

24/00323/FUL

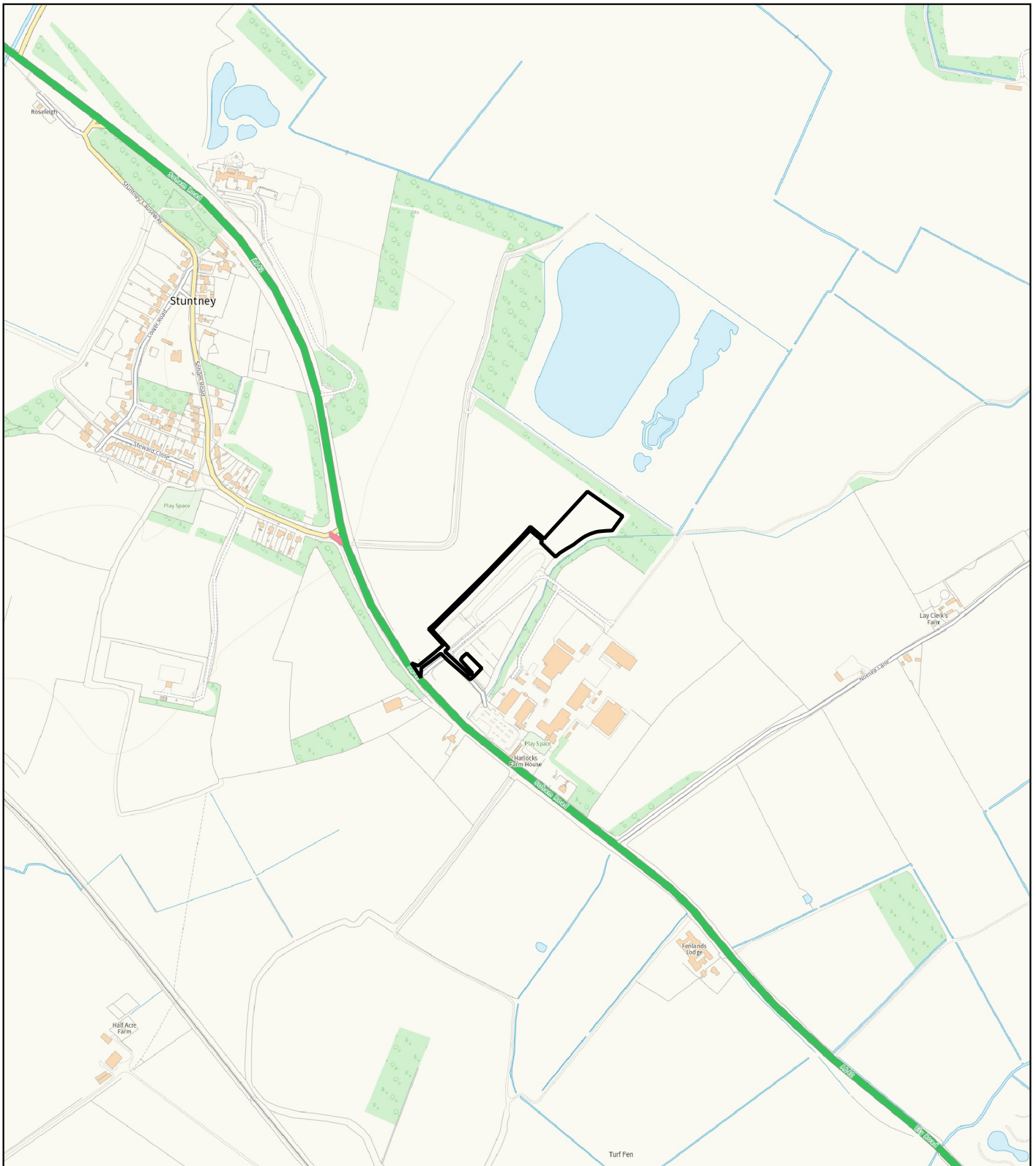
Land North West Of Harlocks Farm
Soham Road
Stuntney
Cambridgeshire

Change of use of agricultural field to a dog park with fencing, double access gate and proposed footpath

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SARDZHGGKOH00>





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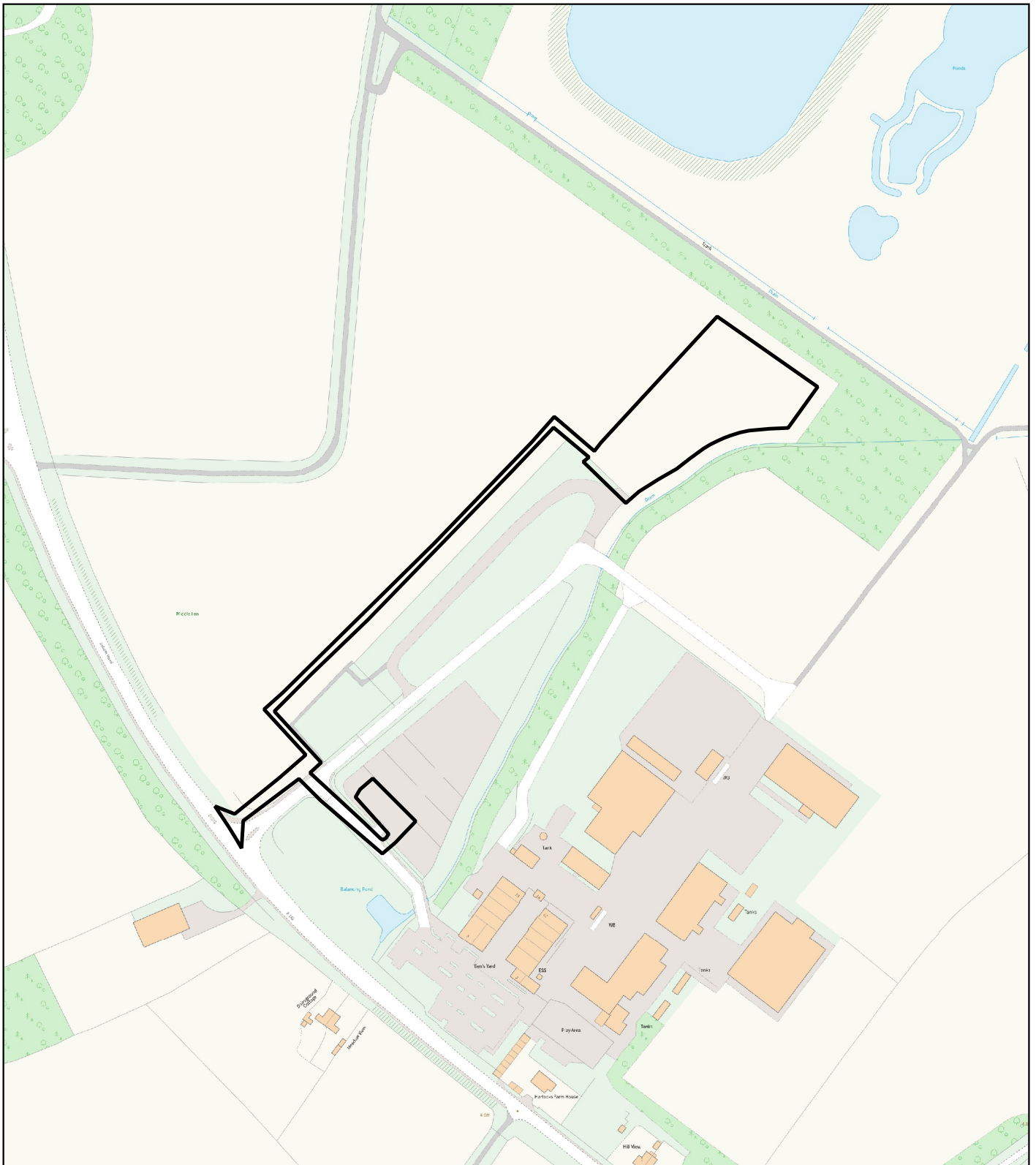


East Cambridgeshire
District Council

Date: 24/10/2024
1:10,000



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24/00323/FUL

Land North West Of
Harlocks Farm
Soham Road
Stuntney



East Cambridgeshire
District Council

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TITLE: 24/00323/FUL

Committee: Planning Committee

Date: 6 November 2024

Author: Senior Planning Officer

Report No: Z85

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**Site Address: Land North West Of Harlocks Farm Soham Road Stuntney
Cambridgeshire**

**Proposal: Change of use of agricultural field to a dog park with fencing, double access
gate and proposed footpath**

Applicant: Cole Ambrose Limited

Parish: Ely

Ward: Ely East

Ward Councillor/s: Kathrin Holtzmann
Mary Wade

Date Received: 21 May 2024

Expiry Date: 16 July 2024

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Fence Details
- 4 Biodiversity Improvements
- 5 External Lighting Restriction
- 6 Equipment and Paraphernalia Restriction
- 7 Restriction of Gates, Fences and Walls
- 8 Hours of Operation
- 9 Dog park Restriction

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application comprises the change of use of an agricultural field to a dog park facility. The site falls just below 1 hectare in size, measuring c. 0.98ha. The site is currently bounded by wooden post and rail fencing on all sides with associated access gate. The proposal includes the provision of new fencing although specific details have not been provided. No further equipment is proposed as part of this application.
- 2.2 The site is accessed via an existing access off the A142 that serves the main Ben's Yard retail site via a primary access road. The site itself provides pedestrian access via an existing landscaped footpath taken from the primary access road over the field to the North East. The proposals would utilise the over-flow car park provided on the Ben's Yard site to the South and no additional access or parking provision is proposed as part of the development.
- 2.3 The application is being presented to Planning Committee following the request from the Chair of Planning Committee that "the decision would be better dealt with via Planning Committee".
- 2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 **PLANNING HISTORY**

3.1 *Adjacent Site History:*

23/00761/FUL – Land Northeast of Ben's Yard and Harlocks Farm access road
Development of four tennis courts with external lighting, fencing, clubhouse and associated parking, drainage, utilities and landscaping

Refused

10 October 2023

23/00404/FUL – Building to rear of Ben's Yard

Change of use of existing agricultural building to flexible B2, B8 & agricultural use, and erection of additional hardstanding and associated infrastructure

Approved

29 August 2023

3.2 *Harlocks Farm (Ben's Yard):*

18/01793/FUM – original application

Proposed demolition of existing buildings and the erection/ conversion of buildings to provide Class A1 (Retail), Class A3 (Cafe/ Restaurant), Class D2 (Leisure/ well-being), Sui Generis (Micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure

Approved

7 May 2020

23/00367/VARM

To vary condition 25 (floor space limit) of previously approved 18/01793/FUM for the proposed demolition of existing buildings and the erection/ conversion of buildings to provide Class A1 (Retail), Class A3 (Cafe/ Restaurant), Class D2 (Leisure/ well-being), Sui Generis (Micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure

Withdrawn

11 May 2023

23/00161/VARM

To vary condition 31 (no retail floor space to be occupied by a retail multiple) of previously approved 18/01793/FUM for proposed demolition of existing buildings and the erection/ conversion of buildings to provide class a1 (retail), class a3 (cafe/ restaurant), class d2 (leisure/ well-being), sui generis (micro- brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure

Withdrawn

2 May 2023

23/01056/VARM

To vary Condition 18 (opening hours) of 18/01793/FUM, relating only to the restaurant and café

Approved

16 July 2024

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site comprises an existing agricultural field located to the North West of the Ben's Yard retail site. The field is within the same ownership at the wider Ben's Yard site and there are existing landscaped walks that provide access around the field subject to this application.
- 4.2 To the North and East of the site is dense vegetation made up of trees and hedging, although none lie within the field itself. Beyond the tree belts to the North and East are agricultural fields and to the West of the site are existing agricultural fields.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from the following consultees, and these are summarised below. The full responses are available on the Council's web site.

Ely City Council - 18 June 2024

"The City of Ely Council recommends refusal due to intensification of use of an already troubled junction and loss of agricultural land without good reason."

Local Highways Authority - 19 June 2024

"Recommendation

On behalf of the local highway authority, I raise no objections to the proposals.

Comments

None of the proposals included within this application look to materially impact the public highway. The district council should be satisfied that proposed use of the overflow car park does not have any detrimental impact on any committed development that may be reliant on this car park.”

East Cambs Ecologist – 3rd Consultation: 7 October 2024

“Support

Conditions required:

Ecological enhancements as detailed in the Preliminary Ecological Report, 2/10/2024”

East Cambs Ecologist – 2nd Consultation: 23 September 2024

“Documents Reviewed: PEA 13/09/2024

Headline: No objection, ecological enhancement recommendation to remain inside the redline boundary.

Ecological Context: low biodiversity value grassland to remain.

Protected and priority species: n/a

Enhancement suggested: bird and bat boxes note this would be outside the redline boundaries, alternative recommendation for onsite could be 2 invertebrate hotels on the fence in full sun.

Biodiversity Net Gain: exempt”

East Cambs Ecologist – 1st Consultation: 25 June 2024

“There are no ecological considerations submitted to comment on. This application is exempt from mandatory Biodiversity Net Gain if there is no impact to the habitats onsite.

Please provide evidence the habitat present and details if any protected species will be impacted by this.”

Cadent Gas Ltd - 6 June 2024

“After receiving the details of your planning application, we have completed our assessment. We have no objection in principle to your proposal from a planning perspective”.

Cadent Gas Ltd - 3 June 2024

“Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.”

The Ely Group of Internal Drainage Board - 4 June 2024

“This application for development is within the Middle Fen and Mere Internal Drainage District.

The Board has no objections from a drainage point of view.”

Chair of Planning Committee – 28 June 2024

“As discussed with case officer. This decision would be better dealt with via Planning Committee. I would anticipate variations of views which would best be dealt with by x11 pairs of eyes.”

Environment Agency - 26 June 2024

“Thank you for the consultation dated 06 June 2024. As the proposed change of use does not include any built development or ground level raising within undefended Flood Zone 3, we have no objection to the proposed change of use on flood risk grounds.”

Consultee For Other Wards in Parish - No Comments Received

Ward Councillors - No Comments Received

5.2 A site notice was displayed near the site on 3 June 2024 and a press advert was published in the Cambridge Evening News on 6 June 2024. Neighbours – No neighbouring properties were notified.

5.3 One response has been received are summarised below. A full copy of the response is available on the Council’s website.

- Support received from an individual who is a local dog trainer, Behaviourist and boarding kennel owner
- Secure dog walking fields offer dog owners the facility of walking their pets off lead without the risk of interference of other dogs, or their dogs interfering with other members of the public.
- Such facilities are often booked out indicating that demand is currently far greater than supply.
- Should be encouraging this kind of diversification.

6.0 THE PLANNING POLICY CONTEXT

6.1 *East Cambridgeshire Local Plan 2015 (as amended 2023)*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 2	Extensions to existing businesses in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood Risk
COM 4	New community facilities

COM 7 Transport impact
COM 8 Parking provision

6.2 Supplementary Planning Documents
Cambridgeshire Flood and Water SPD
Natural Environment SPD
Climate Change SPD

6.3 *National Planning Policy Framework (December 2023)*
2 Achieving sustainable development
4 Decision-making
6 Building a strong competitive economy
9 Promoting sustainable transport
11 Making effective use of land
12 Achieving well-designed and beautiful places
14 Meeting the challenge of climate change, flooding and coastal change
15 Conserving and enhancing the natural environment
16 Conserving and enhancing the historic environment

6.4 *Planning Practice Guidance*

7.0 PLANNING COMMENTS

7.1 The main issues in the consideration of this applications are:

- Principle of development
- Residential amenity
- Character and appearance
- Highways safety and parking
- Biodiversity
- Other matters

7.2 Principle of Development

7.3 The application site is located wholly outside of the development framework of Stuntney, Ely and Soham, and therefore located in a countryside location.

7.4 Paragraph 83 of the Framework seeks to support the sustainable growth of all types of business and enterprise in rural areas.

7.5 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 provides the locational strategy for the district and sets out that development is to be concentrated within defined settlement envelopes. It stipulates that outside development envelopes, development will only be permitted in exceptional circumstances. Policy COM 4 relates to new community facilities and is one of those exceptions.

7.6 Policy COM 4 states:
“Proposals for new or improved community facilities should be located within settlement boundaries wherever possible. In exceptional circumstances facilities may be permitted in the countryside, where there is a lack of suitable and available

land within settlements, or where a rural location is required. Proposals for all new or improved community facilities should:

- *Be well located and accessible to its catchment population (including by foot and cycle).*
- *Not have a significant adverse impact (itself or cumulatively) in terms of the scale or nature of traffic generated.*
- *Not have a significant adverse impact on the character of the locality, or the amenity of nearby properties.*
- *Demonstrate that opportunities to maximise shared use have been explored; and*
- *Be designed to facilitate future adaptation for alternative community uses or shared use*

7.7 When considered in isolation, the site is located some distance from the built-up settlements of Ely and Soham. Furthermore, those visiting the site on foot from Stuntney would be required to cross the A142 using the traffic island. Therefore, these journeys are not considered to be the most appealing walkable or cyclable routes and in terms of accessibility to the site it is unlikely for users of the site to walk from neighbouring settlements. The site's location would therefore rely on users accessing the site via private vehicle. Whilst this is not promoted by Policy COM 4, the proposed end use is for a dog park, where there would be comings and goings from the site and noise of dog's barking. This end use is not reliant on being close to an existing settlement and would not be suitable to be situated in proximity to built-up residential areas where other concerns may arise with regard to the amenity of occupiers. It is therefore accepted that this specific end use requires a location removed from residential properties and this is likely to be towards the edge of, or outside of, settlements given the size of the site required.

7.8 In terms of trip generation, given the nature of the use being to provide an enclosed environment for dogs to walk and run safely it is unlikely that a high frequency of users will visit the site at any one time. Furthermore, as elaborated below, the highways officer does not consider the proposal to have a material impact on the public highway.

7.9 The visual impact of the proposal will be discussed further within the contents of this report. However, the proposal would have a limited impact on the visual character and appearance of the area given the only physical structures being limited to boundary fencing which, subject to the height and appearance, would not interrupt views within the wider landscape.

7.10 The final two criteria of policy COM4 relate to maximising shared use and being designed to facilitate adaptation for future community uses. The proposal is designed for the specific use of exercising dogs, and it is not considered appropriate, given the nature of the use requiring such location, for the site to be promoted for shared use. Additionally, it is considered that this specific use and the amount of land required, in this instance, is appropriate in a location away from the built-up residential areas; whereas future adaption for other community uses would need to demonstrate that they would be appropriate in this rural countryside location. Notwithstanding this, it is considered that given there are to be no structure or built form on the site, that the

site could easily revert to an agricultural use if the proposed use ceased to be required.

7.11 For these reasons it is considered that the proposal meets the requirements of policy COM4 of the Local Plan 2015.

7.12 **Residential Amenity**

7.13 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers.

7.14 Policy COM 4 states that proposals for all new or improved community facilities should not have a significant adverse impact on the character of the locality, or the amenity of nearby properties.

7.15 Paragraph 135(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users.

7.16 The nearest dwelling to the site is in excess of 380m away to the South of the site, beyond the Ben's Yard site. Given this significant separation there are no concerns with regards to the impact of the proposal on neighbouring properties. The proposals do not include the provision of any external lighting that could result in light spill. On the basis of the above information, and subject to a condition restricting external lights, the application is not considered to cause harm to the amenity of neighbouring occupiers in accordance with the above mentioned local and national policies.

7.17 **Visual Amenity**

7.18 Policy ENV1 of the Local Plan 2015 requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquillity of the area. Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other.

7.19 Policy COM 4 states that proposals for all new or improved community facilities should not have a significant adverse impact on the character of the locality.

7.20 Paragraphs 135 and 139 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.

7.21 The application seeks a change of use from an agricultural field to a dog park. The physical development proposed is the erection of fencing. Given that no are structures other than boundary fencing required to facilitate the change of use, the impact of the proposal on the character and appearance of the landscape is considered minimal. Notwithstanding, specific details of the proposed fencing have not been provided with the application and it is therefore necessary to secure this through condition given the openness of the site.

- 7.22 With the exception of boundary fencing, no built form or structures are proposed at the site. Introduction of such structures and other equipment or paraphernalia are likely to cause some conflict with the openness of the surrounding countryside landscape. The minimal physical structures involved in facilitating this development weigh in its favour given that this not only ensures harmony with the surrounding openness of the countryside but also allows for easily reversible development, should the use be no longer required in the future. There are concerns from Officers that introduction of lighting and additional infrastructure could result in urbanisation in this otherwise unspoilt countryside location and undermine the merits weighing in favour of this low development level proposal.
- 7.23 In order to ensure compliance with the relevant policies in protecting both immediate views and wider landscape character, and to ensure the development does not result in an urbanisation of the countryside, it is considered necessary to append relevant conditions to restrict additional development. In this instance, a condition would be applied to ensure no structures, equipment or associated paraphernalia are brought onto site. Furthermore, no lighting has been proposed as part of the application, given that the introduction of lighting can result in light pollution and detrimental impact to the countryside setting it is necessary to restrict this through condition.
- 7.24 As outlined further in this report, it is also relevant to note that the application has been accepted as being 'de minimis' in respect of BNG on the grounds that no built structures, with the exception of the fencing, are being introduced. It is therefore relevant to restrict the introduction of any additional fencing to ensure that the proposals would not fall foul of the de minimis exemption in compliance with the mandatory BNG requirements.
- 7.25 Subject to the aforementioned conditions, the proposal is considered to comply with Policies ENV 1, ENV 2 and the relevant part of Policy COM 4 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 7.26 **Highways**
- 7.27 Policy COM 7 of the Local Plan states that development should be designed to reduce the need to travel and requires that development proposals provide safe and convenient access to the highway network whilst being capable of accommodating the level/type of traffic generated without detriment to the local highway network. Policy COM 4 of the East Cambridgeshire Local Plan, 2015 states that proposals for all new or improved community facilities should not have a significant adverse impact (itself or cumulatively) in terms of the scale or nature of traffic generated.
- 7.28 Policy COM 8 seeks to ensure that proposals provide adequate levels of parking.
- 7.29 The City of Ely Council have raised concerns with regards to the intensification of use of an already troubled junction. The Highways Authority have confirmed that they have no objections to the application as the proposals would not materially impact the public highway. Whilst Officers understand the concerns raised by the City of Ely, given the satisfaction of highways officers and the existing provision of an access to the site, the proposal would not fall foul of Policy COM 7 that requires a safe and convenient access.

- 7.30 In terms of parking provision, whilst no details have been provided regarding the booking process of the dog park, given the established junction off the A142 together with the proposal relying on the overspill car park for Ben's Yard for its car parking, it is considered that the site is set up to accommodate this likely low additional parking increase.
- 7.31 The increase in trips coming and going from the site is therefore not considered to be a significant increase beyond the existing situation and parking can be accommodated within an existing area providing over-spill parking for Ben's Yard.
- 7.32 On this basis the proposal is considered to meet the requirements of policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015 (as amended)
- 7.33 **Ecology and BNG**
- 7.34 The application form states that the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) does not apply. Further stating that the proposal is exempt as the development is subject to the de minimus exemption and that the development does not impact a priority habitat.
- 7.35 Paragraph 180 (d) of the NPPF seeks for developments to contribute and enhance the natural environment by minimizing impacts and providing net gains for biodiversity. In addition, the Natural Environment SPD seeks to establish biodiversity net gain through policy NE6. The Local Plan 2015 (as amended 2023) includes policy ENV7 which seeks to deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats and enhancing them for the benefit of species.
- 7.36 In order to comply with national and local policy regarding the needs for ecological enhancement the proposal would require a scheme of biodiversity improvements. Measures are proposed in the submitted Preliminary Ecological Appraisal by provision of invertebrate hotels on the fence in full sun. A condition will be appended to secure these prior to first use.
- 7.37 On that basis, the proposed development is considered to be acceptable in terms of its impact on biodiversity interests on site in accordance with policies ENV1 and ENV7 of the ECDC Local Plan 2015. (as amended 2023) and policy NE.6 of the Natural Environment SPD.
- 7.38 **Other Material Matters**
- 7.39 *Flood Risk and Drainage*
- 7.40 Policy ENV 8 states that all developments and re-developments should contribute to an overall flood risk reduction. The application site is located within Flood Zone 3. The change of use is considered to be less vulnerable and therefore a sequential test is not required, and standing advice applies.

7.41 **Planning Balance**

- 7.42 Officers acknowledge that there is policy conflict with COM 4 of the Local Plan due to the sites rural location requiring visitors to rely on private vehicle to access the site. However, as noted above, a location removed from residential properties and with a large site area is required for this specific use and it is unlikely that a suitable location delivering these requirements would be found within a defined settlement boundary. Furthermore, dog walking, by its very nature is considered a rural activity, with the wider Ben's Yard site itself being set up to accommodate dogs both within the site and on the walking trails.
- 7.43 Officers note that an application adjacent to the site for proposed tennis courts (ref. 23/00761/FUL) has been previously refused. The merits of each application have been carefully considered on their own basis. The current application is considered to complement the existing offering at Ben's Yard, which hosts a range of 'social dog walks' on a monthly basis. Furthermore, with the wider site itself being considered as 'dog friendly', this provides the potential for those using the proposed dog park to go on to enjoy activities provided at Ben's Yard. In this regard, the intended dog park could be considered an ancillary offering to the Ben's Yard site, and albeit a very modest economic benefit, this does weigh in support of the application.
- 7.44 Officers have drawn distinct differences between the current proposed dog park proposal and the previously refused application for tennis courts on the neighbouring site in balancing the application. The current proposals bring significant benefits in being minimal in its built infrastructure and a reversible use should its function cease in the future.
- 7.45 Therefore, for the reasons outlined above the application is recommended for approval, subject to the conditions listed below.

8.0 **COSTS**

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.
- 8.4 In this case members' attention is particularly drawn to the following points:

- The specific use of a dog park requiring a location removed from residential properties
- The lack of physical structures required to facilitate the development

9.0 **APPENDICES**

Background Documents

24/00323/FUL

23/00761/FUL

18/01793/FUM

National Planning Policy Framework -
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -
<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 24/00323/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
P24_032_PL_003_V1		21st May 2024
P24-032-PL-002	V1	24th April 2024
P24_032_PL_001_V1		22nd March 2024
HW1118.1.0 Preliminary Ecological Appraisal	1.1	2nd October 2024

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Prior to the commencement of use, details of the boundary treatments shall be submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to first use and retained for the lifetime of the development.
- 3 Reason: To safeguard the character and appearance of the countryside, in accordance with policies GROWTH2, ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 Prior to commencement of use, the biodiversity enhancements as specified within the Preliminary Ecological Appraisal dated 2 October 2024 shall be installed. Details shall be maintained in accordance with the approved details and retained for the lifetime of the development.
- 4 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 5 No external lighting shall be erected within the site (either freestanding or building mounted) without the prior written approval of the Local Planning Authority.
- 5 Reason: To safeguard the character and appearance of the countryside, in accordance with policies GROWTH2, ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 Notwithstanding details agreed within condition 3, no structures, equipment or other paraphernalia other than those identified on drawing no. P24_032_PL_001_V1 shall be brought onto the site without the prior written approval of the Local Planning Authority.

- 6 Reason: To safeguard the character and appearance of the countryside, in accordance with policies GROWTH2, ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected within the curtilage of the site other than as shown on the plans listed in condition 1, or as otherwise may be agreed pursuant to details submitted under any other conditions attached to this permission.
- 7 Reason: To safeguard the character and appearance of the countryside, in accordance with policies GROWTH2, ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 The premises shall only be used between the hours of 07.00 - 19.00 Monday - Saturday, and 08.00 to 17.00 Sunday and Bank Holidays.
- 8 The application has been assessed as acceptable and complying with policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) on this basis.
- 9 The use of the development hereby approved shall only permit a dog park on the land and therefore shall exclude any professional training, obedience, agility classes or similar.
- 9 The application has been assessed as acceptable and complying with policies GROWTH 2, ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) on this basis.