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Development Management  
Ryedale District Council  
Ryedale House  
Malton

Dear Sir/Madam

**Design & Access Statement in respect of the Proposed Formation of 24 No. Additional Dog Boarding Kennels at Wintringham Common Farm, West Knapton & the regularisation of the Use of the adjacent Buildings and Land for the Exercising & Welfare provisions of the Dogs.**

Please find attached a Full Planning application in respect of the above proposal. This is a re-submission following the withdrawal of a previous application processed under application number 15/011723/FUL.

In respect of the previous application a number of issues were raised by your department in respect of the design and layout of the new Kennels and also the use of the adjacent buildings and land for the exercising and housing of the dogs. The application was withdrawn in order that revised and additional information could be prepared and this new application hopefully addresses those issues.

On the previous application the exercise areas attached to the proposed Kennels were facing to the East and it was considered by officers of your department that the noise from barking dogs would emit towards the distant Knapton Lodge. To mitigate against this the layout of the Kennels has been amended in line with your officers recommendations and the new Kennels are now shown in a more compact 'L' shaped layout with nine kennels now facing to the North and into an enclosed yard area surrounded by existing buildings. The East facing kennels will either be screened by the existing buildings or by a solid boarded fence and gates which will form an infill between the existing cart shed and the new Kennel block.

The proposal would be to part re-build and extend a range of traditionally built agricultural buildings which are set close too and East of the present Kennel block. The feed preparation area and the kennels will be built of brick under a pantiled roof and the attached exercise areas will be built of blockwork walls and galvanised mesh on a metal framework and with a profiled steel sheet roof to match the existing kennels and to meet the requirements the standard conditions applicable to Licensed Dog Boarding establishments. The Kennels and exercise areas will be of a good size and well above the minimum sizes demanded by the licence.

The buildings are in a relatively isolated location with the nearest property being West Farm which is approximately 200 metres away to the South. Knapton Lodge is approximately 600 metres away to the East.

In respect of the possible impact on protected wildlife species and habitat, a report has been prepared by Julian Hall Environmental Resources Management & is attached as part of the application.

During the processing of the previous application a number of issues were raised by your department in respect of the use of the adjacent buildings and paddocks for the exercising of the boarding dogs. To regularise the present situation details of the various buildings and their usage is also submitted as part of this application as it is vital to the operation of the enterprise and the welfare of the dogs.

On the application approved in 2009 for the initial 28 Boarding Kennels, the provision of an isolation Kennel had to be addressed and this was shown as being housed in an existing building which is adjacent to the farmhouse. Such are the demands on the establishment that the whole of this building is now utilised as an isolation block with 8No. Kennels and with its own open plan exercise pound attached and this is as shown on Drawing No. 15-1111-7.

Grass paddocks adjacent to the buildings are used as exercise areas and occasionally for Dog agility classes and these are shown on Drawing No. 15-1111-3. The applicants have also established two buildings for use as covered exercise areas and these are especially useful during periods of inclement weather. The more modern agricultural building and which lies to the South of the traditional range of buildings is illustrated on Drawing No. 15-1111-6. Details are shown for the proposed alteration to sheet over the open eastern gable end to reduce the emission of noise created by barking dogs.

An existing building which will abut the new kennels on the North side has been used as an exercise area for the last six years. The open side of the building is on the West side and so any emitted barking noise is not directed towards neighbouring property. The existing vehicular access road from Knapton Mill will adequately serve the extended facilities and a visitors Parking area set away from the Kennels has now been indicated on the Block Plan and in line with officers recommendations.

As well as providing an essential and high standard facility to serve the Ryedale Area, the proposal will also bring about the re-building of a section of the traditional buildings which make up the Wintringham Common Farm complex and the extended section will reflect their design and scale.

It is therefore considered that the proposal will meet with the criteria set out in the relevant sections of The Ryedale Plan and namely Policy SP6 - Delivery & Distribution of Employment/Industrial Land & Premises. & also SP9 - The Land Based & Rural Economy & SP16 - Design.

The National Planning Policy Framework also seeks to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

In addition to this statement a further letter from the applicants is attached and which gives an insight into how the enterprise has evolved and how it functions.

Yours faithfully

M Punchard