



## **STATEMENT FOR WESTERN AREA PLANNING COMMITTEE**

### **20/01520/FULD SITE: RICKETY GATE FARM, HAMSTEAD MARSHALL, NEWBURY**

Planning permission was granted on appeal in 2014 for the relocation of a dog breeding facility to the application site. The permission included the erection of a number of buildings and structures for the dog breeding business. It also allowed the erection of a temporary mobile home for 3 years. That consent was renewed in 2017 to give a further three years for the log cabin on site.

The building of the new dog breeding facility has commenced but the log cabin has not yet been built. The log cabin is not required until the dog breeding use commences and as such it will be the last building to be erected and occupied. Due to numerous reasons related to the existing business, licensing changes, refinancing, and the applicant, Miss Paul's personal life the new breeding facility has yet to be completed. COVID-19 has also had an impact on the business due to the inability to sell dogs abroad. However, work continues on site and it is hoped that the works can be completed by May 2021 and move the established dog breeding business to the new site and erect the log cabin in June 2021 with occupation by September 2021.

The relevant guidance for breeding dogs is set out in the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 Guidance notes for conditions for breeding dogs, April 2020, Published by Department for Environment Food & Rural Affairs.

Miss Rachel Paul is seeking to achieve the higher standard and such is proposing to provide a log cabin on site to meet the requirement of "A competent person must be on site at all times" as set out in the Higher Standards section of the document at page 36. This higher standard of a competent person being on site at all times is set out at section 10.4 (Emergencies).

Breeding bitches can have any number of complications, from early on in the pregnancy to the critical delivery window, and the rearing of pups. During the week prior to the expected delivery day the bitch needs to be monitored very frequently, several times every hour.

The proposed log cabin complies with Policy C5 of the Housing Site Allocations DPD 2006-2026 as it is for a 3 year period.

As the cabin is not on site yet it seems unreasonable for the 3 years to start from the date of the grant of permission, but that the 3 years should start from the first occupation of the cabin. The proposed wording by the officer is acceptable to the applicant.

Please help this local businesswoman by granting permission so that she can get the site built out and occupied with a successful dog breeding facility. Without the log cabin the enterprise cannot operate to the desired standard.

With thanks

Nicky Brock, Partner, Carter Jonas

