for the dogs, should be further enhanced by applying an absorptive material, e.g. Rockwool to the inner side held in by open meshwork. It should be higher than the open fronted part to provide an effective sound barrier

From discussions with the applicant I feel the key part to ensuring that this development is acceptable (particularly in the long term) is the management of noise through a management plan which should form part of this application, and which should be conditioned to ensure that it is reviewed every two years, when operational or relevant physical changes are made, when change of ownership occurs, or at the request of the LPA. I also feel that it should be conditioned that the domestic accommodation onsite should be tied to the business use, to ensure that a member of staff is on site and available to deal with emergencies etc, and to ensure the continued residential amenity of the occupants.

As regards the noise management plan I would ask that it include the following (although this list may not be exhaustive),

The stated aim of the noise management plan would be reduce the incidence of dog barking causing neighbourhood disturbance by

Adequate exercising

Satisfactory welfare provisions, feeding, water provision and toileting

Management of dog breeds that cause problem

Establishing a routine for the dogs

Screening dogs from distractions, such as other dogs or human arrivals, or deliveries.

It should state the hours of use, normal arrangements for acceptance of new arrivals, the type of boarding to be used and where, the role of the various exercise areas (density and hours of use), the closing of windows doors and popholes, and the hours for agility classes, and location and parking arrangement for such.

In terms of the planning application currently before us, I welcome some of the amendments now provided at our request. However I have the following comments to make

The rearrangement of the reception/ customer/deliveries parking area into its new location by the domestic residence, is an essential part of this application. It is vitally important that this area is screened from the rest of the kennels to reduce disturbance, and the reception of dogs should form part of the noise management plan. This needs to be conditioned such that it is constructed prior to any new kennelling coming into operation.

The wooden gate and fence which divided the new development on the eastern edge from the paddock needs to be specified to an acoustic standard, possibly something along the lines of this

<http://www.acoustic-supplies.com/products/jcw-sound-gates/>

It is important that the fence and gates are sufficiently high and dense, without gaps to provide some acoustic insulation.

The number of dogs, other than domestic pets, kept onsite shall be limited to 80, with the new kennelling area to be used solely for longer term keeping.

I trust that this response meets your requirements but if you wish further clarification, please do not hesitate to contact me.

Regards

Ailish Lilley
Environmental Health Officer