

Application No: 17/00184/FULL Full Application

Site: Two Oaks, Fletchwood Lane, Totton, Southampton, SO40 7DZ

Proposal: Kennel block

Applicant: Mr & Mrs Keppie

Case Officer: Clare Ings

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend refusal.

- insufficient information and concerns about noise affecting neighbouring properties

8. CONSULTEES

8.1 Highway Authority (HCC): No objection.

8.2 Environmental Protection (NFDC): No objection.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling and garage (10/95-01) granted permission on 10 June 2010.
- 10.2 Continued use for training and breeding kennels (renewal of 26496) (NFDC/87/35392) granted temporary and personal consent on 9 September 1987
- 10.3 Continued use of land and buildings for training and breeding kennels for racing greyhounds. Renewal of Planning Permission 19259 (NFDC/84/26496) granted temporary and personal consent on 6 June 1984
- 10.4 Continued use of land and buildings for training and breeding kennels for racing greyhounds. Renewal of Planning Permission 15781 (NFDC/81/19259) granted temporary and personal consent on 29 April 1981
- 10.5 Use of land and buildings for training and breeding kennels for racing greyhounds (NFDC/8-/15781) granted temporary and personal consent on 28 March 1980

11. ASSESSMENT

- 11.1 The site lies to the west of Fletchwood Lane, a long unmade track serving several properties, smallholdings and farms. It comprises a chalet-style bungalow (replaced in 2012) with a number of kennel blocks to the rear, together with a stable block also converted to kennels and a dilapidated pole barn, none of which lie within the residential curtilage. A large flat field with long narrow training track also lies to the rear. The boundary with the fields to the north consists of a hedgerow with Oak trees. The land to the rear is accessed either through the residential curtilage, or a separate field gate. The premises are used for the training of racing greyhounds.
- 11.2 The proposal is to replace the dilapidated pole barn with a kennel block comprising six separate kennels. A covered passageway would also run alongside the kennels. The block would measure approximately 11m by 3.5m, with a height of 2.7m at its height point. It would be constructed of powder coated profile metal sheeting to be grey in colour. It is proposed that these kennels would replace existing substandard kennels on the premises, rather than for the introduction of additional dogs.

- 11.3 The key considerations are:
- compliance with Core Strategy policies
 - the design and scale of the development
 - its impact in the landscape
 - its impact on the amenities of neighbouring properties
- 11.4 The proposed kennel block would lie outside the residential curtilage, and therefore the most relevant policy would be DP20 (agricultural and forestry buildings). The proposal is to replace a barn with a kennel block of some 39m² footprint. It would lie in a similar position to a pole barn which is to be removed, and would also replace existing substandard kennels - thus it is not proposed that the number of buildings at the site would be increased. Whilst kennels do not fall into the category of either farming or forestry, due to the scale, design and location of the building, it could be considered as meeting several of the criteria of the policy. The use of the site, which requires a rural location, has been in existence for many years, and the need to replace substandard structures, is therefore accepted.
- 11.5 The kennel block would be very low in height (2.7m) and would therefore be a structure of modest size. It would have very little impact on the wider landscape being located close to a boundary hedgerow, and it would also be seen in relation to other buildings at the site. The proposed materials are functional and similar to other kennels at the site. It would be in a similar position to the pole barn which is to be demolished, but has been moved marginally to the west to avoid being sited under an Oak tree and therefore outside the root protection zone.
- 11.6 The Parish Council has raised objections because of concerns over noise affecting adjoining properties. It is accepted that kennels could give rise to noise disturbance from barking but, as has been stated above, this activity has been in existence for many years and there is no proposal to increase the number of dogs at the site. There are no objections from Environmental Protection (NFDC) which has considered that noise from barking dogs is unlikely to exceed L_{Max} 42dB, and that "*no significant observed adverse effect*" would be caused by the proposal. In addition, there have not been any recorded complaints and no neighbours have written in relation to the application.
- 11.7 To conclude, whilst this application would not strictly fall within policy DP20, the proposal is for a replacement building and is needed in connection with an existing activity. The building is modest in scale and would not have an adverse impact in the wider landscape. It is unlikely to cause any noise nuisance. Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

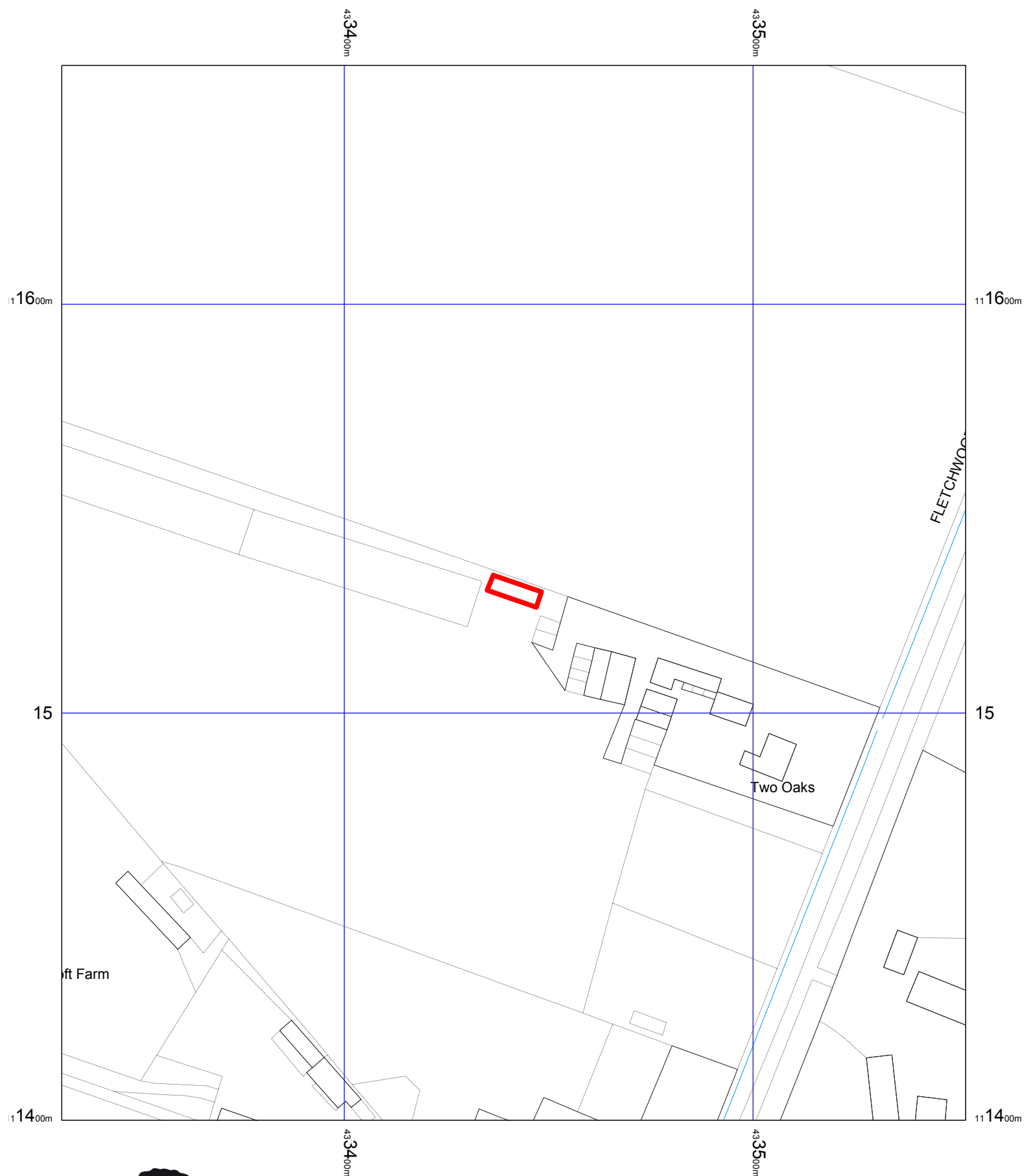
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos: 9931-100B, 9931-101A, 9931-102B and 9931-104. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.
- 3 The external facing materials to be used in the development shall be as described on the application form, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 4 The building the subject of this permission shall only be used for keeping dogs in the ownership of the applicant and for no other commercial, business or storage purposes whatsoever.

Reason: The building is only justified on the basis that it is necessary for the existing activity at the site in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 5 On completion of the kennel block, the barn shown for demolition on Drwg No 9931-100 Rev B shall be completely removed from the site and the land restored to its former condition.

Reason: To avoid the cumulative impact of additional buildings at the site in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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