

## Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP

Telephone 01572 722577 Email: [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk)

Ladies and Gentlemen,

A meeting of the **PLANNING AND LICENSING COMMITTEE** will be held in the Rutland County Museum, Catmos Street, Oakham on **Tuesday, 19th October, 2021** commencing at 7.00 pm when it is hoped you will be able to attend.

Yours faithfully

Mark Andrews  
**Chief Executive**

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at [www.rutland.gov.uk/my-council/have-your-say/](http://www.rutland.gov.uk/my-council/have-your-say/)

Although social distancing requirements have been lifted there is still limited available seating for members of the public. If you would like to reserve a seat please contact the Governance team at [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk). The meeting will also be available for listening live via Zoom using the following link:  
<https://us06web.zoom.us/j/96805584516>

### **A G E N D A**

**1) APOLOGIES**

To receive any apologies from Members.

**2) MINUTES**

To confirm the minutes of the Planning and Licensing Committee held on 21 September 2021.  
(Pages 3 - 6)

**3) DECLARATIONS OF INTERESTS**

In accordance with the Regulations, Members are invited to declare any disclosable interests under the Code of Conduct and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Finance Act 1992 applies to them.

**4) PETITIONS, DEPUTATIONS AND QUESTIONS**

Requests to speak on planning applications will be subject to the RCC Public Speaking Scheme.

To request to speak at a Planning Committee, please send an email to [Governance@rutland.gov.uk](mailto:Governance@rutland.gov.uk)

**5) PLANNING APPLICATIONS**

To receive Report No. 139/2021 from the Strategic Director of Places.  
(Pages 7 - 90)

**6) APPEALS REPORT**

To receive Report No. 140/2021 from the Strategic Director of Places.  
(Pages 91 - 94)

**7) ANY OTHER URGENT BUSINESS**

To consider any other urgent business approved in writing by the Chief Executive and Chairman of the Committee.

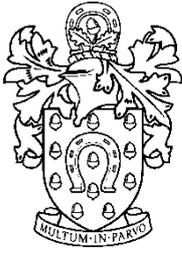
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**DISTRIBUTION**

**MEMBERS OF THE PLANNING AND LICENSING COMMITTEE:**

Councillor E Baines (Chair)	Councillor N Begy (Vice-Chair)
Councillor D Blanksby	Councillor K Bool
Councillor A Brown	Councillor G Brown
Councillor P Browne	Councillor W Cross
Councillor A MacCartney	Councillor M Oxley
Councillor K Payne	

**OTHER MEMBERS FOR INFORMATION**



# Rutland County Council

Catmose Oakham Rutland LE15 6HP.  
Telephone 01572 722577 Email: [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk)

Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Rutland County Museum, Oakham at 7.00 pm on Tuesday, 21 September 2021.

**PRESENT:**                      Councillor E Baines (Chair)                      Councillor N Begy (Vice-Chair)  
   Councillor D Blanksby                              Councillor K Bool  
   Councillor A Brown                                  Councillor G Brown  
   Councillor P Browne                                Councillor M Oxley  
   Councillor K Payne

**ABSENT:**                      Councillor W Cross                                  Councillor A MacCartney

**OFFICERS PRESENT:**                      Justin Johnson                                      Development Manager  
   Nick Hodgett                                        Principal Planning Officer  
   Sherrie Grant                                        Planning Solicitor  
   Phillip Watson                                      Minerals Consultant  
   Tom Delaney                                         Governance Officer

## 1      **APOLOGIES**

Apologies were received from Councillors W Cross and A MacCartney.

## 2      **MINUTES**

Consideration was given to the minutes of the Planning and Licensing Committee held on 24 August 2021.

### **RESOLVED**

That the minutes of the Planning and Licensing Committee held on 24 August 2021 be **APPROVED**.

## 3      **DECLARATIONS OF INTERESTS**

Councillor G Brown declared a non-pecuniary interest in item 5 – Planning Applications, applications 2020/0971/MIN and 2020/0972/MIN, as a member of the Wakerley Quarry Liaison Committee on behalf of Barrowden Parish Council, as this quarry was operated by the same applicant as the applications before the Committee. Councillor Brown confirmed he came to the meeting with an open mind.

## 4      **PETITIONS, DEPUTATIONS AND QUESTIONS**

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received:

In relation to item 5 – Planning Applications, applications 2020/0971/MIN and 2020/0972/MIN, David Hodson would be speaking as a member of the public in objection to the recommendations, Ken Edward would be speaking on behalf of Greetham Parish Council, and John Gough would be speaking as the agent on behalf of the applicant.

## **5 PLANNING APPLICATIONS**

Report No. 111/2021 was received from the Strategic Director of Places.

Item 1 – 2020/0297/MIN - Greetham Quarry, Thistleton Lane, Greetham, Oakham, Rutland LE15 7RJ

(Parish: Greetham; Ward: Greetham)

It was confirmed that following further representations from Greetham Parish Council, this item had been withdrawn and would be considered at a future meeting once further investigations had taken place.

Items 2 and 3 - 2020/0971/MIN and 2020/0972/MIN – Greetham Quarry, Stretton Road, Greetham, Oakham, Rutland LE15 7NP

(Parish: Greetham; Ward: Greetham)

Nick Hodgett, Principal Planning officer, addressed the Committee and gave an executive summary of the applications, recommending approval subject to the conditions set out in the report and addendum.

Prior to the debate, the Committee heard from David Hodson as an objector to the recommendation, Ken Edward from Greetham Parish Council and John Gough as the agent for the application. These speakers also had the opportunity to take questions from the Committee.

During debate several Members expressed concerns on the delays in the restoration and on enforceability if the applications were approved. Justin Johnson, Development Manager, set out how the proposed conditions would address these concerns such as through requiring submission of a phasing plan for the restoration works and submission of quarterly monitoring reports. It was also clarified that legal responsibility for the removal of non-native invasive weeds present at the site lay with the landowner but the proposed additional condition in the addendum would require action to be undertaken.

When speaking in the debate as Ward Member, Councillor N Begy asked if it would be possible to approve the applications, but with the proposed phasing plan for restoration to be agreed in consultation with the Ward Member and Parish Council, the Committee to be regularly updated on progress against the phasing plan, and that a letter be written and sent to the landowner setting out the Committee's concerns on the presence of non-native invasive weeds. The Development Manager confirmed these actions were possible if agreed by Members.

Councillor M Oxley moved that both applications be approved subject to the conditions set out in the report and addendum, and the additional measures suggested by Councillor Begy. This was seconded and the Chair explained he would take a separate vote on each of the two applications.

A vote was taken on application 2020/0971/MIN and with 9 votes in favour the motion was unanimously carried.

A vote was taken on application 2020/0972/MIN and with 9 votes in favour the motion was unanimously carried.

## **RESOLVED**

- 1) That applications 2020/0971/MIN and 2020/0972/MIN be **APPROVED** subject to the conditions set out in the report and addendum and;
- 2) The Ward Member and Parish Council be consulted before approval of the phasing plan for restoration works by the Mineral Planning Authority.
- 3) Members of the Committee be provided with regular updates of progress against the phasing plan for restoration works.
- 4) That a letter be written to the landowner setting out the Committee's concerns over the presence of non-native invasive weeds.

The list of conditions can be found on the planning application page of the Council's website <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planning-applications-and-decisions/>

## **6 APPEALS REPORT**

Justin Johnson, Development Manager, introduced Report No. 112/2021 of the Strategic Director of Places which listed the appeals against planning decisions received since the last meeting of the Committee.

## **RESOLVED**

That the report and its contents be **NOTED**.

## **7 ANY OTHER URGENT BUSINESS**

There was no urgent business for consideration.

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**The Chairman declared the meeting closed at 8.20 pm.**

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REPORT NO: 139/2021

**PLANNING AND LICENSING COMMITTEE**

**PLANNING APPLICATIONS TO BE DETERMINED BY THE  
PLANNING AND LICENSING COMMITTEE**

**REPORT OF THE STRATEGIC DIRECTOR OF PLACES**

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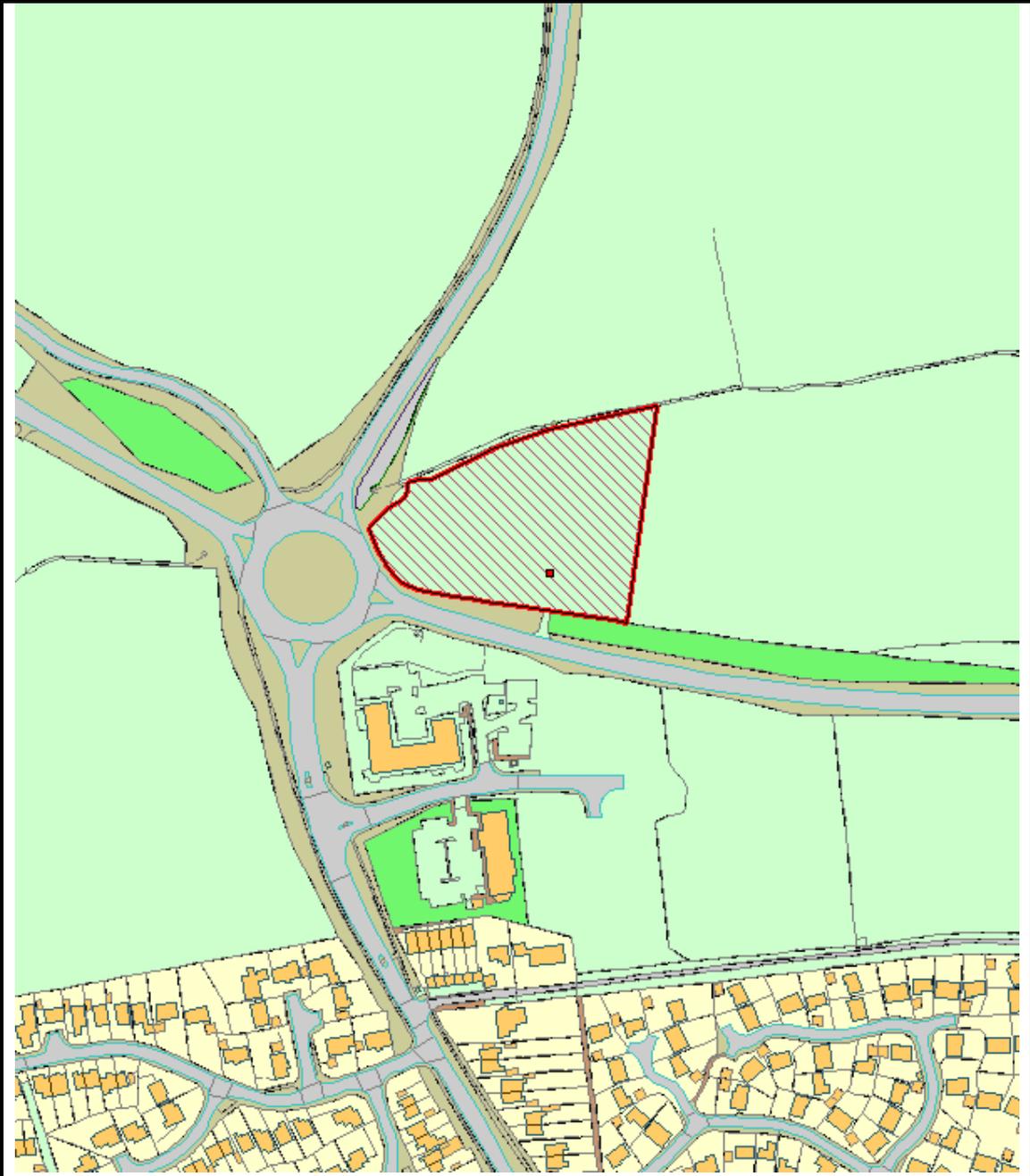
## Rutland County Council

### Planning & Licensing Committee – Tuesday 19<sup>th</sup> October 2021

#### Index of Committee Items

<b>Item</b>	<b>Application No</b>	<b>Applicant, Location &amp; Description</b>	<b>Recommendation</b>	<b>Page</b>
<b>1</b>	<b>2021/0018MAF</b>	Mark Bassett Land North Of A47 Duddington Way Uppingham Proposed roadside services and recharge centre, comprising eight pump petrol filling station including supporting retail unit (330m <sup>2</sup> ) and canopy, four electric charging stations, drive thru coffee shop (165m <sup>2</sup> ), new vehicular access, drainage, parking and landscaping.	<b>Approval</b>	<b>11-38</b>
<b>2</b>	<b>2021/0736/FUL</b>	Mrs Donna Wright Corner Meadow Farm Wood Lane Braunston In Rutland LE15 8PF Proposed dog training barn and paddock and extension to existing car parking provisions	<b>Approval</b>	<b>39-90</b>

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**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2021/0018/MAF</b>	<b>ITEM 1</b>	
Proposal:	<b>Proposed roadside services and recharge centre, comprising eight pump petrol filling station including supporting retail unit (330m2) and canopy, six electric charging stations, drive thru coffee shop (165m2), new vehicular access, drainage, parking and landscaping.</b>		
Address:	<b>Land North Of A47, Duddington Way, Uppingham, Rutland</b>		
Applicant:	<b>Recharge Roadside Services</b>	Parish	<b>Ayston</b>
Agent:	<b>Mark Bassett, Freeths LLP</b>	Ward	<b>Braunston &amp; Martinsthorpe</b>
Reason for presenting to Committee:	<b>Major development with objections</b>		
Date of Committee:	<b>19 October 2021</b>		

## EXECUTIVE SUMMARY

The scheme is for a high quality 24 hour roadside service in open countryside, including electric vehicle charging and provision for expanded electric and hydrogen fuelling in the future. Whilst there have been objections to the scheme it is compliant with Policy SP7, will not be prominent in the countryside, will not impact adversely on Uppingham Town Centre and will make a valuable longer term contribution towards helping combat climate change.

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

### Commencement of Development

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

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

### Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- Site Location Plan (190244-109)
- Existing Site Layout (190244-101-D)
- Existing Site Elevations (190244-102)
- Proposed Block Plan (190244-103F)
- Proposed Site Layout (190244-104I)
- Proposed Site Elevations (190244-105D)
- Proposed Building Elevations Petrol Filling Station (“PFS”) (190244-106E)
- Proposed Building Elevations Coffee Shop (190244-107)
- Proposed Ancillary Details (190244-108A)
- Canopy and Tank Layout (190244-110)
- Tank Installation Detail (190244-111)
- Footpath Site sections (1900244-112)
- Indicative Future Proof Site Layout (190244-113).
- 3 x CGIs received 26th April 2021

Reason - For the avoidance of doubt and in the interests of proper planning.

## **Highway Conditions**

### **Parking and Turning**

Car parking and turning shall be provided in accordance with the approved layout plans prior to the operation. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.

Reason: In order to ensure that sufficient car parking and turning remains available on site.

### **Cycle Parking**

Cycle parking shall be provided in accordance with the approved layout plans and cycle stand details prior to first operational use of the building hereby approved. The cycle parking shall thereafter be retained in perpetuity.

Reason: In order to ensure that sufficient and suitable cycle parking is available.

### **Off-site Highway Works**

Prior to first occupation of the development, the scheme of off-site highway works as shown on the approved layout plans will be implemented in full.

Reason: In the interest of highway safety.

### **Lighting affecting the highway**

Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare.

Reason: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety.

### **Tree Root Protection**

Any new trees located within 5m of the public highway must be planted with root-protection, details of which must be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

### **Surface Water Drainage**

All vehicular and pedestrian accesses will be designed to prevent the discharge of surface water from the development onto the public highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

### **Construction Management Plan Condition**

No development shall take place, including any demolition work, until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority, which will include the following:-

- a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
- b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
- c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid

between the apparatus and public highway in either concrete or tarmacadam, to be maintained free of mud, slurry and any other form of contamination during the period of construction with all exiting vehicles passing through. A contingency plan including, if necessary, the temporary cessation of all construction operations and movements to be implemented and any affected public highway thoroughly cleaned immediately with mechanical sweepers in the event that the approved vehicle cleaning scheme fails to be effective for any reason.

- d) Haul routes to the site and hours of delivery
- e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no park, waiting, loading/unloading or queuing on the public highway.
- f) Details of site compounds, storage area and contractor/visitor parking/turning.
- g) Details of the site enclosure or part thereof and gated site security.
- h) Confirmation of any tree protection measures.
- i) Confirmation that any demolition will be carried out in accordance with the ecological assessment.
- j) Details of site notice with contact details and a scheme for dealing with complaints.
- k) Details of any temporary lighting which must not directly light the public highway.
- l) Phasing plans where necessary.
- m) A scheme for recycling/disposing of waste resulting from the demolition and construction works.
- n) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of residential amenity and highway safety.

### **Temporary Facilities**

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the construction period.

Reason: In the interests of highway safety.

### **Wheel wash**

Development shall not commence until a fully operational jetted drive-thru bath type wheel cleaning apparatus has been installed within the site at the exit and the area between this and the public highway is hard surfaced in either concrete or tarmacadam and maintained free of mud, slurry and any other form of contamination whilst in use. All vehicles leaving the site shall pass through the wheel cleaning apparatus which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto

the public highway. The wheel cleaning apparatus shall be retained on site in full working order for the duration of the development. In the event the wheel wash unit becomes ineffective all vehicles will cease leaving the site until the wheel wash unit is fully working and the contractor will arrange a street cleanse of the affected streets.  
Reason: In the interest of highway safety.

#### **Removal of Redundant Accesses**

The redundant existing field access on the A47 shown on the approved layout plans shall be closed to vehicular traffic prior to commencement of development and shall be physically removed prior to operation in accordance with details that shall have been submitted to and approved by the local planning authority. Details of the means of closure will include removal of all hard surfacing and replacement with grassed verge.

Reason: In the interests of highway safety.

#### **Access**

The area to be offered for adoption as public highway including the proposed vehicular access and pedestrian crossing points shall be constructed up to surface course prior to first operation of the site.

Reason: To ensure that the junction is available for all users at the outset in the interests of highway safety.

#### **Completion of roads and footways**

No part of the development will become operational until all private access roads and footways are completed to surface course.

Reason: In the interests of highway safety.

#### **Public Right of Way**

Prior to commencement of development, after formal approval including the agreed route, the public right of way running across the site will be re-routed and made safe from construction vehicles, then returned to the existing route upon completion of construction.

Reason: In the interests of public safety.

#### **Drainage Conditions**

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent the uncontrolled run-off of surface water from the site, to prevent flooding in the local area.

The development hereby permitted shall not commence until Land Drainage Consent has been granted for the outfall into the adjacent ordinary water course.

Reason: The proposed drainage scheme has been designed to have a 40 year life span. The drainage scheme will therefore need to be reviewed before 40 years, to 40% climate change. This will ensure the drainage scheme is still suitable and will be included in a Land Drainage Consent.

#### **Landscaping**

No development above ground level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping

works for the site, which shall include any proposed changes in ground levels, boundary treatments, treatment for the retaining structures and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."

REASON: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development.

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

The hedges around the site, other than for the construction of the approved new access, shall be retained and allowed to grow to and be maintained at a height of not less than 2 metres above the level of the respective adjacent carriageways.

Reason: To ensure that the appearance of the site is adequately softened in this rural location in the interests of visual amenity.

### **Ecology**

The development shall be carried out in accordance with the recommendations in the Ecological Appraisal (FPCR, December 2020). These specifically relate to

- Para 4.23 - An updated badger survey to be submitted and approved prior to commencement of works
- Reptiles - site clearance as per section 4.15 (Reptiles) on Page 21 of the Ecological Appraisal.

Reason: In the interests of ensuring that any protected species on site are dealt with.

### **Facilities**

The six electric charging points shown on the approved plan shall be installed and ready for operation before the development is first brought into use.

Reason: This permission is granted in open countryside as a qualitative roadside facility and the provision of current and future electric vehicle charging is part of the justification for allowing the development in this location in the interests of providing renewable energy and combatting climate change.

The space shown for future hydrogen storage shall be retained and kept available for a period of not less than 10 years from the date the site first comes into operation.

Reason: Hydrogen is potentially a renewable fuel of the future and the qualitative merits of the scheme are meant to allow for that facility to be introduced as the technology emerges, in the interests of providing renewable energy and combatting climate change.

### **Informatives**

As per highway comments above; and

The proposed development includes the unloading of petrol from tankers to underground tanks and subsequent refuelling of vehicles. As such the operator of the site will need to make an application for an Environmental Permit for Stage 1b and Stage 2 petrol vapour

recovery, please contact [environmentalhealth@rutlandgov.uk](mailto:environmentalhealth@rutlandgov.uk) regarding this.

As it's very likely that Licensable activities will take place at the site the operator of the site should contact [Licensing@rutland.gov.uk](mailto:Licensing@rutland.gov.uk).

As the proposal includes potential food businesses, they should note it's a legal requirement that future operators should contact [foodandsafety@peterborough.gov.uk](mailto:foodandsafety@peterborough.gov.uk) to register the business at least 28 days before they become operational.

## Site & Surroundings

1. The site comprises approximately 1.12ha of land to the immediate north east of the roundabout junction of the A47 and A6003, to the north of the town of Uppingham and in the Parish of Ayston. The site forms the west portion of a larger agricultural field used for grazing and which is broadly linear in shape, running parallel with the A47. The site sits lower than the A47 and the site slopes gradually and eventually steeper towards the northern boundary.
2. There is a mature hedgerow on the A47 (southern) boundary with the site which screens it from view and extends to the south west corner. The boundary with the A6003 is marked with a mix of tall mature trees and hedgerow and this road rises in height in comparison to the site. The northern boundary is again marked by field hedgerow, whilst the eastern boundary of the site is open as part of the wider field.
3. There is an existing vehicular access from the A47 at the eastern point of the site (which will be closed off). The A47/A6003 roundabout gives access to the A47 (west and east) and the A6003 (north and south). There is a Public Right of Way (PROW) which runs through the site and crosses the A47 via Uppingham Gate to the south.
4. The accompanying Ecological appraisal states that the site is made up of poor semi-improved grassland with a species composition and low levels of regular management suggesting a sown seed mix. This grassland is considered to be of limited biodiversity value due to its limited extent. Poor semi-improved grassland is also not a Habitat of Principal Importance and appears well represented elsewhere in the local area. Consequently, any loss of this habitat is not considered a statutory ecological constraint to the development.
5. The site sits to the immediate north of Uppingham which is identified as a 'small town' in the adopted Core Strategy, second only in the hierarchy to Oakham.
6. Opposite the site, on the southern side of the A47 is the northern boundary of the settlement. There is existing employment development and a Local Plan allocation for further development to the east.
7. The section of the A47 relevant to the proposed development is from Leicester to Peterborough, comprising a total distance of approximately 39 miles. The site is approximately 17 miles from Leicester and 22 miles from Peterborough. The A47 connects directly to the A1 at the junction to the north of Wansford, approximately 14 miles east of Uppingham and 8 miles west of Peterborough. The A47 only becomes a trunk road east of its junction with the A1. The section of the A47 from Leicester to the A1 was 'detrunked' (removed as a trunk road) in 2004.

## Proposal

8. The proposal comprises the construction of a roadside services and recharge centre.
9. The proposal would comprise the following elements:
10. Six electric vehicle charging points. The development will however have the infrastructure to enable the ability to expand the number of vehicle charging points as demand increases and demand for fossil fuel decreases.
11. Petrol Filling Station comprising 8 pumps for cars, a canopy, and an ancillary convenience store extending to 330m<sup>2</sup> (gross internal area), including ATM machine; the proposed roadside services and recharge centre will comprise the following elements:
12. A drive thru coffee shop at 165m<sup>2</sup> (gross internal area) with solar panels covering most of the roof;
13. Car parking area extending to a total of 40 spaces, broken down as 19 for the PFS and 21 for the coffee shop
14. The scheme also safeguards an area of land for a future Hydrogen installation. No tanks are proposed to be installed as part of the initial development as the current number of Hydrogen powered vehicles is minimal. However, this is likely to change over the next 5-10 years and the proposal safeguards land so the offer of the proposed roadside services and recharge centre can evolve and adapt to future alternative fuel provision.
15. The site is proposed to be accessed through the creation of an additional arm off the existing A47/A6003 roundabout. The scheme has been subject to detailed pre-application advice discussions with the Highway Authority.
16. Materials would be contemporary, including a mix of glazing, timber and metal cladding but including an element of local stone on the west elevation of the PFS shop, facing the entrance to the site.
17. Surface water drainage would be dealt with by a sustainable drainage system that filters harmful elements from the forecourt through commonly used forecourt interceptors and a series of swales that would allow infiltration to the ground, with any excess running into the watercourse at the northern side of the site.
18. The applicants sets out the following in their submission:

The key reasons why this site is considered appropriate for roadside services development are:

  - Located on the A47 with junction of A6003, with immediate access available
  - Adjacent to a main settlement
  - There is a deficiency in road services along the A47 corridor, particularly quality 24 hour provision and electric charging facilities
  - The site is appropriately located to address this deficiency
  - The site's characteristics and surrounding topography provide good potential to accommodate development without significant harm to rural edge setting.
19. A block plan is shown at Appendix 1.

## Relevant Planning History

None

## **Planning Guidance and Policy**

### **National Planning Policy Framework (NPPF) 2021**

Chapter 2 - Achieving Sustainable Development  
Chapter 6 – Building a Strong & Competitive Economy  
Chapter 7 – Ensuring the vitality of town centres Chapter 9 – Promoting sustainable transport  
Chapter 12 - Achieving well designed places  
Chapter 14 – Meeting the challenge of climate change..etc

### **Site Allocations and Policies DPD (2014)**

SP7 – Non-residential development in the countryside  
SP15 - Design and Amenity  
SP23 - Landscape Character in the Countryside

### **Core Strategy DPD (2011)**

CS04 - The Location of Development  
CS16 – The Rural Economy  
CS17 – Town Centres and retailing  
CS19 - Promoting Good Design

### **Uppingham Neighbourhood Plan**

The site is just outside the boundary of the Neighbourhood Plan, and is not therefore part of the development plan. The NP does allocate land for a garage with fuel and a small shop on the Uppingham Gate land opposite but this issue is discussed later in the report.

### **Other Policies**

Department for Transport (DfT) Circular 02/2013

This DfT Circular 02/2013 (published 10 September 2013) sets out how the Highways Agency (now Highways England) will deliver sustainable development whilst safeguarding the primary function and purpose of the strategic road network. As the relevant section of the A47 subject to this proposal is no longer part of the strategic road network (i.e. not a trunk road), then the Circular is not strictly applicable. However, it is a reasonable place to base any assessment on, in particular Annex B. This sets out policy on the provision, standards and eligibility for signing of existing and proposed roadside facilities on the network.

## **Consultations**

RCC Highways

20. Further to the receipt of revised plans and documents, the Local Highway Authority are now in a position to support the planning application, subject to the following conditions and informatives being appended to the decision notice :-

### **CONDITIONS**

#### **Parking and Turning**

Car parking and turning shall be provided in accordance with the approved layout plans prior to the operation. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.

Reason: In order to ensure that sufficient car parking and turning remains available on site.

### **Cycle Parking**

Cycle parking shall be provided in accordance with the approved layout plans and cycle stand details prior to first operational use of the building hereby approved. The cycle parking shall thereafter be retained in perpetuity.

Reason: In order to ensure that sufficient and suitable cycle parking is available.

### **Off-site Highway Works**

Prior to commencement of development, the scheme of off-site highway works as shown on the approved layout plans will be implemented in full.

Reason: In the interest of highway safety.

### **Lighting affecting the highway**

Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare.

Reason: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety.

### **Tree Root Protection**

Any new trees located within 5m of the public highway must be planted with root-protection, details of which must be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

### **Surface Water Drainage**

All vehicular and pedestrian accesses will be designed to prevent the discharge of surface water from the development onto the public highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

### **Construction Management Plan Condition**

No development shall take place, including any demolition work, until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority, which will include the following:-

- a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
- b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
- c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of contamination during the period of construction with all exiting vehicles passing through. A contingency plan including, if necessary, the temporary cessation of all construction operations and movements to be implemented and any affected public highway thoroughly cleaned immediately with mechanical sweepers in the event that the approved vehicle cleaning scheme fails to be effective for any reason.
- d) Haul routes to the site and hours of delivery
- e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no park, waiting, loading/unloading or queuing on the public highway.

- f) Details of site compounds, storage area and contractor/visitor parking/turning.
- g) Details of the site enclosure or part thereof and gated site security.
- h) Confirmation of any tree protection measures.
- i) Confirmation that any demolition will be carried out in accordance with the ecological assessment.
- j) Details of site notice with contact details and a scheme for dealing with complaints.
- k) Details of any temporary lighting which must not directly light the public highway.
- l) Phasing plans where necessary.
- m) A scheme for recycling/disposing of waste resulting from the demolition and construction works.
- n) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of residential amenity and highway safety.

#### **Temporary Facilities**

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the construction period.

Reason: In the interests of highway safety.

#### **Wheel wash**

Development shall not commence until a fully operational jetted drive-thru bath type wheel cleaning apparatus has been installed within the site at the exit and the area between this and the public highway is hard surfaced in either concrete or tarmac and maintained free of mud, slurry and any other form of contamination whilst in use. All vehicles leaving the site shall pass through the wheel cleaning apparatus which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning apparatus shall be retained on site in full working order for the duration of the development. In the event the wheel wash unit becomes ineffective all vehicles will cease leaving the site until the wheel wash unit is fully working and the contractor will arrange a street cleanse of the affected streets.

Reason: In the interest of highway safety.

#### **Removal of Redundant Accesses**

The redundant existing field access on the A47 shown on the approved layout plans shall be closed to vehicular traffic prior to commencement of development and will be physically removed prior to operation. Details of the means of closure will include removal of all hard surfacing and replacement with grassed verge.

Reason: In the interests of highway safety.

#### **Access**

The area to be offered for adoption as public highway including the proposed vehicular access and pedestrian crossing points shall be constructed up to surface course prior to first operation of the site.

Reason: To ensure that the junction is available for all users at the outset in the interests of highway safety.

**Completion of roads and footways**

No part of the development will become operational until all private access roads and footways are completed to surface course.

Reason: In the interests of highway safety.

**Public Right of Way**

Prior to commencement of development, after formal approval including the agreed route, the public right of way running across the site will be re-routed and made safe from construction vehicles, then returned to the existing route upon completion of construction.

Reason: In the interests of public safety.

**INFORMATIVES****Utility Services - Section 50 NRSWA 1991**

The development is likely to involve works within the public highway in order to provide services to the site or which will affect existing services. Such works must be licenced under the New Roads and Street Works Act 1991. It is essential that, prior to the commencement of such works, adequate time be allowed in the development programme for; the issue of the appropriate licence, approval of temporary traffic management and booking of road space. Further details can be obtained from our website and any queries can be emailed to [highways@rutland.gov.uk](mailto:highways@rutland.gov.uk).

**Off-site Highway Works – Section 278 Highways Act 1980**

The development involves extensive works within the public highway. Such works must be the subject of a legal agreement under Section 278 of the Highways Act 1980. It is essential that prior to the commencement of the highway works, adequate time is allowed in the development programme for; approval by the council of the design, contractors, technical vetting, safety audits, approval of temporary traffic management, booking of road space for off-site highway and service works and the completion of the legal agreement. Works must not commence until the legal agreement is in place and road space booked. Please email [highways@rutland.gov.uk](mailto:highways@rutland.gov.uk) for further details.

**Penalty for Depositing on the Highway - Section 148, Sub-Sec C Highways Act 1980**

It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways and verges). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

**Removal of Deposits on the Highway – Section 149 Highways Act 1980**

If anything is so deposited on a highway as to constitute a nuisance, the Local Highway Authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Highway Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order. In the event that the deposit is considered to constitute a danger, the Local Highway Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

**Temporary Diversion of the public right of way**

The development involves a temporary diversion of a public right of way. Please email [highways@rutland.gov.uk](mailto:highways@rutland.gov.uk) for advice and to process the request.

## Lead Local Flood Authority

21. No Objections subject to the following conditions;

- The development hereby permitted shall not commence until Land Drainage Consent has been granted for the outfall into the adjacent ordinary water course
- The proposed drainage scheme has been designed to have a 40 year life span. The drainage scheme will therefore need to be reviewed before 40 years, to 40% climate change. This will ensure the drainage scheme is still suitable

## Lyddington Parish Council

22. Lyddington Parish Council would like to make a representation concerning the proposal to build a filling station with a fast food drive-through facility, sited near the Uppingham A47 roundabout.
23. Parish councillors were concerned that such a scheme would create further litter problems in Lyddington as residents often find discarded drink cartons and food wrappers in the village that were purchased from McDonald's in either Oakham or Corby. Could a stipulation be considered where the operators fund an occasional litter pick in surrounding villages and town?

## Uppingham Town Council

24. The Town Council, having heard much local opinion on this application, now withdraws any previous support for it. In particular, the access arrangement sought by Highways is considered unacceptable, and the visual/landscape aspects when approaching from the north are felt not to be within acceptable criteria.

## Public Rights of Way

25. The proposed development appears to require the diversion of public footpath E268 (based on proposed site layout) but there is no mention of this in any of the supporting documents. Furthermore, there is insufficient detail provided in the supporting documents to properly assess the impacts on the footpath. Additional cross sections, particularly for the section enclosed between a carriageway and 2m high railway sleeper fence would be useful, as would existing and proposed profiles for the footpath.

## Archaeology

26. Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements.
27. The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies in an area of archaeological interest and is rich in finds dating from the prehistoric period and later. In the field to the north and adjacent to the site, fieldwalking was undertaken and a large amount of material was recorded dating from the Palaeolithic to the present day. This included 5 possible Palaeolithic/Early Mesolithic flints, c.60 Late Mesolithic/Early Neolithic flints, c.330 Late Neolithic/Early Bronze Age flints, 10 Iron Age pottery sherds, over 600 Roman sherds, 105 Saxon sherds, c.200 Saxo-Norman sherds, as well as medieval and post-medieval. Several beads, 3 coins and a copper fragment was also recovered.

28. A thin spread of iron tap slag covered the field. We welcome the geophysical report, which suggests an area for the WWII spotlight and shows remains of ridge and furrow agriculture. However the application area lies within a larger area of interest with archaeological remains in close proximity to the site. Many of earlier archaeological remains often do not show on a geophysical survey and could extend into this area.
29. The preservation of archaeological remains is, of course, a "material consideration" in the determination of planning applications. The proposals include operations that may destroy any buried archaeological remains that are present, but the archaeological implications cannot be adequately assessed on the basis of the currently available information. Since it is possible that archaeological remains may be adversely affected by this proposal, we recommend that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals.
30. This will require provision by the applicant for:
  - A field evaluation, by appropriate techniques including trial trenching, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this. This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate.
31. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.
32. Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform to the advice provided in DCLG National Planning Policy Framework (NPPF) Section 16, paras. 189 & 190).
33. Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.
34. The Historic & Natural Environment Team (HNET), Leicestershire County Council, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with relevant Chartered Institute for Archaeologists "Standards" and "Code of Practice", and should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable.
35. Further response following Archaeology Report submitted in June 2021:
  - Thank you for the email, I have reviewed the report and can confirm that it is satisfactory and includes provision for the archive. It's conclusion that no archaeological remains other than furrows were found is accurate and therefore no further archaeological work is needed.

## Anglian Water

36. The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information: <https://www.anglianwater.co.uk/developers/development-services/locating-ourassets/>
37. Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information: <https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

## Ecology

38. My colleague commented previously on pre-application 2019/1038/PRE:  
  
This application will need to be supported by an ecological survey. This should cover:
  - A Phase 1 habitat survey of the site
  - A badger survey of the site
  - A survey of the site for any additional protected species as considered necessary during the Phase 1 survey.
39. The results of these surveys should be used to inform the layout and design of this development. All existing boundary habitats should be retained and buffered from the development, including hedgerows and tree-lines. Hedgerows should be buffered by a minimum of a 5m buffer and the watercourse to the north should be buffered by a minimum of a 10m buffer.
40. Opportunities for biodiversity enhancements should be taken.
41. The Ecological Appraisal (FPCR, December 2020) is satisfactory.
42. Recommendations in the report must be followed and made a condition of any planning permission should it be granted. More specifically:
  - An updated badger survey is required immediately prior to commencement of works
  - Reptiles - site clearance as per section 4.15 (Reptiles) of the Ecological Appraisal:
43. The site layout plan shows that the recommended buffers have been provided. It isn't clear from the plans what size/depth the buffers are; please can these be clarified by marking on the plans? All existing boundary habitats should be retained, this includes the semi-natural broadleaved woodland and hedgerows. Hedgerows and trees should be retained and maintained with biodiversity and wildlife in mind. Hedgerows should be gapped-up with native hedgerow species. The NPPF (2019) requires development to achieve biodiversity net gain. There are opportunities for biodiversity enhancements on the site, these should be demonstrated on a LEMP (Landscape and Ecology Management Plan).
44. I have a holding objection to this planning application pending clarification/submission of the above information.
45. Further comment on revised plans:
  - The revised plan is acceptable in terms of distances from hedgerow boundaries.

## Environmental Protection

46. I have considered this application. Given the significant distance from residential dwellings and its proximity to the A47 there is a low likelihood of any significant impacts from the proposal on residents that would be of concern to Environmental Health. I therefore have no objection to make, but the following comment is intended for your consideration in the determination process.
47. Developments such as this require artificial lighting. I'd advise requiring the applicant to demonstrate that such a scheme won't exceed the criteria set out for Zone E2 'Rural' in the Institute of Lighting Professionals (ILP) Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'. Please note that providing 'Polar Diagrams' for luminaries and maps of horizontal illuminance (lux) for the site and surroundings doesn't indicate whether the above (ILP) guideline values are met or not, as the guidance includes criteria for assessment of sky glow, glare, light trespass and other criteria. If it hasn't already considered you may also wish to consult on the issue of lighting potentially causing glare to drivers passing the site, although again this isn't an Environmental Health issue.
48. Notes for applicant
- The proposed development includes the unloading of petrol from tankers to underground tanks and subsequent refuelling of vehicles. As such the operator of the site will need to make an application for an Environmental Permit for Stage 1b and Stage 2 petrol vapour recovery, please contact [environmentalhealth@rutlandgov.uk](mailto:environmentalhealth@rutlandgov.uk) regarding this.
  - As it's very likely that Licensable activities will take place at the site the operator of the site should contact [Licensing@rutland.gov.uk](mailto:Licensing@rutland.gov.uk).
  - As the proposal includes potential food businesses, they should note it's a legal requirement that future operators should contact [foodandsafety@peterborough.gov.uk](mailto:foodandsafety@peterborough.gov.uk) to register the business at least 28 days before they become operational.

## CPRE Rutland

49. CPRE Rutland is opposed to this application on several grounds.
- The proposed site is located outside the planned limits of development of Uppingham and is, thus, on Greenfield land and in open countryside.
  - Development in such locations is only acceptable in exceptional circumstances.
  - Land within the A47 bypass provided the town with space for controlled expansion as indicated in the Rutland Local Plan and reflected in the Uppingham Neighbourhood Plan.
  - Uppingham is a small market town. Development outside the limits would represent urban sprawl and detract from the integrity of the town. Moreover, it would set a precedent for further development.
  - The appearance of the proposed development, together with increased light pollution would detract from the rural aspect of the town, especially on the approach from the north and east. The materials proposed for the construction do not suit the rural context.
  - The site slopes away steeply to the north. It is not clear how much earth movement would be required to level the site with consequent impact on existing trees and hedgerows.
  - A Public Right of Way passes through the application site. Walkers would be required to cross the internal roadway and be subject to changes in slope. Currently, the footpath takes a smooth downward trajectory.
  - The access onto the roundabout is very close to an established hedgerow which is shown as being retained but would likely impinge on visibility and have to be removed.
  - Additional roadside rubbish pollution is likely to ensue from having drive-through refreshment facilities.

- The application relies on demand for electric charging and 24-hour opening. If such demand exists, surely this could and would be met by already existing facilities.
  - There are alternative sites on the A47 within 2-3 miles (Morcott to the east and the Belton lay-by to the west) which would be better suited, and have the space needed for electric charging points.
50. To summarise, CPRE Rutland is opposed to the proposal because of the cumulative effect of such development on an intrinsically rural landscape. The design is unexceptional and would detract from the visual amenity of the area on an important approach to the town.

## Neighbour Representations

51. Objections have been received from residents in the surrounding areas. One has been received on behalf of the operator of Central Garage in Uppingham and one on behalf of Adams garage in Morcott.
52. The main issues raised are as follows:
- Outside the Uppingham planning boundary – greenfield site
  - Conflict with relevant policies
  - Safety concerns for the A47/A6003 roundabout
  - Impact on Uppingham businesses and adjacent Fuel stations
  - Impact on viability of Central garage
  - Light pollution caused by 24/7 operation
  - Noise pollution in operation
  - Potential for litter
  - Detrimental to bio-diversity
  - Sets a precedent for further development north of the A47
  - Unsightly and does not create a sense of place
  - Unsustainable to promote sale of fossil fuels
  - Is it 'green' enough?
  - Limited Police force to deal with anti-social behaviour
  - Already a PFS and coffee facility in Uppingham
  - Already supermarkets in Uppingham
  - Height of retaining wall is unsuitable
  - Already PFS facilities on the A47 at Morcott and Houghton on the Hill.
  - Most electric vehicles will be charged at home
  - Won't necessarily benefit Uppingham
  - 'Roadside safety' is not adequately demonstrated
  - No easy pedestrian access from Uppingham over the A47
  - Impact on Archaeology
  - Uppingham Neighbourhood Plan allocates land for a PFS at Uppingham Gate
  - Would fail the sequential test in SP7 even if it fulfilled the essential need test of CS4 and the safety tests of SP7
  - Gross floorspace exceeds 500m<sup>2</sup> so should be subject to a retail impact assessment.
  - Adams garage in Morcott is already undergoing improvements.

53. Letters of support have been received stating:

- Uppingham is in desperate need of a safe easily accessible garage
- Support but only concern is access?
- Site is lower than the road
- Uppingham central garage has poor access and experienced road rage there
- Delighted to see EV charging but why only 4? (Lincs & Rutland EV Owners Group)

- I think this is an excellent idea.
- At the moment the current petrol station can be a nightmare especially at peak times trying to reverse out onto a crossroads with traffic lights isn't fun neither is getting stuck after filling up with fuel because the cars in front or behind you are shopping in the Budgens shop.
- The fast charging facilities are a boon to the area for those of us who want electric vehicles but cannot charge from home due to not having a drive or a dedicated parking space nearby.
- I think this is an ideal location for a new petrol station.
- It's on the outskirts of Uppingham so won't affect trade in the town and the charging points are good for those who use electric vehicles.
- I would like to see a better petrol station where there's better ease of coming and going, currently you can get caught out in all directions, stuck in between cars or even then at the traffic lights
- People won't use a garage supermarket to do general weekly shops but it will be handy and useful to pick up bits every now and again especially if out on journeys or on the way back home after work pick up a quick tea
- The petrol station on the bypass in Oakham has a shop and coffee shop and that hasn't effected anything into its town so why should it with Uppingham

## Planning Assessment

### Background

54. The Government has announced a ban on the sale of new fossil fuelled vehicles by 2030 with new hybrids allowed until 2035.
55. Jaguar plans to sell only electric cars from 2025, Volvo from 2030 and Lotus recently said it would follow suit, selling only electric models from 2028. General Motors says it will make only electric vehicles by 2035, Ford says all vehicles sold in Europe will be electric by 2030 and VW says 70% of its sales will be electric by 2030.
56. Experts are likening the rise of electric vehicles sales to that of the internet in the 1990's. Growth will be exponential once the product becomes more efficient to make, especially the battery. The first battery to be capable of moving a vehicle for a million miles over its lifetime was unveiled last year.
57. Global sales of electric cars raced forward in 2020, rising by 43% to a total of 3.2 million, despite overall car sales slumping by a fifth during the coronavirus pandemic.
58. By 2025 20% of all new cars sold globally will be electric, according to the latest forecast by the investment bank UBS. That will leap to 40% by 2030, and by 2040 virtually every new car sold globally will be electric, says UBS.
59. This is going to rely on a huge network of charging facilities, especially in public places as the provision of fast home charging facilities is expensive.<sup>1</sup>
60. The Government Transport Committee recommended on 28 July 2021 that charging an electric vehicle should be convenient, straightforward, and inexpensive; owners should not face a postcode lottery. The Chairman of the Committee said: 'Putting guarantees in place on infrastructure is crucial but one report after another flags concerns to Government about the provision of electric car charging infrastructure. Let ours be the last: it's time that ministers set out the route map to delivering a network of services for everyone across the UK'.

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<sup>1</sup> <https://www.bbc.co.uk/news/business-57253947>

61. The technology around hydrogen fuel cells is also evolving such that there is a train of thought that this will eventually become more popular than electric vehicles.

### Assessment

62. The main issues are, planning policy, highway safety, visual impact, ecology and archaeology.

### Policy

63. The strategy under CS1 is to minimise the impact on climate change and include measures to take account of future changes in climate.
64. The site is located adjacent to but outside of the settlement of Uppingham and is therefore classed as countryside. Policy SP7 (non-residential development in the countryside) states that sustainable development in the countryside will be supported where it falls where it is (inter alia)
65. Essential investment in infrastructure including utilities, renewable energy and roadside services required for public safety purposes - provided that:
- i. the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
  - ii. the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;
  - iii. the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;
  - iv. the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined; and
  - v. the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.
66. The proposal would comply with the above criteria.
67. Public safety is not well defined but Circular 02/2013 states:
- *Motorway service areas and other roadside facilities perform an important road safety function by providing opportunities for the travelling public to stop and take a break in the course of their journey. Government advice is that motorists should stop and take a break of at least 15 minutes every two hours. Drivers of many commercial and public service vehicles are subject to a regime of statutory breaks and other working time restrictions and these facilities assist in compliance with such requirements.*
  - *The network of service areas on the strategic road network has been developed on the premise that opportunities to stop are provided at intervals of approximately half an hour. However the timing is not prescriptive as at peak hours, on congested parts of the network, travel between service areas may take longer.*
68. The footnote to Para 106(e) of the NPPF (policies should provide for large scale transport facilities) states that 'large scale transport facilities' includes roadside services, the primary purpose of which is to support the safety and welfare of road users. The applicant suggests in support of the application that there is insufficient provision of 24 hours facilities between Leicester and Peterborough. There does appear to be a shortage of high quality facilities such as this with 24 hour opening facilities to cater for road users between Leicester and Peterborough. The proposal is thereby justified on a qualitative basis.

69. The principle of roadside services is therefore acceptable subject to design and access issues in particular.

### Highway Safety

70. Pre-application discussion took place with Highways and the applicants were advised that a separate access into the site so close to the roundabout was not acceptable. An additional arm off the roundabout was suggested and that is what has been submitted. Highways have had the access independently assessed by AECOM and minor adjustments have been made. The access is now acceptable from a highway Safety point of view.
71. Pedestrian access in the form of crossover points will be provided all around the A47 roundabout to facilitate accessibility.
72. Additional information has been submitted following the consultation response of the Public Rights of Way Officer above.

### Visual Impact

73. The main visual impact of the site would be approaching from the north on the A6003 because the road is at a higher level when approaching the A47 at that point. However, the site is not completely open to view, being shielded by hedges and trees of varying height. When reaching the level of the A47 the site is very well screened. Some trees would need to be removed for the actual access into the site at this point.
74. The buildings would be slightly below the level of the A47 so not prominent from the south or east either. The hedge fronting the site would be retained and could be conditioned to be maintained at a minimum height. The retaining wall at the north side would be designed to be planted and hence minimise its visual impact. Proposed additional tree screening to the north will also assist screening.
75. The proposal whilst being visible from outside the site is not so prominent as to justify refusal on visual amenity grounds. No policy ever demands that a development is invisible. The agent has supplied CGI's and the one below illustrates the impact from the north during winter and before the new northern boundary trees have grown.



## Ecology

76. The latest site layout plan shows the distances to the boundaries as requested by Ecology. A condition is attached as above as recommended by the Ecologist.

## Archaeology

77. The Archaeology Consultant requested that some investigative work was done at pre-application stage. Trial trenching was carried out on site and a report submitted to Leics CC Archaeology for comments. The report concludes that Archaeological trenching has clarified the presence of ridge and furrow. No other features were identified, and the site is considered to have limited potential for further study.

## Other Issues

78. Impact on viability of local businesses
79. The applicant has commissioned a Retail Planning Technical Note, particularly with regard to the impact on the garage in central Uppingham. This addresses a specific objection from a Consultant on behalf of Central garage. The Note is attached at Appendix 2. The conclusions of this report is accepted by the Planning Policy Manager and as such the proposal complies with CS17 and para 90 of the NPPF.
80. Members are aware that competition in itself is not a planning consideration but it is considered in this case that there will be minimal impact on the viability of Uppingham town centre as a result of this proposal.

81. Uppingham Gate petrol Station Neighbourhood Plan allocation
82. Policy 6 of the Uppingham Neighbourhood Plan states as follows:
83. This Plan supports the approval of Site D as an extension of the employment offer at Uppingham Gate. Development meeting use classes B1, B2 & B8 and waste related uses with these characteristics would be supported:
- A Data Centre, Techno Hub or other high tech employer(s)
  - Light industry start up units
  - A garage with fuel and a small shop
  - Office units
  - Light electrical
  - Health Care Product related employment
  - Environment friendly start ups
  - Transport/coach interchange with public car parking
84. The applicant has looked into that side of the A47 and there are several issues that they consider are unlikely to bring a proposal for a petrol station for approval. These include especially that the highway authority will not permit a direct access of the A47 at this point, thus cars will have to leave the A47, along Ayston Road and access the site via Uppingham Gate which is deemed unviable for a main road service.
85. Secondly the land is apparently in fragmented ownership which also presents difficulties in land assembly to bring a site forward.

## **Conclusion**

86. The scheme would provide a high quality roadside service on the A47 between Leicester and Peterborough, providing electric charging facilities which are currently limited in Rutland, together with future proofing to allow fossil fuel pumps to be replaced by electric chargers and retaining space for hydrogen storage which could become at least as popular as electric as a vehicle fuel in the future. Whilst the site is in open countryside it should be considered as a wider public benefit roadside facility in accordance with SP7 rather than a development solely in or for Uppingham.



# FREETHS

## UPPINGHAM - LAND NORTH OF A47

### PROPOSED ROADSIDE SERVICES AND RECHARGE CENTRE, COMPRISING EIGHT PUMP PETROL FILLING STATION INCLUDING SUPPORTING RETAIL UNIT (330m<sup>2</sup>) AND CANOPY, FOUR ELECTRIC CHARGING STATIONS, DRIVE THRU COFFEE SHOP (165m<sup>2</sup>), NEW VEHICULAR ACCESS, DRAINAGE, PARKING AND LANDSCAPING

#### PLANNING APPLICATION REFERENCE 2021/0018/MAF

#### RETAIL PLANNING TECHNICAL NOTE

1. This Retail Planning Technical Note (TN) has been prepared to address comments on retail planning matters set out in a letter of objection from Mike Sibthorpe Planning (MSP) – acting on behalf of Uppingham Central Garage – dated 22 February 2021.
2. The issues raised in the MSP letter – specifically in respect of the sequential approach and the impact test – are addressed in turn below by reference to relevant planning policy and guidance as necessary.

#### The Sequential Approach

3. MSP assert at page nos. 3 and 4 of their letter that because the proposal as a whole includes elements that are town centre uses, such as the forecourt shop/retail unit and the drive thru coffee shop, the sequential approach to site selection for new town centre uses (with a preference for town centre sites followed by edge of centre sites and lastly out of centre sites) should be applied to each individual component of the proposal.
4. The above is known as disaggregation (i.e. breaking up a proposal into its component parts) however there is no requirement in either the National Planning Policy Framework (the Framework) or the Planning Practice Guidance (the Guidance) to consider this issue as part of the sequential approach.
5. The Guidance makes it clear that *‘the application of the test will need to be proportionate and appropriate for the given proposal’*. In determining whether a proposal complies with the sequential test considerations should include *‘is there scope for flexibility in the format and/or scale of the proposal?’* In that context *‘it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal’*. [Paragraph: 011 Reference ID: 2b-011-20190722].
6. To be completely clear the Secretary of State decisions from 2016 in respect of the Scotch Corner retail proposal confirmed that disaggregation is not required to demonstrate flexibility (Appeal Decision references: 3132873 and 3143678). The point is well settled and needs no further consideration here.
7. In the case of the current application proposal the petrol filling station, forecourt shop/retail unit and drive thru coffee shop are all integral to meeting the needs of the motorist travelling on the A47 and wider network as is set out in the Planning Statement prepared by Freeths

# FREETHS

LLP and dated 5 January 2021. Accordingly, if a site of circa. 1.12 hectares was available in the centre or on the edge of the centre it would not adequately serve the needs of the passing motorist on the A47.

8. All of the above is entirely consistent with the Guidance which is clear that the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations [Paragraph 012 Reference ID: 2b-012-20190722].
9. In any event there is no sequentially preferable site (identified by the applicant, MSP or the local planning authority) that is both suitable and available, and which could accommodate the proposed development.

## Retail Impact

10. MSP assert at page nos. 4 and 5 of their letter that the forecourt shop/retail unit and drive thru coffee shop have a gross external floor area (GEA) of 541.75 sq m and that, as a result, it is necessary to assess the retail impact of the application proposal.
11. Paragraph 89 of the Framework states that when assessing applications for retail and leisure development outside of town centres, which are not in accordance with an up to date development plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold the default threshold is 2,500 sq m of gross floorspace). This should include an assessment of:
  - i. The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - ii. The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
12. In this instance there is a locally set floorspace threshold of 500 sq m gross set out in Policy CS17 – Town Centres and Retailing of the adopted Core Strategy (2011)
13. As per the submitted Town Planning Statement (5 January 2021) the proposed gross internal area (GIA) of the forecourt shop/retail unit and drive thru coffee shop is 330 sq m and 165 sq m respectively. A total of 495 sq m GIA and under the 500 sq m threshold.
14. If it is accepted that MSP are correct and the trigger for retail impact analysis is 500 sq m GEA then the application forecourt shop/retail unit is 355 sq m GEA and the drive thru coffee shop is 180 sq m GEA. That is a total of 535 sq m GEA.
15. Given that the forecourt shop/retail unit also contains toilets serving the wider site and site management office (none of which are town centre uses) it is a logical and pragmatic conclusion to reach that the floorspace threshold for undertaking the impact test is neither reached nor exceeded.
16. For completeness however the impact test is considered below in broad terms.

# FREETHS

- i. Importantly, the application proposal will have no impact on existing, committed or planned public and private investment in a centre or centres in the catchment area of the proposal. No such proposals are identified or impact alleged by MSP or the local planning authority.
- ii. In so far as the impact of the proposal on the vitality and viability of the town centre is concerned MSP alleges that the application proposal will result in a loss of linked trips i.e. that customers who use the town centre petrol filling station also use other shops and services in the centre as part of the same trip and if they switch to the application proposal to buy petrol they will no longer use other shops and services in the town centre. This is nonsensical and suggests that the principal reason for visiting Uppingham is to visit the petrol filling station. In reality the Rutland Retail Capacity Assessment (2016 Update) identifies in the Household Survey Results (Question 13b at Appendix 3) that in the whole study area only 0.3% of respondents identified that their main reason for visiting a particular centre was to buy petrol. In Zone 6 (within which Uppingham is located) 74.6% of respondents (Question 13 at Appendix 3) identified Uppingham as the main centre visited and no respondents identified that the main reason for the visit was to buy petrol. Rather, the main reasons to visit a particular centre as expressed by Zone 6 residents were food shopping (42.3%), non food shopping (18.7%), day time eating and drinking (7.3%), night time eating and drinking (3.3%), financial services (6.6%) and work (4.9%).
- iii. It is clear from the household survey results that the main reason for visiting Uppingham is not to buy petrol. In fact only 3.3% respondents in Zone 6 (Question 13c at Appendix 3) stated that they purchased petrol as part of their trip at all and then secondary to the main reason for the trip. Accordingly, it is clear that the transfer of trips to buy petrol from the existing petrol filling station to the application proposal will have no material impact on existing shopping patterns.
- iv. Whilst the primary function of the application proposal is to meet the needs of the passing motorist on the A47 and wider network it is conceivable that some trade may be diverted from town centre shops with shoppers using the forecourt shop/retail unit to purchase food or non food goods that they would ordinarily purchase in the town centre. This can be quantified as follows.
  - a. Assuming a net to gross floorspace ratio of 80% then the net sales area of the forecourt shop/retail unit would be 264 sq m. That is the area devoted to the sale of goods and excluding back of house etc. Based on the indicative layout submitted with the application the net to gross ratio is much lower but 80% is adopted here for the purposes of robust analysis.
  - b. In order to establish a turnover for the forecourt shop/retail unit then a sales density expressed as £ per sq m can be applied to the proposed floorspace. For simplicity figures have been extracted from the Rutland Retail Capacity Assessment (2016 Update) and a mid point has been adopted between that of the company average turnover for the One Stop , High Street West, Uppingham (£2,500 sq m) and for the Co-Op, North Street East, Uppingham (£7,713 sq m). That mid point is £5,106.50 sq m. Again this figure is adopted for robust analysis because it is predicated entirely on convenience turnover when in reality the store

# FREETHS

will stock non food goods at a lower sales density which would reduce the overall turnover. Notwithstanding the 2015 price base of the figures extracted from the Rutland Retail Capacity Assessment (2016 Update) it is a proportionate level of analysis.

- c. Applying the above turnover to the forecourt shop/retail unit would equate to a turnover of £1,348,116 (2015 prices).
  - d. Given that the primary function of the application proposal is to meet the needs of the passing motorist on the A47 and wider network the proposal will act as an interceptor of trips from a wide geographical catchment i.e. only a small proportion of trade will be diverted from the town centre. That being principally any Zone 6 residents who switch a shopping trip from the town centre to the application proposal which is likely to be a small number of top up shopping trips. Again for the purposes of robust analysis it is assumed here that 20% of the turnover of the forecourt shop/retail unit could be diverted from town centre stores. In monetary terms that would equate to £269,623.20.
  - e. For comparative purposes the Rutland Retail Capacity Assessment (2016 Update) identifies that the total turnover of Uppingham town centre at 2015 was £11.6 million (comprising £5.6 million convenience goods turnover and £6.0 million comparison goods turnover derived from Table 6 Convenience Modelling and Table 5a Comparison Goods Modelling at Appendix 2).
  - f. The impact of the potential trade diversion (d) expressed as a percentage of town centre turnover (e) is 2% and therefore negligible.
  - g. By way of a sensitivity test even if 50% of the turnover of the proposal was diverted from the town centre then the impact would only be 6%. Again that is not material.
  - h. The fact that the assessed levels of impact are not material is further supported by the Rutland Retail Capacity Assessment (2016 Update) page nos. 19, 20 and 21 which conclude that Uppingham is both a vital and viable centre with no cause for concern. As such it would be robust against any impact arising from trade diversion.
  - v. Against the background of the above the application proposal would not result in a level of trade diversion from the town centre that would have a significant adverse impact on Uppingham town centre, even on the basis of the extreme sensitivity test at point g above. To be clear a significant adverse impact is the magnitude of impact required in order to justify any refusal of planning permission as per paragraph 90 of the Framework. The impact of the application proposal is well short of this.
17. Whilst it could be said that the drive thru coffee shop could also divert footfall from the town centre it is again a facility for the passing motorist whilst waiting for EV recharging amongst other things and any modest diversion would not be material.
18. MSP assert in their letter that it is reasonable to conclude that in the absence of any assessment of impact the proposal would result in unacceptable town centre impacts. This

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# FREETHS

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TN demonstrates that conclusion is wholly without merit and exhibits a lack of understanding of both the function of road side services proposals and associated retail planning matters.

19. It is hoped that this TN is useful in addressing retail planning matters to the satisfaction of the local planning authority however if there are further queries we will be pleased to discuss and provide any additional clarification as necessary.

**14 May 2021**

**Paul Brailsford**  
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**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2021/0736/FUL</b>	<b>ITEM 2</b>	
Proposal:	<b>Proposed dog training barn and paddock and extension to existing car parking provision.</b>		
Address:	<b>Corner Meadow Farm Wood Lane Braunston In Rutland Rutland</b>		
Applicant:	<b>Mrs Donna Wright</b>	Parish	<b>Braunston In Rutland Parish Council</b>
Agent:		Ward	<b>Braunston &amp; Martinthorpe Ward</b>
Reason for presenting to Committee:	<b>Due to the objections following discussions with the Vice-Chairman and concerns that similar proposals have been refused in other villages recently.</b>		
Date of Committee:	<b>19<sup>th</sup> October 2021</b>		
Determination Date:			
Agreed Extension of Time Date:	<b>20<sup>th</sup> October 2021</b>		

## **EXECUTIVE SUMMARY**

The proposed use and development is appropriate in a rural location and has been designed to have an agricultural appearance. The proposal seeks to provide additional facilities to an existing business and is located over 550m away from the village.

Taking the above into account, it is considered that the proposal is appropriate for its context and in accordance with the NPPF (Sections 9, 12 and 16), Policy CS1, CS4, CS18 and CS19 of the Rutland Core Strategy (2011), Policy SP1, SP7, SP15, SP19 and SP23 of the Site Allocations and Policies Development Plan Document (2014).

## **RECOMMENDATION**

**That the application is approved subject to the following conditions:**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Proposed Site Location and Block Plans dated 30 June 2021, GA01 Proposed Roof Plan, GA02 Proposed Elevations, GA03 Proposed 3D View Plan, Proposed Entry Gate to Dog Run dated 30 June 2021, Proposed fencing dated 30 June 2021, proposed Access Gate dated 30 June 2021, Proposed Access to the Site dated 13 September 2021, and details specified on the application form.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Prior to commencement of the development details showing the site access shall be submitted to and approved in writing by the Local Planning Authority. The site access must be a bound material for the first 5m behind the highway boundary

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to ensure that drainage is sustainable.

4 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Reason: To prevent water from discharging onto the highway network and in the interests of highway safety.

5 During the construction phase of the development hereby approved the following measures shall be implemented:

All materials to be stored off the ground (for example on pallets) to minimise the likelihood of GCN accessing them for refugia.

All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip).

The site should be maintained as sub-optimal prior to the commencement of works.

Reason: The site is located within 100m of a pond that has potential for supporting great crested newts.

## Site & Surroundings

1. The application site is located approximately 550 metres to the south west of Braunston village. The site forms part of an agricultural paddock which is surrounded by mature hedgerows and hedgerow trees.
2. To the east of the proposed barn is the existing dog training paddock which received planning permission in 2017.

## Proposal

3. This application seeks approval for dog training barn and paddock and the extension to the existing car parking provision. The application seeks to provide additional facilities to the existing business to enable dog training to take place all year round and provide a covered environment.

## Relevant Planning History

2017/0453/FUL – Planning permission for the erection of a barn was granted on 14<sup>th</sup> July 2017.

2017/0763/FUL – Planning permission was granted for the changes of use of land to a dog walking paddock on 21<sup>st</sup> September 2017.

## Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 2 - Achieving sustainable development  
Chapter 8 - Promoting healthy and safe communities  
Chapter 9 - Promoting sustainable transport  
Chapter 12 - Achieving well-designed places

### **Site Allocations and Policies DPD (2014)**

SP7 - Non-residential development in the countryside  
SP15 - Design and Amenity  
SP19 – Biodiversity and geodiversity conservation  
SP23 - Landscape Character in the Countryside

### **Core Strategy DPD (2011)**

CS01 - Sustainable Development Principles  
CS04 - The Location of Development  
CS16 – The Rural Economy  
CS18 - Sustainable Transport & Accessibility  
CS19 - Promoting Good Design

## **Consultations**

### Highways

4. I still have a slight issue with the surface material at the access, especially as there will be an increase in vehicle movements to and from the site. The applicant has suggested they've used a compacted stone which also helps with drainage, they have also suggested they want a discreet entrance due to the rescue animals on the site.
5. The images provided by the applicant show a compacted surface with a loose stone chipping on top, there are also sections where the access has been overrun results in a muddy area. This would get worse during winter. (full email with photos on the planning portal)
6. Therefore, highways would want this access amending to a hard bound material measuring at least 5m wide to allow 2 vehicles to pass clear of the highway
7. In terms of width, these are now acceptable to highways. However, this material is not bound. It is a compacted loose stone material.
8. Bond surface means a material that cannot be moved by vehicle when they enter the highway
9. Prior to commencement of the development details showing the site access shall be submitted to and approved in writing by the Local Planning Authority. The site access must be a bound material for the first 5m behind the highway boundary
10. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

11. Informative to be added to decision notice:

- You will need to obtain a Highways Licence from Rutland County Council Highways department before any work can commence on the new access. This will require that the access is built to a standard specification and that contractors are sufficiently insured against public liability whilst operating in the highway.

#### Parish Consultation

12. I write on behalf of the Braunston Parish Council in relation to the above planning application and can report that we have objections to the proposed plans on the following grounds:

13. Existing planning was granted for exercising dogs on a private field, the new application requires a change of use to provide training facilities for dogs and their owners and provision for 30 car parking spaces, we feel this change of use represents significant change. The field sits in open countryside and has been used for agricultural purposes for time immemorial.

14. We understand that the proposed new use would require the erection of a large facility which is out of keeping in its setting, we also understand that the number of visitors to the site and resulting traffic would be greatly increased along what is a country lane causing potential inconvenience to village residents and the shared users of the single lane track approaching the site.

15. We consider the proposed development does not conform to the desire for sustainability since most of the visitors will undoubtedly use motor vehicles to visit the site

#### Ecology Unit

16. Thank you for consulting us on this planning application to which I have no objections.

17. The proposed development is within 100m of a pond that has a high potential of supporting great crested newts (GCN). However, the proposed dog training barn, paddock and car park is to be located on existing managed paddock, which is suboptimal habitat for GCN. Therefore, provided some simple mitigation measures are in place we would consider the likelihood of GCN being impacted by the development to be low. The Reasonable Avoidance Measures (RAMs) to be followed should include:

- All materials to be stored off the ground (for example on pallets) to minimise the likelihood of GCN accessing them for refugia.
- All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip).
- The site should be maintained as sub-optimal prior to the commencement of works.

18. Compliance with this should be required as a condition of the development.

19. All hedgerows on the site should be retained; I am pleased to see a buffer has been left between the fencing and the existing hedgerow to allow for its maintenance. The pond to the south of the site should be protected from the activities and works on the site; from the site plan it does appear that the pond will be separated from the dog training paddock by the fencing.

20. Installation of the fence will require digging/installation of fence posts. From reviewing aerial photographs the site itself looks well managed, however the surrounding countryside provides suitable habitat for badger. We don't have any records of badger in the vicinity of this development; this does not mean that they aren't present on site or on adjacent land. A badger survey is not required for this development, however the applicant must be made aware that Badgers and their setts (tunnels and chambers where they live) are protected by law. Further information regarding badgers can be found here <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences>

## Archaeology

21. Having reviewed the application against the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action (NPPF Section 16, para. 189-190).

## Neighbour Representations

22. The application has been advertised in accordance with the Council's Statement of Community Involvement. 212 letters of support have been received and can be summarised as follows:

- This would be a beneficial amenity,
- The building would provide cover during adverse weather,
- A fantastic local resource for dog owners
- The development complies with Core Strategy Policies and provides high quality training,
- Encourages development opportunities related to the rural economy
- Encourages responsible dog ownership,
- The barn is well screened,
- Attending clients are well organised so minimal disruption to other road users,
- This would be an excellent addition to the existing facilities,
- Since lock down there are more dog owners,
- Would provide facility with winter training options,
- Provides stimulus for the dogs,
- Having lived in Braunston for nearly 20 years and knowing the area well, I feel this would have no effect on neighbours or villagers,
- Dog training would help ensure the safety of animal stock which would only benefit Rutland and the community,
- With careful traffic management there should be no risk to traffic,
- This is an ideal location just outside of Oakham away from the village and not seen or heard by anyone,
- Without a permanent bases the owner has to rely on village halls which are often too small and not available,
- Support rural business in line with NPPF
- The barn is well designed,
- Land based rural business,
- Dog training is a leisure activity that does respect the character of the countryside,
- Everybody accepts that Rutland is a rural county and that the rural economy is important. This planning application is for a rural activity that will help to provide a 'lively and diverse local economy'. The activities of the business supported by this application are wholly appropriate to a rural location. The business owners have created a respectful and professional culture around their existing business which is to be commended.

23. 3 letters of objection have been received and these are summarised below:

- The size of the barn is disproportionate to the surrounding area and will have a negative impact on the surrounding countryside and neighbouring farmers,
- The existing access to this development, is not suitable for the estimated volume of traffic that would be using the proposed site. It is only a single vehicle access and the current surface is hard-core and rubble. This could potentially create traffic congestion on the road allowing traffic to enter and access the paddock,
- Concerns about the disposal of dog waste and waste from the portal loo,
- Concerns about impact on neighbouring farmers from use of the shared single access track,
- Local roads cannot sustain the increase in traffic,
- Adverse impact on surrounding neighbours and villagers
- The original grant of planning permission for this site was for an outdoor dog exercise area, designed to be used by a series of single customers. This application is a radical departure from that model, providing training rather than just allowing exercise, and with parking capacity for 30 cars will result in significant increase in traffic, presumably from quite some distance. Wood Lane is a narrow winding country lane, already suffering from excess traffic and this change of use would make the situation worse. There have been accidents along this road, the latest on July 19th.
- The barn is unnecessarily high, more in keeping with agriculture than dogs,
- The vast majority of the support is from people not living locally,

24. Copies of all of the comments received are provided in full in Appendix 1.

## **Officer Evaluation**

### Principle of the use

25. The site is in the western outskirts of the village, alongside Wood Lane. The proposal seeks permission for change of use of land from agriculture use to construct a dog training barn adjacent to an existing training paddock approved in 2017 under application reference 2017/0763/FUL.

26. The site is outside of the planned limits for developments.

27. Policy CS1 of the Core Strategy states that new development in Rutland will be expected to amongst other things:

- a) minimise the impact on climate change and include measures to take account of future changes in the climate; (see Policy CS19 and 20)
- b) maintain and wherever possible enhance the county's environmental, cultural and heritage assets;(see Policies CS21 and 22)
- c) be located where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport; (see Policy CS4 and CS18)
- d) make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before development of new green field land;(see Policy CS4)
- e) respect and wherever possible enhance the character of the towns, villages and landscape; (see Policies CS19, 20, 21, 22)

- f) minimise the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, use of sustainable materials and minimisation of waste; (see Policies CS19 and 20)
- g) avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere (see Policy CS19);
- h) contribute towards creating a strong, stable and more diverse economy (see Policies CS13, 14, 15, 16, and 17)
- i) include provision, or contribute towards any services and infrastructure needed to support the development (see Policy CS8)
- j) Policy CS4 states amongst other things that Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.

28. Policy CS16 seeks intra alia to:

- support the rural economy and encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;
- safeguard existing rural employment sites and permit the improvement and expansion of existing businesses provided it is of a scale appropriate to the existing development where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness of the area;
- support the local delivery of services and retention of local shops and pubs as set out in Policy CS7.

29. Policy CS18 seeks to ensure that the Council works with partners to improve accessibility and develop the transport network within and beyond Rutland and accommodate the impacts of new development.

30. Policy CS19 seeks to ensure that all new development contributes positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and that they do not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.

31. Policy CS7 states amongst other things that sustainable development in the countryside will be supported where:

- a) d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside;
- b) e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that supports the local economy and communities;

32. Provided that:

- a) the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
- b) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;
- c) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;

- d) the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined; and
  - e) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.
33. The proposed development would comply with the requirements of policy CS7 and would enable an existing facility to be enhanced without having a detrimental impact on the character and appearance of the area.
34. Policy SP15 seeks to ensure that all new development meet the requirements for good design.
35. Policy SP19 – Biodiversity and geodiversity conservation Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity. All new developments will be expected to maintain, protect and enhance biodiversity and geodiversity conservation interests in accordance with Core Strategy CS21 (The natural environment).
36. Subject to conditions the council's consultant ecologist has raised no objections to the proposed development.
37. Policy SP23 states that proposals to develop on land in the countryside will only be permitted where the development complies with either Policy SP6 (Housing in the countryside) or Policy SP7 (Non-residential development in the countryside) and Policy SP15 (Design and amenity) and Policy SP19 (Biodiversity and geodiversity conservation).
38. New development in and adjoining the countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting. Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment.
39. Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated.

#### Impact of the use on the character of the area

40. The Local Planning Authority is required to ensure that any development would be sustainable, achieve well-designed places and suitably mitigate any material planning objections. In assessing the application the requirements of the National Planning Policy Framework (NPPF 2021) and Local Development Plan have been taken into consideration.
41. The main policies consider assessing this proposal are CS1, CS4, CS18 and CS19 of the Core Strategy (2011); SP1, SP7, SP15 and SP23 of the Site Allocation and Policies Development Plan Document. The National Planning Policy Framework Section 12 advise that developments will function well and add to the overall quality of the area; also they would create safe, inclusive and accessible places. Section 9 of the National Policy Framework advises that developments should ensure that safe and suitable access to the site can be achieved for all users.
42. The proposed dog training barn would be created within an existing field (the northern boundary) adjacent to the existing dog training area, and it would be accessed from Wood Lane. The site comprises part of the land that has been changed for dog walking filed, approved by planning permission 2017/0763/FUL.

43. The information provided with the proposal states that the training barn would facilitate additional business activity during the time of unfavourable weather conditions. The barn would also provide storage for equipment used to train dogs.
44. The site would be accessed by an existing single farm track from Wood Lane, which has been accepted under application 2017/0763/FUL. This is in line with the existing means of access to the site.
45. The site is outside of planned limits of development, the proposal is considered as a development in the countryside. Developments in the countryside are strictly limited to those which have an essential need to be there and will be restricted by types of development.
46. Development in the countryside needs to comply with the requirements of Policy SP7, it would be consistent with Policy CS4.
47. The Policy SP7 indicates that sustainable development in the countryside will be supported where it is a rural enterprise comprising small scale alterations, extensions, or other development ancillary to an existing established use appropriate to the countryside. The proposal is ancillary development to an existing enterprise and the scale of the development is considered to be acceptable with the barn having the appearance of similar rural agricultural barns.
48. The local Policies CS19 of the Core Strategy and SP15 of the Site Allocations Policies as well as Section 12 of the National Planning Policy Framework seek to ensure that new developments would contribute positively to the local area, create safe and accessible places, which promote a high standard of amenity for existing and future users.
49. The proposed barn would be set back from the public view and its design would reflect the rural context, the access is already established, as such the proposal would not appear to have a significant impact on the amenity of the area. The proposed building would have an agricultural appearance appropriate in this rural setting.
50. The comments from the Parish Council are noted. Regarding them, the proposal is considered to follow planning policies objectives, and it would not appear adversely affect the character or appearance of the area.
51. Given the above, it is considered that the location and character of the proposed development for change of use of the land to accommodate a dog training barn would follow Sections 2, 8, 9 and 12 of the National Planning Policy Framework (2021) Policies CS1, CS4, CS18 and CS19 of the Rutland Core Strategy (2011) and Policies SP1, SP7, SP15 and SP23 of the Site Allocations and Policies Development Plan Document (2014).

#### Impact on the neighbouring properties

52. The application site is located approximately 550 metres to the south west of the village and is relatively remote from the nearest residential properties. Given the nature of the proposed development, it would not appear that the construction of barn would adversely affect the residential amenity of the neighbouring properties.
53. Given this, the proposed development would follow Section 12 of the National Planning Policy Framework (2019), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

### Highway issues

54. The local highway authority has raised no objections to the proposed development subject to conditions relating to the provision of access improvements including the hard surfacing of the first 5m of the access point.
55. A condition is also proposed to ensure that surface water run-off from the new access is suitably drained to ensure that it does not run-off onto the public highway.
56. Although concerns have been raised in relation to highway safety concerns given the lack of objection from the Highways Engineer it is considered that the access arrangements are acceptable.
57. The application also proposes to increase the on-site parking area in order to allow sufficient space for the changeover between classes. This will enable customers arriving for a class to park without having to wait for the existing class to leave first. This will ensure that there is no adverse highway safety issues from traffic waiting on the public highway. The parking area although quite large would be surfaced in an appropriate material and well screened from distant views by existing mature boundary planting.

### Ecology

58. The consultant ecologist has raised no objections to the proposed development subject to a condition to protect great crested newts that may occupy any nearby pond and an informative about badgers being attached to any decision.

### Crime and Disorder

59. It is considered that the proposal would not result in any significant crime and disorder implications.

### Human Rights Implications

60. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
61. It is considered that no relevant Article of that act will be breached.

## **Conclusion**

62. Taking the above into account, it is considered that the proposal is appropriate for its context and in accordance with the NPPF (Sections 9, 12 and 16), Policy CS1, CS4, CS18 and CS19 of the Rutland Core Strategy (2011), Policy SP1, SP7, SP15 and SP23 of the Site Allocations and Policies Development Plan Document (2014).

## Appendix 1 List of public responses:

### Neighbour Responses

- Mrs Julie Roythorne - 15.07.2021  
This would be a beneficial addition to Rutland's amenities; the current training is amazing but unfortunately it is hindered by adverse weather, variations in temperature, being too hot or too cold and of course during winter months the availability of natural light. I for one would love to see this application being accepted and I know many other dog owners would agree.
- Mrs Christine Law - 15.07.2021  
A fantastic local resource for local dog owners - as the number of people taking on dog ownership has increased this would be incredibly useful for people to learn how to be responsible dog owners.
- Mrs Danielle McFadzean - 18.07.2021  
I think this would be a great asset to our area. My family and friends all use the facilities regularly and I know we would definitely book to use the indoor barn for dog training especially in the winter when it's a bit too cold and wet to train in the paddock.
- Mrs Karen Cameron - 19.07.2021  
I write in support of the proposed erection of a barn by Ms D Wright, to provide enhanced dog training facilities for her rural business.  
This low impact development meets many of the core provisions of the Rutland Local Plan.  
Core Strategy(CS) 7 and Core Strategic Objective (CSO) 5, to support health and thriving communities...providing high quality, local accessible and diverse opportunities for leisure, recreation and sport... Together with Strategic Objective (SO) 8, to support the rural economy by encouraging developmental opportunities related to the rural economy, including farm and rurally based facilities.  
A highly qualified dog trainer, Ms Wright's high quality training not only enables and encourages responsible dog ownership using positive training methods but provides enrichment for dog and owner across the community. This excellent, unique rural diversification brings together a cross section of the community in a sport and leisure activity which, by its nature is outdoors, encouraging and disseminating respect and understanding of the environment and how to protect it. This also benefits the community at large where well behaved dogs are a positive part of rural life. The effects of communal outdoor activity and the bonds created between people and pets, especially dogs, on the physical and mental health and well-being of members of the community are well documented. To be able to continue this regardless of the vagaries of the weather, yet still in an outdoor setting, is invaluable to the maintenance of that aim while supporting the invaluable rural economy.  
  
This facility would also meet CS16, encouraging farm diversification projects where this would be consistent with maintaining and enhancing the environment and contributing to local distinctiveness. This together with CS23, d, supporting the provision of additional new facilities...where this will provide a range of facilities of equal or better quality on a single site.  
The new barn and the facilities it will provide will protect and enhance open space recreation, sport and green infrastructure through this creative rural diversification while it improves and expands on the current highly valued business which is part of the rural economy; maintaining and enhancing the existing environment as the surrounding habitats are well protected and cared for. The training Ms Wright

provides and the community she creates and supports, continue the long tradition in Rutland of responsible dog ownership and sport. Introducing a new aspect of dog training, namely scent work, an additional, valuable, aspect of dog training adds to the uniqueness of the county.

The barn itself will not impact on the locality as the setting is concealed from view by the well maintained environment in which it will sit.

The attending clients are well organised and, in part due to the nature of those wishing to work with their animals within an environment they respect, are considerate, caring members of the community. As such, their community spirit and hence car use manners, are exceptional. Consequently, there is minimal disruption to other road users whilst accessing the site or during training sessions. I commend this planning application highly as a contribution to Rutland's rural economy, the health and well being of the community and the continuing husbandry of the environment that is a natural consequence.

Mr C L -  
22.07.2021

As a regular visitor at Meadow View Farm Dog Paddock, the new facilities would be an excellent addition to the current facilities.

Mr David  
Williams -  
09.08.2021

Since the lockdown more and more people have taken to getting a dog for company, either for themselves or their family. These dogs need training and where better than the proposed amenities that this family are going to provide in both summer and winter periods. In fact I think turning down this application would be barking mad and very woof for the owners of dogs who want their loved ones be it puppies or full grown dogs to be looked after properly.

Miss Christine  
Gillies -  
20.07.2021

This is a well-used facility in the present environment but has no opportunity for winter training which means that clients either have to be outside in all weathers or stop / pause their pet's training. For many owners of new puppies this sort of opportunity is essential to enable them to have a happy, sociable pet who is no trouble to anyone. Other training for specialisms can open up opportunities for extending them beyond just the usual recall and basic training. Agility stimulates the dog in ways that a basic walk never can and other techniques challenge their brains too.

I fully support this application.

Mrs Kate  
Livingston -  
28.07.2021

With a hugely growing number of dog owners we have now, an indoor dog training facility is a much needed establishment for the region. Donna and her team provide top quality training with excellent support and advise for all dog owners (new and old). Their work makes the community a safer place and helps many families lives much happier and easier.

Mrs Jayne  
Mowat -  
05.08.2021

Having lived previously in Braunston for nearly 20 yrs, and knowing the area well, I feel this would have no affect on neighbours or villagers.

I feel for Rutland it would benefit from this proposed facility, ensuring training of dogs in a proper controlled environment, would be an asset, especially in Rutland, the difference training can do, ensuring Saftey of animal stock, which would only benefit Rutland and the community.

Mr Kevin Thomas - 19.07.2021	I would very much like to support this application as it would benefit the training of my dog, who is easily distracted when outside in the dog paddock. The training barn would be of great benefit to our dog training sessions and would enhance the 3 times a week training sessions we have and a very good amenity for the area that would not impact on the surrounding properties.
Mrs Helen Coop -27.07.2021	I believe the addition of an indoor facility will be of great benefit the local area and the dog owning community. It will increase the number of dogs able to be trained here, resulting in better behaved dogs throughout the local area. With careful management of class times (as currently happens) there shouldn't be any risk of traffic congestion (class sizes are restricted to allow suitable individual training).
Mr David Chesman - 06.08.2021	This development would enhance the services currently provided. This facility would encourage responsible dog ownership in Rutland with better behaved dogs in the area. I am in full support.
Mrs Katy Duncan - 20.07.2021	This will highly benefit those people who wish to get their dogs trained from professional, qualified people.
Miss Joanna Smith - 23.07.2021	This would be so beneficial - our dog had some really useful training with Donna as a puppy and I know it was sometimes tricky to find a venue. A new barn would mean more training could take place at their premises, and training for adult dogs could be put on too!
Mr Andrew Pavitt - 20.07.2021	I would very much like to support the proposed training barn which would be of great benefit to the many dog owners in the area not least myself who has used the dog paddock and benefited from the professional staff who operate there.
Mrs Sylvia Jones - 02.08.2021	This is a much needed facility for Rutland!! The location is ideal, just situated outside of Oakham away from the village and not seen or heard by anyone. There is a safe single track entrance away from busy roads and danger and the public. The barn will not be seen and is fitting in the very well looked after environment. I use the already popular and valued paddock and would welcome winter training!! The owners already give back so much to the community with their never ending voluntary therapy dog work and collections for local dog shelters!! The dog population has trebled since lockdown and we need owners well educated to create a sensible safe dog county!! There is no where in Rutland to offer this facility and the village halls when available are just not big enough! I welcome this application as do many others in this county!!!!

- Miss Ash Egan - 24.07.2021 Fully support the invaluable service that is provided here by a canine expert. Particularly since the explosion of dog and pet ownership during lockdown, there is an exponential need for a venue that is fit for purpose and can be developed to suit the needs of a training environment as opposed to village halls which can be restrictive for trainers, dog owners and more importantly the dogs.
- Mrs Susan Davis - 02.08.2021 As a dog owner this application will provide a much needed resource to further support the services the applicant offers. Donna Wright and her family have worked incredibly hard and are qualified to pass on their extensive knowledge in educating owners in order for them to be the best dog owners they can be. So often owners like myself with difficult and challenging dogs need help. The meadow is a great way to exercise my dog in a safe environment but exercise and training are two different aspects of being a dog owner. To have a facility purpose built to further educate dogs and owners will be invaluable. This is why I support this application.
- Miss Sinead Johnson - 03.08.2021 The training barn will be a great addition to Rutland. There has been a massive increase in the amount of dogs in the area (especially since the covid-19 outbreak), which means that Donna Wright and her dog training services have become very popular. However, as she does not have her own training facility, she is limited to what she can do. The new training barn would enable her business to grow even more.
- Mrs Laura Brooke-Rogerson - 05.08.2021 I 100% support this. This family are doing a wonderful thing for dogs and all rescue animals and Rutland will be very lucky to have this facility
- Mrs Andrea Holton - 20.07.2021 This is a fantastic business that has helped the community greatly. Donna is passionate about her work with animals and offers a kind approach when supporting people with the challenges they face with their dogs. She maintains this land beautifully and is wholly committed sometimes to the detriment of working even harder with passion to succeed. This planning application is fantastic and I can't think of a more enjoyable and comforting place to both exercise dogs safely and receive the benefits of how being in nature can grow a contented mind. Good luck Donna, you deserve this plan and wish you all the success.
- Mrs Tracy Sortwell - 24.07.2021 This is a much needed facility which will be run by an amazingly talented and passionate trainer of dogs.
- Mrs Muriel Beardall - 24.07.2021 There is a great shortage of dog training facilities in the county and with the recent explosion in dog ownership it is in everyone's interest to provide training courses for owners. Without a permanent base Donna has to rely on village halls etc to run her courses and these are often too small and not available on a regular basis. Giving Donna a permanent base would be a sensible move that would enable Rutland's canine population to become well behaved and fulfilled members of our community.

Ms Gemma  
Fesemeyer -  
04.08.2021

Dear Sir

Planning application - 2021/0736/FUL. Proposed dog training barn and paddock and extension to existing car parking provision at Corner Meadow Farm, Wood Lane, Braunston In Rutland, Rutland LE15 8PF

We are submitting a letter in support of this planning application. We have considered the application and compared it with planning policy, the Adopted Local Development Framework Core Strategy 2011 and the Rutland Local Plan 2018-2036 which is under review.

The National Planning Policy Framework allows for applications such as this.

Under Paragraph 84 of the national policy "Supporting a prosperous rural economy" it states that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings  
b) the development and diversification of agricultural and other land-based rural businesses

c) sustainable rural tourism and leisure developments which respect the character of the countryside.

We believe the application is supported by the National Planning Policy Framework as:

- the barn is well designed
- this is a land based rural business
- dog training is a leisure activity that does respect the character of the countryside, and importantly, bearing in mind livestock attacks, provides for better trained dogs in the rural environment.

Regarding the Adopted Local Development Framework Core Strategy 2011, there are several strategic objectives and policies that the application will meet. These are as follows:

Strategic Objective 5: Healthy and socially inclusive communities

Policy CS7 - Delivering socially inclusive communities

This application would add to existing facilities and support leisure and sport activities for people of all ages and abilities, encouraging diversity and inclusion, in an environment that promotes good mental health.

Strategic Objective 8: Rural economy and communities

Policy CS13 - Employment and economic development

Policy CS16 - The rural economy

This application is a rurally based business. It will increase employment opportunities in a rural area and diversify the existing business.

Regarding the Rutland Local Plan 2018-2036 currently under review, again the application meets several strategic objectives and policies. These are as follows:

Strategic Objective 6: Healthy and socially inclusive communities

This application would add to existing facilities and support leisure and sport activities for people of all ages, abilities and backgrounds, encouraging diversity and inclusion, in an environment that promotes good mental health.

Strategic Objective 8: Strong and diverse economy

This application is for a rurally based business. It will increase the range and quality of employment opportunities in a rural area.

This application supports elements of Policy E2 Expansion of existing businesses  
c) the expansion does not conflict with neighbouring land uses

- d) the expansion will not result in a severe impact on the local and/or strategic highway network
- e) the proposal will not have an adverse impact on the character and appearance of the area and the amenity of neighbouring occupiers.

Strategic Objective 9: Rural economy and communities

Policy E4 - The rural economy

Policy EN2 - Place shaping principles

Policy EN3 - Delivering good design

This application is for a rurally based business. It will increase employment opportunities in a rural area and diversify the existing business from offering a safe and secure paddock to exercise and train dogs (not weatherproof) to providing an all year round weatherproof dog training facility that can also accommodate the sports of dog agility and competitive Scentwork as well as an indoor exercise area.

This application supports elements of Policy SD5 - Non-residential development in the countryside

- b) essential for the provision of sport, recreation and visitor facilities and the countryside is the only appropriate location
- d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that creates local employment opportunities and supports the local economy and communities.

Additional comments:

Everybody accepts that Rutland is a rural county and that the rural economy is important. This planning application is for a rural activity that will help to provide a 'lively and diverse local economy'. The activities of the business supported by this application are wholly appropriate to a rural location. The business owners have created a respectful and professional culture around their existing business which is to be commended.

Many people seek to change direction in their working lives as their caring responsibilities preclude them from full time working. Younger generations seek out different opportunities for their working life and structure their careers in a completely different way to known traditional models, for example portfolio careers. This application offers the potential for part-time working roles in a dedicated and professional team in a growing sector of the rural economy.

Whilst this application will add to an existing business, it is important to note that group dog training classes are deliberately kept small to provide individual attention and use of the existing exercise paddock is generally by one or two individuals at a time, arriving in the same vehicle. There will be little or no impact to the local highways. The location is also well away from the village, the application is in keeping with the character and appearance of the area and the facilities are too far away from the village to have an impact on the amenity of local residents.

The weatherproof barn will help the business with a consistent revenue and allow for the consolidation of an existing successful business that struggles during the winter months and periods of bad weather. The barn is an agricultural barn for which there is already precedent in the area.

In addition, the application will provide a valuable service to the rural community. Dog attacks on livestock are a huge cost to agriculture, estimated as £1.6m in 2017, with attacks on the increase. A business that provides excellent training for dogs and their owners is of huge benefit to livestock farm businesses in Rutland.

For us personally, the secure dog paddock, which we have used weekly for the last two years, has been essential in both providing a safe and very peaceful place to train our rescue dog and for him to run free off lead which we are unable to let him do in anywhere other than a secure facility. We now also do Scentwork training with our dog, an activity that any breed of dog and any owner of any age and ability can undertake and succeed at, particularly with the high quality training and attention offered at Meadow View. We have found an inclusive and welcoming community of likeminded dog owners with whom, as we develop our skills, we are able to compete against in Scentwork trials during our training class. As a military veteran (Army), the joy of finding a sport in which I can compete as I get older, that continues to build a strong partnership with our dog, and which develops new skills in both of us, has been an unexpected joy. A weatherproof facility will ensure that we can continue with our training during the winter months and any periods of bad weather.

Simon Fisher  
Gemma Fesemeyer Fisher

Mrs Caroline  
Lomas -  
05.08.2021

I sold the 13 acres to Mr and Mrs Wright and have only admiration for the use they have put the fields to. They spotted the need for people who have difficult dogs to exercise them in safety and I fully support the erection of a barn for training dogs in all weather and safely. Mrs Wright passed courses and achieved a high standard of dog training, has a natural affinity for all animals and conducts herself with professionalism in all situations. It is just the sort of small local business which Rutland needs and thrives on.

Mrs Melanie  
Grant -  
06.08.2021

A permanent dog training facility will be a huge advantage especially given the current increase in dog ownership during lockdowns. Puppies need to be trained and socialised in a secure environment, both for their own welfare and the wellbeing of the general public.

Miss Cath Hill -  
18.08.2021

The outdoor dog paddock is an excellent facility and having an indoor facility would be a valuable addition. I have been using the dog paddock once or twice a week for over a year.

Mrs Gill Riley -  
03.08.2021

We have been attending the dog paddock at Corner Meadow Farm for about a year due to one of our dogs being reactive to other dogs. It has been the perfect place for us as otherwise we cannot let our dog off his lead. I feel that the addition of a dog training barn and paddock would be extremely beneficial to myself and other users of the facilities. At the present time it is ok to use the existing facilities during the drier months but would be much better to be able to use indoor facilities during the winter and wetter months. I wholeheartedly support this application.

Mrs Jill Powell -  
24.07.2021

I absolutely support this worthwhile application.

We need local facilities to enable consistent canine training whatever the weather in a safe and controlled way. It will enable continued education with all aspects of

canine training in a fun positive environment. There are no facilities in the Rutland area that offers this community service at this time.

There's no doubt this will offer a worthwhile much needed facility for everyone to enjoy. Donna Wright, family and associates are highly qualified in this area and I feel (as many others do) that this would be a fantastic opportunity for further development of their canine expertise.

- Mrs Heather Walker -  
24.07.2021
- I love bringing my dog for training at the existing paddock facility and feel that there would be of immeasurable benefit if this planning application were approved, as it would give the owners more opportunities to diversify their business and offer positive reinforcement training to the many local dog owners during the winter months and in inclement weather, as well as helping them to support rescue dogs.
- Mr Craig Palmer -  
29.07.2021
- Donna is the voice of animals and they need a voice  
I use there dog walking field it is very good especially when you have a dog that likes to run of like mine does I think having a barn up there would be really great
- Mr C L -  
22.07.2021
- We are regular visitors at Meadow View Dog Paddock and the new facilities would be an excellent addition to the current facilities.
- Miss Nicole Gray -  
23.07.2021
- I believe it would be a valuable resource that is not catered for anywhere in Rutland. With the increase in the dog population it would be invaluable to have a training center that could support the county.
- Mrs Emma Clithero -  
24.07.2021
- It would be amazing for this application to go ahead. I am attending puppy classes at present and we really do need bigger and more suitable premises in order for our puppies to get the best possible outcomes. We are in a church at present with no paddock for the dogs to run around on it makes sense to have a training barn near to the paddock. I certainly would make use of it.
- Miss Bethany Prior -  
03.08.2021
- Fully support the proposed plan to expand on the wonderful facilities at Meadow view. The work that Donna does for the local area and various animal charities is incredible and this extension would allow greater access to the facilities in all weathers.
- Mrs Catherine Varney -  
29.07.2021
- I wholeheartedly support this application, it will be a much-needed safe space to train and socialise dogs. Our family pooch has benefitted from the training course with Donna and her team and is now a very well socialised, content and well behaved dog. Ensuring dogs and their owners have access to this sort of facility and expertise will benefit all local residents- a happy, well-trained dog is a safe dog!

Miss Carly-ann Quinn - 26.07.2021	This would do wonders for all dogs owners, the Wright family are amazing and help so many families with their dogs and I think anything to improve knowledge and help dog owners is a great idea. With British weather being how it is a barn is an amazing idea so the training never has to be stopped.
Mrs Rachel Penfold - 20.07.2021	I'm completely in support of this application.. Its a fantastic opportunity to provide a purpose built & safe dog training environment something which Rutland lacks & in view of the amount of dog owners in the county we desperately need. Anything that helps educate & train owners & their dogs has got to be a good thing. The more trained dogs around the less antisocial & irresponsible behaviour. Being involved with dogs for a job & hobby I've spoken with a large number of owners locally who have said its something that they would support.
Mr Jamie Dunkley - 27.07.2021	As a Rutland resident, and dog lover, I think is fantastic news.  Donna and her team do a wonderful job and I see absolutely no downside. Just the opportunity for them to do what they do even better.  We will certainly be using it as a family.  Jamie
Miss Wendy Berridge - 28.07.2021	I fully support this application.  The team at Meadow View Dog Training provide an invaluable, professional and high quality service to local dog owners and to the broader community in supporting local rescue centers and animal protection institutions.  It can be quite challenging running training classes through the winter months with extreme weather conditions and shorter daylight hours. Having to hire a church hall, which limits what they are able to provide to a large group of highly excited puppies and owners also increases costs for everyone and limits their business opportunities.
Mrs Jane Bryan- Crane - 23.07.2021	I would like to support this application because I feel there is a great need for this type of facility in the area. It is important that dog owners have adequate facilities for the purpose of training and socialising their animals. I frequently use the existing paddock area for exercising my dogs in a safe and secure environment and I'm on a waiting list for further training for my dog when space becomes available.
Miss Rebecca Constantin - 02.08.2021	I support this application
Mrs Barbara Croxtall - 09.08.2021	I support this proposal. I feel is an excellent opportunity for Donna and the Wright family to extend their knowledge and expertise to help members of the public exercise, train or provide help with problems or rehabilitation for their canine

friends. To be able to have an indoor facility ensures this support can be given all year round.

Mr Nick Nick  
Paish -  
15.07.2021

I have been a client of Mrs Wright participating in Scent Work classes since early 2020 . During this time we have had to move locations a many times due to limited availability of appropriate facilities, many of which have been village halls which are too small and not really appropriate for scent work. This has hampered Mrs Wright's ability to provide the level and consistency of training required to allow the dogs and their owners to reach their full potential.

The provision of a dedicated training barn will solve these problems and leave the village halls available for other more appropriate local groups. As the barn would not be visible from the road or any other public access it is unlikely to result in an visual intrusion to the rural scene. The dog training Mrs Wright undertakes does not result in significant barking or other noise from the dogs and if it were to be it is unlikely to adversely affect any local properties due to its relative isolation.

A training barn would give the scent work dogs the best chance of reaching the highest standards in competitions putting the county of Rutland at the forefront of this field and adding another reason as to why Rutland is a fantastic place to live.

Mr & Mrs  
Mireille &  
Graham  
Mutimer -  
19.07.2021

Dear Madam,

My Husband and I would like to offer our full support to the proposed dog training barn and paddock and extension to existing car parking provision at Meadow View, Braunston. We are weekly users of the existing paddock and have also used Donna Wright's invaluable help, guidance and confidence in rectifying our dogs behavioural issues in May this year. She was an absolute Star!

We booked our Xmas Day hour months ago so that we know our hounds will be happy and suitably shattered!

The proposals cannot be seen as detrimental in anyway given the situation of the existing paddock etc. and is far enough out of the main village / other dwellings not to cause issue or nuisance from noise or parking.

To have this additional facility in the heart of our wonderful County can only be a positive. The dog paddock is already fantastic as allows both dogs and their owners so much more freedom in a safe and secure environment. To have the addition of an indoor space for group training, 1-2-1's etc. would be hugely beneficial to all since Donna will be able to offer her knowledge and understanding to many more.

An excellent proposal overall!

Yours sincerely,  
Mireille & Graham Mutimer.

Mr John  
Kennedy -  
20.07.2021

This is a much needed facility for Rutland. The popularity of the existing business is such that expansion is urgently required. The business is very well run and the owners are a credit to their business.

<p>Miss Emma Smith - 28.07.2021</p>	<p>Meadow view dog paddock has supported me in my journey to be a new puppy owner. Completing training courses inside on site would be amazing and give many more dog owners the opportunity to get the support required and train their dogs for life.</p>
<p>Miss Jennifer Johnstone - 29.07.2021</p>	<p>Already an amazing place that truly cares for dogs and other rescue animals. Would certainly be great to have some indoor space there to provide shelter when needed. A place to help be consistent with the positive reinforcement training that all dogs need. We travel 30 minutes to get here as it's the best in Leicester-shire and Rutland.</p>
<p>Miss Jemima Grant - 02.08.2021</p>	<p>Having a dog in Rutland is made so much better for the paddock and all Donna does for both training and rescues, while still running the farm and a family!!!</p> <p>I am fully in support of this planning, as a disabled patron for this service it will give additional space and be of benefit to all whom are able.</p> <p>This is a thoroughly unique business and has so much love put into it, I once again support this planning as it is a positive for Rutland!</p>
<p>Mrs Karen Booth - 02.08.2021</p>	<p>I think this will be a great asset for everyone to enjoy. The place itself is a fantastic place to be able to let your dogs run free in a safe enclosed area and this will be a added bonus.</p>
<p>Mr Tim Butcher -02.08.2021</p>	<p>I have known Donna and the life changing work she does for 3 years. I have made extensive use of her secure dog paddock to exercise my dogs. However having an 'all weather' facility would transform and enhance the superb work that she is doing. Providing a safe secure positive environment to exercise and train dogs is essential, having a facility that can be used all year round would be a real game changer for Rutland and the surrounding area. I fully support this planning application and believe that ongoing education and investment for dogs and their owners in a weather proof safe and secure training barn is an absolute necessity for us all.</p>
<p>Mr Vince Howard - 04.08.2021</p>	<p>I support this application, for several fronts. Having lived within Oakham and Rutland for the past 53 years this business would support the local development within the local infrastructure for small business. this will provide training and education for all age ranges, this will provide a greater ability for member's of Rutland and the surrounding villages. this facility will provide a safe environment to ensure a structured delivery of qualified and regulated training. this has the facility to provide an all year round venue to provide a sweet of training classes enhancing the long term abilities of both dog and owners. this will provide a fantastic venue out of town.</p>

this will also create an environment to underpin the rescue and rehabilitation of a large number abandoned animals.  
having recently been attacked by an unruly dog that clearly had forms of aggression resulted in me suffering a bite and a cause of antibiotics.  
I would urge that common sense is upheld in providing a professional and positive approach in moving forward to provide this planning applications.

Mr Richard  
Johnson MC -  
15.07.2021

This will be a fantastic facility, allowing year round training for the counties increasing canine population.  
The location is discrete and away from the road and is ideally situated for this kind of business venture. Another local business run by a local family that will benefit our county.

Miss Rachel  
Lambert -  
15.07.2021

Very much in favour of this - a great opportunity for local people and their dogs to benefit even further from this space.

Miss Jenna  
Adcock -  
06.08.2021

I strongly support the proposal to extend the facilities and car park at the Paddock. In an area with a high concentration of dogs Donna and her family provide much needed services to ensure that local dogs behave well and are good members of the community. Socialisation of Dogs, and working on their behaviour, has huge advantages for local public spaces, such as Rutland Water, parks and the streets helping to ensure that local areas are safe for both dogs and humans (big and small). Enlarging the facilities at the Paddock will enable Donna and dog owners to teach their dogs these vital life skills in a safe and secure environment. This can only be of benefit to everyone.

Ms Emma  
Morley -  
28.07.2021

I absolutely support this. The facilities and services Donna offers are invaluable to me as owner of a rescue dog in need of time, training and a private, secure enclosed space to do this. There is nowhere else locally that I have found that offers similar support or facilities. Extension of the offering to include indoor, all weather facilities seems to be a simple yes.

Mrs Jennifer  
Hine -  
20.07.2021

This is a wonderfully designed facility that will enhance the community and its residents. .

Miss Sharon  
Bradford -  
20.07.2021

This is a fantastic opportunity. We go to the dog paddock that is already there as it is a great place for reactive dogs, it's quiet and very much a god send for us to let our dog off so it can release pent up energy within an environment that is very safe.

The proposed Barn and Paddock and extension to the car park is a phenomenal opportunity for the dog owners (including ourselves) to be able to go.

Rutland has had a big surge in puppies since the lockdowns and I for one know that they would be extremely happy to be able to take them for training, and who better than Donna, she is passionate, professional and very considerate towards

dogs and people would be very lucky if this Barn and Paddock with extra parking area would be able to go ahead.

The Wright family have supplied us with a safe place to go, and we feel it would be a fantastic opportunity for Rutland and surrounding areas if this was to go ahead. Please in your case can you consider the fantastic opportunity this would be for local dog owners.

Thankyou in advance and really excited to see this happen please.

Sharon Bradford

Mr Edward  
Baines -  
24.09.2021

Edward Baines  
Rutland County Councillor for Martinsthorpe  
Wood Lane Farm, Braunston, Oakham, Rutland, LE15 8QZ  
21.09.2021

F.A.O Justin Johnson, RCC Planning Dept.

Please note that I am writing in a private capacity and will take no part in the decision making process.

Dog Training Facility, Wood Lane, Braunston

As the immediate agricultural neighbour to the east and south of the proposed site I wish to make the following objections:

- Sustainability

The potential users of the facility will all arrive by car. This is open countryside accessed by a narrow track.

- Traffic

The highways dept. have asked for an improved visibility splay which has already altered the unspoilt rural location. Immediately opposite is a lively stable which generates considerable traffic and a sharp bend to the south is a regular accident spot as a result of speeding (the most recent in the past month)

- Land use and biodiversity

The 2017 permission was for dog walking and as such retained permanent pasture. It has now been closely mown with various items placed in the field making it inappropriately suburban in appearance. I have noticed fewer birds in my hedgerow and the disturbance caused by dogs (barking, running along hedgerows) is apparent.

- Scale of building etc.

The proposed barn is large and will be visible from Knossington Road, Braunston. If approved this would no longer be unspoilt open countryside. Together with the car park for 30 cars this is intrusive and totally out of keeping with its surroundings.

- Miscellaneous

Although not necessarily material planning considerations the impact on regular users of Wood Lane is considerable. It is much used by owners exercising their dogs; personally I drive livestock along it; and many people enjoy the tranquillity of the lane. Already some visitors of the dog walking paddock show disregard for other road users – frequency & speed of vehicles has been marked especially at week end. I have personally been subjected to verbal abuse when moving stock – this has not been frequent, but the incidents were unwarranted and unpleasant.

I recognise that this last part is not a planning issue but is “collateral damage” resulting from a non-agricultural development which will only be exacerbated if this proposal is approved. I know that the Parish Council is also strongly opposed and support for the proposed is largely out of area. I urge officers to recommend refusal.

Mrs Elly  
Mickleburgh -  
30.07.2021

I Fully support this application. Donna & team work so hard to help dog owners in all weathers and I think this will be a great place which will benefit so many people.

Mr Chris Miros -  
02.08.2021

Allowing owners to train their dogs in a safe and controlled environment is important to the development of dogs, especially given that lockdown has resulted in many new dog owners. The facilities that are currently supplied are great, but a covered training area would have meant that during these recently changing weather conditions, we would have been able to further our dogs training more effectively.

Mrs Barbara  
Crellin -  
02.08.2021

Full support for this valuable project especially in the light of so many dogs bought during lockdown by inexperienced owners who need to know their training can continue no matter what the weather  
Apart from that Donna is a total expert and works so hard in the whole field of canine wellbeing

Mrs Paula  
Reeves -  
03.08.2021

I think this will be a great asset to our area. To have a safe and secure dedicated space to train dogs by Donna and her team would be great.

Mrs Amy Smith -  
20.07.2021

I am writing to object to the proposed development. The size of the barn is disproportionate to the surrounding area and will have a negative impact on the surrounding countryside and neighbouring farmers.

The existing access to this development, is not suitable for the estimated volume of traffic, that would be using the proposed site. It is only a single vehicle access and the current surface is hardcore and rubble. This could potentially create traffic congestion on the road allowing traffic to enter and access the paddock.

Surely if the proposed car park is for 30 cars a portal Loo will not be adequate to cope with the volume of human waste and which will require increase deliveries of heavy good vehicles to dispose of the waste. Another question where will the owners dispose of the large amounts of dog waste generated by the service users ? Is this a health and safety requirement ?

Also I am concerned about the impact on, adjacent neighbouring farmers and the impact on on the existing, open countryside. I appears no consideration has been made to the joint vehicle access used by other neighbouring farmers and the impact this development could have on livelihoods.

The local village roads can not sustain an increase in traffic using the site and questions its impact on other road users.

In principal I wholeheartedly support rural businesses but surely the impact of the surrounding neighbours and villagers need to be considered.

Mrs Lisa Strang van den Heuvel -11.08.2021 After having spent 15 years heavily involved in all aspects of dog rescue, I am in favour of anything that will benefit "man's best friend" and their families. It's a rarity to have facilities that include an indoor exercise/training area for dogs, which is a shame, because my initial background is equine not canine and indoor horse arenas to exercise and compete in are commonplace. I would hope that this planning application gets the backing it deserves.

Miss Becky White - 01.08.2021 The dog paddock is ran very responsibly. A great deal of care is taken to ensure mess is cleared and trees and plants are regularly planted. The proposed development is clearly needed by the community, particularly during this time when so many people have bought dogs during COVID lockdowns and are desperate to train them.

Mrs Helen Griffin - 01.08.2021 This will be a very much needed facility for Rutland, I use the paddock when I visit family on a regular basis and the barn would allow training to continue in all weathers.

Miss Rebecca Buxton - 27.07.2021 This project has my full support and would be a huge benefit to Rutland and it's many dogs!  
This facility would offer dogs and their owners a purpose built environment in which to safely train.  
Donna is an incredible trainer who has helped SO many local dog owners and their pups and this facility would be a fantastic local opportunity which we are in desperate need of!  
Donna also works tirelessly with sensitive dogs and rescue dogs and having a venue which could be used all year round would make such a difference to those of us who are working hard with our sensitive dogs.  
Donna's business not only educates puppies but their owners into becoming informed and sensible dog owners and having more of those types of dog owners is better for everyone in the community.

Mrs Rachel Burgess - 02.08.2021 As a responsible dog owner who has a very large Great Dane it has been essential for me to have an enclosed environment to train and exercise my dog. Having an additional barn will mean I can use the facilities when the weather is not conducive to outside exercise and training. I believe this would be a great benefit to the county.

Mr & Mrs Paul Bussingham - 02.08.2021 We fully support this application. Not only does Donna provide useful classes for the community, her work with animal charities is invaluable. This barn will enable her to provide classes all year round and in inclement weather.

Dr Tim Gray - 04.08.2021 I am writing in support of this application.  
During the pandemic there has been a huge increase in Dog ownership across the UK. It is so important that the owners can access high quality training such as is on offer at the paddocks.

There has also been an increase in mental ill health. Donna offers FREE therapeutic dog training. This type of therapy has been shown to be hugely beneficial in the treatment of many types of mental illness. I support the provision of this facility.

Ms Gemma  
Fesemeyer  
Fisher -  
04.08.2021

Dear Sir

Planning application - 2021/0736/FUL. Proposed dog training barn and paddock and extension to existing car parking provision at Corner Meadow Farm, Wood Lane, Braunston In Rutland, Rutland LE15 8PF

We are submitting a letter in support of this planning application. We have considered the application and compared it with planning policy, the Adopted Local Development Framework Core Strategy 2011 and the Rutland Local Plan 2018-2036 which is under review.

The National Planning Policy Framework allows for applications such as this.

Under Paragraph 84 of the national policy "Supporting a prosperous rural economy" it states that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings  
b) the development and diversification of agricultural and other land-based rural businesses

c) sustainable rural tourism and leisure developments which respect the character of the countryside.

We believe the application is supported by the National Planning Policy Framework as:

- the barn is well designed
- this is a land based rural business
- dog training is a leisure activity that does respect the character of the countryside, and importantly, bearing in mind livestock attacks, provides for better trained dogs in the rural environment.

Regarding the Adopted Local Development Framework Core Strategy 2011, there are several strategic objectives and policies that the application will meet. These are as follows:

Strategic Objective 5: Healthy and socially inclusive communities

Policy CS7 - Delivering socially inclusive communities

This application would add to existing facilities and support leisure and sport activities for people of all ages and abilities, encouraging diversity and inclusion, in an environment that promotes good mental health.

Strategic Objective 8: Rural economy and communities

Policy CS13 - Employment and economic development

Policy CS16 - The rural economy

This application is a rurally based business. It will increase employment opportunities in a rural area and diversify the existing business.

Regarding the Rutland Local Plan 2018-2036 currently under review, again the application meets several strategic objectives and policies. These are as follows:

Strategic Objective 6: Healthy and socially inclusive communities

This application would add to existing facilities and support leisure and sport activities for people of all ages, abilities and backgrounds, encouraging diversity and inclusion, in an environment that promotes good mental health.

Strategic Objective 8: Strong and diverse economy

This application is for a rurally based business. It will increase the range and quality of employment opportunities in a rural area.

This application supports elements of Policy E2 Expansion of existing businesses

c) the expansion does not conflict with neighbouring land uses

d) the expansion will not result in a severe impact on the local and/or strategic highway network

e) the proposal will not have an adverse impact on the character and appearance of the area and the amenity of neighbouring occupiers.

Strategic Objective 9: Rural economy and communities

Policy E4 - The rural economy

Policy EN2 - Place shaping principles

Policy EN3 - Delivering good design

This application is for a rurally based business. It will increase employment opportunities in a rural area and diversify the existing business from offering a safe and secure paddock to exercise and train dogs (not weatherproof) to providing an all year round weatherproof dog training facility that can also accommodate the sports of dog agility and competitive Scentwork as well as an indoor exercise area.

This application supports elements of Policy SD5 - Non-residential development in the countryside

b) essential for the provision of sport, recreation and visitor facilities and the countryside is the only appropriate location

d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside

e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that creates local employment opportunities and supports the local economy and communities.

Additional comments:

Everybody accepts that Rutland is a rural county and that the rural economy is important. This planning application is for a rural activity that will help to provide a 'lively and diverse local economy'. The activities of the business supported by this application are wholly appropriate to a rural location. The business owners have created a respectful and professional culture around their existing business which is to be commended.

Many people seek to change direction in their working lives as their caring responsibilities preclude them from full time working. Younger generations seek out different opportunities for their working life and structure their careers in a completely different way to known traditional models, for example portfolio careers. This application offers the potential for part-time working roles in a dedicated and professional team in a growing sector of the rural economy.

Whilst this application will add to an existing business, it is important to note that group dog training classes are deliberately kept small to provide individual attention and use of the existing exercise paddock is generally by one or two individuals at a time, arriving in the same vehicle. There will be little or no impact to the local highways. The location is also well away from the village, the application is in keeping with the character and appearance of the area and the facilities are too far away from the village to have an impact on the amenity of local residents.

The weatherproof barn will help the business with a consistent revenue and allow for the consolidation of an existing successful business that struggles during the winter months and periods of bad weather. The barn is an agricultural barn for which there is already precedent in the area.

In addition, the application will provide a valuable service to the rural community. Dog attacks on livestock are a huge cost to agriculture, estimated as £1.6m in 2017, with attacks on the increase. A business that provides excellent training for dogs and their owners is of huge benefit to livestock farm businesses in Rutland.

For us personally, the secure dog paddock, which we have used weekly for the last two years, has been essential in both providing a safe and very peaceful place to train our rescue dog and for him to run free off lead which we are unable to let him do in anywhere other than a secure facility. We now also do Scentwork training with our dog, an activity that any breed of dog and any owner of any age and ability can undertake and succeed at, particularly with the high quality training and attention offered at Meadow View. We have found an inclusive and welcoming community of likeminded dog owners with whom, as we develop our skills, we are able to compete against in Scentwork trials during our training class. As a military veteran (Army), the joy of finding a sport in which I can compete as I get older, that continues to build a strong partnership with our dog, and which develops new skills in both of us, has been an unexpected joy. A weatherproof facility will ensure that we can continue with our training during the winter months and any periods of bad weather.

Simon Fisher  
Gemma Fesemeyer Fisher

Mr Neil  
Moverley -  
04.08.2021

I believe that this is a valuable asset to the community providing the opportunity for year round support for pet owners in a safe environment in a facility that is sympathetic to the surrounding area. I fully support this application

Mrs Lesley  
Cooper -  
05.08.2021

What a fabulous facility this would be. I whole heartedly support this application because it would provide a well needed facility in the area. Donna already provides a superbly organised and well managed dog walking area, it's kept scrupulously clean and is such a help to lots of people in the area. I believe that anything Donna is involved with will be positive for the community.

Mrs Elaine  
Smith -  
05.08.2021

I support this application

Miss Kelly  
Green -  
05.08.2021

I support this application

Mrs Sara Tory -  
07.08.2021

The paddock has been used extensively for dog training and exercise and is a much needed local resource. The proposed barn will allow the continuation of dog training during all weathers. Dog ownership is increasing dramatically and without local access to good dog trainers there will be more problems with badly behaved dogs and sadly dogs surrendered to local dog charities. The barn will also be used

for storage for large amounts of donations that are collected and passed on to local animal charities. I fully support this much needed application.

Mrs Sara  
Blockley -  
15.07.2021

I fully support this application. It would be a valuable facility to those receiving training with their dogs especially during adverse weather conditions and which would greatly compliment the current training paddock/ dog exercise paddock. Thank you.

Mrs Samantha  
Dell -20.07.2021

This is a fabulous idea and very much needed! This will provide new and old pet parents a much safer training environment. More and more dogs are being born and we need to provide them with the best tutoring and mentoring, having somewhere safe for these dogs gives owners peace of mind there is somewhere they can go which is both professional and friendly

Miss Georgina  
Adams -  
21.07.2021

What a great idea! I thoroughly enjoy visiting this location with my 2 dogs. One of whom cannot be let off just anywhere due to his prey-drive and nerves. Donna and Anthony already host a luxurious, hidden gem which is the beautiful dog paddock in a secure, quiet location in Rutland. There are no direct neighbours and a dog training barn would be the most perfect step up for what is already a wonderful facility for both human and canine alike. This facility is well worth the drive over from Harborough as i know i am not just being left to it and have the help i need when appropriate. Both mine and my 2 dogs confidence are down to this place . I only hope this barn build is supported and i can train my nervous 5 year old dog further-maybe even one day i will be able to remove his nervous badge. As a previous Rutlander/Dog walker I know what a life line places like these can be and i now will have the perfect place i can recommend to my old clients in Rutland / new friends in Harborough.

Mr & Mrs S & K  
Wallace -  
04.08.2021

: I fully support the application and as an owner of two dogs I can say that the proposed facility would be essential to allow all weather training for dogs. I currently use Meadow View Dog Paddock for exercising of my two dogs, as i have mobility disability, this enables me safely allow my dogs to be off lead. So to have such a facility in Rutland would be a massive benefit to Oakham and the County as a whole.

Miss S Ryan -  
14.07.2021

The paddock provides a valuable resource for dog owners and the behavioural and training services offered by the owner are of great use to new dog owners and especially owners of rescue dogs. Provision of indoor training facilities in the form of this proposed barn would enhance the services offered. There are no near neighbours and the barn would neither be overlooked nor Mar anyone else's view.

Mrs Sonja Rata  
-20.07.2021

I feel this facility would be a good addition to the local dog owning community. Providing an undercover base which is needed in our British climate for dog and owner training.

Miss Ellie  
Chattaway -  
20.07.2021

I think this is a great development for the local area

Mrs Jacqueline  
Diprose -  
27.07.2021

This will be a great facility for people and their dogs to use in the area. An indoor training area is very much needed.

Miss Niamh  
Johnson -  
25.07.2021

I stand in support of this training barn application.

This training barn would be a great addition to Rutland. It would massively help a Rutland local business woman to be able to be more independent and not have to rely on use of village halls, which impact on her ability to conduct her highly sought after business.

Due to the remote location of the potential training barn, it would not cause any public disruption. Having a training barn would allow for such a wide range in potential events. For example, the training barn can be used for charity events, which will bring positive press to the county of Rutland.

A training barn would enable the large amount of people in the Rutland (and surrounding areas) dog community a place to come together and get involved with like-minded people who want to work with their dogs in a peaceful partnership. Not only would the barn serve as a great place to train your dog, but it will also bring people new friendships, and give them good social interactions - something that has become crucial after the multiple isolating COVID-19 lockdowns.

Mrs Lara  
Nelson -  
31.07.2021

No objection

Miss Emily  
Happy -  
31.07.2021

We have been using the paddock for nearly 2 years now, I believe many people will benefit from the training barn. This is a much needed facility.

Ms Kay Smith -  
24.07.2021

I fully support this proposal. As a dog owner I feel there are no suitable facilities locally for indoor dog training sessions. This is a much-needed facility and would be a welcome addition to the training paddock which can only be used in dry weather during daylight hours.

Mr Alistair  
Howard -  
24.07.2021

I completely support this application as the Wright family provide amazing training and support for dogs. We travel over 30 mins for Donna's expertise and have had 1-2-1 and group classes with her. She has made such a difference to our dog and we really enjoy our sessions. The training barn would be a fantastic addition to the existing facilities where we can continue to attend classes and also for other dogs to benefit. We also have a rescue dog who will be starting classes with Donna sometime in the future.

Mr Steven  
Walton -  
24.07.2021

Excellent - all year dog facility

Mrs Melissa  
Chesman -  
25.07.2021

I whole heartedly support this planning application. Donna and her family work tirelessly to improve the lives of animals and their owners. Any venture that encourages animal owners to be responsible and knowledgeable deserves to be approved.

Mrs Marie  
Johnson -  
04.08.2021

I fully support Ms Wrights application for a training barn. It would provide the county of Rutland with an excellent, much needed dog training facility. We have taken our dogs to both the paddock and to the scent classes that Donna runs. Both of which have been excellent, however in particular whilst attending the scent classes, it was clear that it is a struggle for Mrs Wright to find a local hall that not only allow dogs inside, but is big enough for safe training to commence.

The COVID-19 lockdown, has caused a massive dog increase across the county of Rutland, and subsequently Mrs Wright has become very popular. However, there is simply no way to accommodate these new customers without a training barn. Currently, Mrs Wright is using various village halls, however with many being redone, and modernised, the majority of the halls no longer want dogs inside. Leaving Mrs Wright with little, to no options of where to teach.

The increase of traffic will be minimal, as the classes have a maximum of eight, however it is likely that the classes will be only contain around six, as Mrs Wright knows that most dogs need a smaller class. The car park is a feature of the training barn which is crucial. Not only will it help with the cross over between people arriving and leaving to go in smooth manner, but it will allow for anyone with a reactive dog to be able to park away from the other cars and dogs.

Not only will the dogs benefit from the training barn, but it will also benefit the owners. It is a great social opportunity for people to get together, and have positive interactions with like-minded people.

Mr Alan  
Roythorne -  
04.08.2021

This is an excellent idea, a dog training barn would be perfect for training when otherwise it wouldn't be possible, like when the good old British weather opens it's heavens, or the sun blazes too hot. It would make evening training sessions possible when the clocks go back and the nights draw in. Improvements to car parking area would be greatly received, another very practical and effective idea, all in all a big thumbs up from me !!

Miss Emma  
Thomas -  
22.07.2021

What a fantastic idea, fingers crossed the application is approved.

Mrs Terry  
Whitmore -  
23.07.2021

I completely support the application for Mrs D Wright to erect a barn to be used as an enhanced dog training facility. Mrs Wright is very dedicated and already very experienced and established in advanced dog training with numerous qualifications and skills, all of which would help to enrich further, her many existing dog owner clients with their training.

Mrs Wrights dog training not only enables and encourages positive training methods but provides enrichment for dog and owners across the country. This excellent, unique rural diversification brings together a cross section of the country, in a sport and leisure activity which, by its nature, is outdoors, encouraging and disseminating respect and understanding of the environment, and how to protect it.

This also benefits the community at large, where well behaved dogs are a positive part of rural life. The effects of communal outdoor activity, and the bonds created between people and pets, especially dogs, on the health and well-being of the community are well documented.

To be able to continue this regardless of vagaries of the weather, yet still in an outdoor setting, is invaluable to the maintenance that we aim, while still supporting the rural economy.

The barn and facilities would not only provide protection and open space recreation but will create and enhance the existing environment.

Mr George  
Ward -  
03.08.2021

I strongly support this application as meadow view is one of very few safe and meticulously well looked after places you can take your dog in absolute confidence of receiving massive support from the owners, the extra facilities they are proposing would only enhance the fabulous facilities they already offer, making this an all weather place to go, especially when you have a dog which is not great with other dogs, I can let her run without worry and work on her social skills at the same time.

Mrs Clare  
Thomas -  
16.07.2021

The facilities already offered are superb and this indoor training area can only help to provide ongoing and year round training for dog and their owners. This training barn would increase the opportunity for training whatever the weather. The barn would be situated in a position that would be unseen by any neighbours and there would be no noise impact from this development.

Miss Jordan  
Adams -  
22.07.2021

This would be an amazing opportunity for the area. There is no where else in the area which has facilities like this. We regularly take our dogs up to the field and have had to cancel classes on numerous occasions due to the extremes in weather . With this in place we wouldn't have to worry about cancellations going forwards . I am all for this

Mr Alan Latham  
-28.07.2021

I think that this planning application should go ahead, as the training barn would be a great asset to the community and i would use this regularly.

Mr Christopher  
Collins -  
06.08.2021

Will be a great facility for dogs in an area like Rutland where let's be honest is dog loving county.

Mr Harvey Nigel  
Harvey -  
06.08.2021

I would be delighted if this application was granted as it would provide a stable facility for training that was suitable for the task, rather than the periodic hiring of village halls and similar where there is always an issue of cleanliness to consider.

This facility would be of benefit to the dog owners of Rutland and the neighbouring areas, and would not be notably intrusive to view or landscape as I vision it.

I welcome and support this application.

Mr Christian Hill  
-25.07.2021 I fully support this application. Donna and her team do wonderful work with dogs and their owners. We have been to many classes and feel that this addition would be much better suited to the needs of the dogs and their owners.

Miss Suzie  
Holmes -  
25.07.2021 I fully support this application for a barn, Donna and her team doing amazing work rehabilitating and training dogs and their owners. We are willing to travel quite a distance to receive the support and guidance from Donna for our Dog Toby, bar far the best training we have found. The added benefit of a barn for training would be fantastic and much more beneficial for the dogs and owners.

Miss Gemma  
Spencer -  
25.07.2021 Fantastic idea! Having a dedicated area allows owners to be able to focus on developing their puppies skills. The classes are already extremely helpful and working with my puppy, however, the current venue is not the best for teaching skills to puppies and also as they grow to be teenagers, the space becomes a lot smaller. Having the facility proposed would give the space required and the comfort to make learning easier and more fun.

Mr & Mrs peter  
constable -  
02.08.2021 rutland doesn't have any indoor training faciltys,at present.  
during the winter or servere bad weather it would be great ,to beable to have some where local to train.  
at the moment we know that edtc have to travel to arena uk in grantham,it would truly benefit all dog owners who wish to train there dogs,wether they are dab hands at it or just beginners,wishing to try some thing new.even if its puppy training .

Mr & Mrs Bob  
Beckwith -  
02.08.2021 A brilliant rural business that allows people to look after their dogs responsibly - just what the county needs with the growing numbers of houses being built locally. We fully support this application and think the local council should do the same and encourage a much needed local business to expand as Mrs Donna Wright's excellent reputation is spread through neighbouring counties - her clients may well stop off in Oakham and benefit other businesses.

Mr Robert  
Palmer -  
04.08.2021 This facility meets CS16 and CS23! This agricultural barn would be in keeping with the surrounding farmland and is no bigger than many neighbouring facilities including the livery yard and full size riding arena a couple of fields away! The low impact development meets many of the core provisions of the local plan[CS]7 AND [CSO]5 AND [SO]8 supporting the rural economy and encouraging developmental opportunities related to the rural economy. Donna Wright has several scent work teams competing under the Rutland team name across the UK. It would be fantastic to perhaps host a trial on home ground!! She currently has some of the

fastest team times!!! A fantastic opportunity for Rutland, thus should defiantly be approved!!!

Mrs Tracey  
Stumson  
(O'Leary) -  
01.09.2021

I support this application to add to an already great facility in Oakham.

Miss Lydia  
Richardson -  
28.07.2021

I've had a training course and now starting another training course. This facility will make a huge difference for the training. I highly recommend her and everything she does for dogs. It'll make a big difference for the dogs and owners

Mrs Kathleen  
Friday -  
02.08.2021

I would like to support this application. It would be lovely to train the dogs in all weathers. The site doesn't encroach on anyone else. With the extra number of dogs around after lockdown extra places to train safely are much needed and with Donna being a qualified trainer I am sure it will be an asset to the dogs and dog owners locally.

Kathleen Friday

Miss Chloe  
Dustan -  
28.07.2021

This will provide a safe, big enough space to train dogs in all weather's consistently! It will also continue to educate our canines using only positive reinforcement, helping even more rescue dogs than they do now. A fab opportunity for all in Rutland, a facility I would use a lot when we get our puppy.

Mrs Mary Reilly  
-02.08.2021

The addition of a training barn would be a great asset the the community, the owners of the establishment work so hard to provide a safe space for dogs and owners to exercise and relax without distractions, training is an essential stage in puppies/dogs development and well being and having somewhere local to go will benefit the whole community

Mrs Maryrose  
Terry -  
02.08.2021

i support this much needed dog resource in the area. it's location is perfect. it's facilities are perfect . please allow this planning permission as my dog is waiting to go there! thank you very much. M. Terry.

Mrs Sarah Dyer  
-02.08.2021

I support this application fully, Donna is very professional and brings a lot to the community. I have been using the paddock since it first opened and we have taken part in some of her classes too, helping my old dogs to learn some new skills but also helping them to be better doggy citizens too. The new barn would provide some much needed dog friendly indoor space and will help Donna to provide even more safe, positive and science based training activities to help dogs and owners a like. In addition the facilities could help other local small businesses as the paddock already has, including local dog walkers, dog treat makers and other trainers to name a few..

Mr Ian Brannan -02.08.2021	This would be a fantastic local resource for the area especially with the increased population of dogs locally since the covid lockdowns. Having an indoor space for dog training would be great too to give some respite from inclement weather.
Miss Jess Paish -16.07.2021	I fully support this proposal, will be fantastic addition to a wonderful business and community. It will not only enable Donna and her family to continue to grow and develop their thriving business, but offers a safe space for training in the winter months.
Mrs Carol Bottomley - 24.07.2021	Donna and her team have provided us with fantastic support and training since we had our new puppy and this application will help them to enhance the training and support they give in a superb environment for all.
Professor Janette Bradley -27.07.2021	Meadow view dog paddock is a valuable resource to train dogs that cannot be safely let off lead. Provision of indoor facilities will further enhance this resource providing training and exercise facilities for rescue and difficult to handle dogs. I fully support this application
Ms Florence Heath - 02.08.2021	I would like to support this venture for the following reasons: <ul style="list-style-type: none"> <li>- The Wright family have already begun a very successful outdoor project for the well-being of dogs and their owners; this success is wonderful but should be enabled to continue all year round, rather than subject to the elements</li> <li>- in view of the incredible rise in pet ownership during the Covid pandemic, it follows that there is a huge need for education about dog training, handling and general husbandry. Vets countrywide are overwhelmed by this sudden increase in demand, particularly as many of these people in need of guidance are new dog owners</li> <li>- it is crucial that Best Practice in dog training is promoted to save dogs from being abandoned and especially to prevent terrible accidents from happening due to the incorrect or inexperienced handling of the dog</li> <li>- having an indoor space can help address the need for this indispensable educational resource all year round, whilst also creating an accessible hub for the community to enjoy, surrounded by green spaces</li> <li>- as the chairman of a dog and cat rescue charity for traumatised dogs, it is hugely inspiring to see this type of effort to promote a better understanding of canine issues and with the potential to create a specialist center in our own country rather than always having to look abroad for advice.</li> <li>-anything that can promote a better understanding of, and thus better cohabitation with, our canine friends will result in fewer abandoned and suffering pets throughout the country.</li> </ul>
Mrs Sally Cunningham - 16.07.2021	This would be a very useful facility for dog owners in the area. The proposed dog training barn is in an area away from the road and other buildings, and the proposed extension to the existing car parking very sensible.

Miss Helen Rasmussen - 20.07.2021 I am a client of meadow view dog paddock and I have attended classes run in village halls. The current provision of the field is fantastic for dogs and their owners but indoor provision is limited. The classes that are run are absolutely amazing and very beneficial to dog owners so been able to broaden this offer would only bring more benefits. By also been able to utilise an enclosed area if the paddock is closed for safety reasons would be brilliant for reactive or Nervous dogs who cannot be walked around the streets. I whole heartedly support this application and I believe that it offering more training and classes for dogs and owners will benefit the whole community.

Mrs K Galleozzie - 20.07.2021 Well needed, good for physical and mental health, I support this application

Mr Paul Weston -19.07.2021 I fully support this application. Having used the current dog run facilities for both dog walking and taking part in puppy training sessions it makes absolute sense to allow Donna and her family to be able to expand her business and allow her to help more of our 4 legged friends and their owners.

Miss Anneka Watts - 15.07.2021 This offers so many opportunities for people to be able to train and achieve but also to bring together a community. Spaces like this reach out to people of all age, and background but gives people a common interest and personal goals. It also is a great space to improve mental health and well-being. This will be an asset to Rutland.

Mrs Vicky Brown - 15.07.2021 An indoor dog training facility would be excellent. Both protection from the elements and space to train would benefit owner and pup / dog. From experience a facility to the standard Donna Wright and co provide would a great help with my ongoing puppy / dog training. There are so many responsible puppy and dog users who would benefit from access to type of facility and the training offered.

Mrs Helen Brown - 24.07.2021 As a member of Empingham dog training club I have spent the last 10 winters having to travel up to Grantham every week to train dog agility as there are no facilities in Rutland. 5 years ago we brought the show back to Rutland bringing business to the county over a 3 day show. We train at Barnsdale avenues in the summer. I would like the possibility of bringing training back to the county by making use of this great training barn. The barn would provide a safe dry place to do this with a surface that is suitable for dogs. This is important as many horse arenas are no good for dogs and potentially cause them injuries.

Mrs Nicole Hickman - 04.08.2021 I am writing in support of the proposed plans for a new dog training barn at Meadow View, Braunston. I have used the current facilities for the past two years and it is frustrating when classes have to be cancelled at short notice due to inclement weather. The proposed facility will mean classes and courses can run efficiently and to time. Ms Wright runs the classes on her own and therefore the number of classes cannot exceed those that are already offered and therefore will not present an increase in traffic to the site.

The local development plan supports farm diversification (CS16) and growth of the rural economy (SO8) and encourages the provision of additional sports ,leisure and recreation facilities (CSO5 and CS23) all of which would be met and enhanced by these plans. Ms Wright's dog training classes encourage socialisation (for dogs and humans alike) , responsible dog ownership and the opportunity to work as part of a team and represent Rutland in future scentwork competitions that Ms Wright is currently preparing teams to take part in.

The development site is tucked away and out of view from the road and other houses and clients clear up after their own dogs.

Miss Phillippa  
Lambert -  
04.08.2021

Having owned dogs all of my life and also being a born & bred Rutlander, having access to a facility such as is proposed would be a dream come true!  
No where else provides such safe, well thought out and professional training/dog exercising facilities as Meadow Farm. So the development of a purpose built training barn on site will not only enhance the current rural business but would be hugely positive and an asset for Rutland as a whole.

\* Providing potentially additional employment and career opportunities therefore supporting the rural economy.

\* Supporting health & well being, both mental & physical for those that attend

\* Providing much needed sports/recreational options/facilities

\* Supporting the need for well behaved and well socialised dogs within the local and wider community

\* Providing enrichment for dogs and handlers alike

I whole heartedly support this application and can see no reason for it to be refused

Miss Susan  
Patterson -  
05.08.2021

I support this application to provide a safe, indoor facility to train dogs in all weather

Miss Linda  
Patterson -  
05.08.2021

I support this application

Mr Philip Walker  
-03.08.2021

I fully support this as a dog owner in Rutland where there is limited availability of competent, professional dog/owner training resources and they are severely constrained by climatic conditions.

A covered training facility will be of immense benefit to dog owners and to Rutland when the climate is getting wetter and open air training opportunities will diminish.

Mrs Kirstin  
Wallace -  
04.08.2021

I have made extensive use of the secure dog paddock to exercise my dogs & have been undertaking "Sniffer" training with my young Sprocker Spaniel since she was 7 months old, we are now currently training towards Silver & Gold levels. However having an 'all weather' facility would transform and enhance the superb work that is being done. Providing a safe secure positive environment to exercise and train dogs is essential, having a facility that can be used all year round would be a real game changer for Rutland and the surrounding area. I fully support this planning application and believe that ongoing education and investment for dogs and their

owners in a weather proof safe and secure training barn is an absolute necessity for us all.

Miss Andrea  
Meads -  
05.08.2021

I support this application

Mr & Mrs  
Norman  
Patterson -  
05.08.2021

We support the application

Ms Janet Taylor  
-11.08.2021

The original grant of planning permission for this site was for an outdoor dog exercise area, designed to be used by a series of single customers. This application is a radical departure from that model, providing training rather than just allowing exercise, and with parking capacity for 30 cars will result in significant increase in traffic, presumably from quite some distance. Wood Lane is a narrow winding country lane, already suffering from excess traffic and this change of use would make the situation worse. There have been accidents along this road, the latest on July 19th.

I also think that the proposed barn is unnecessarily high, more in keeping with agricultural or equine use rather than for dogs.

I note that the vast majority of those supporting this application do not live locally, and may therefore not be familiar with the issues that a change in the nature of this business will bring to Braunston. I can only assume that they are, in the main, prospective clients.

Ms Sharon  
Tunncliffe -  
05.08.2021

This would be a great asset to have for people like me who have adopted rescue dogs that have socialising problems. To be able to have somewhere to go safely for rehab training would be a godsend.

Miss Lynne  
Pilbeam -  
05.08.2021

This application will provide larger, more suitable facilities for a successful local business providing great dog training services. Rutland has a lot of dog owners, and with the pandemic this number has grown considerably. Good quality dog training makes for more sociable dogs who are easier to control, not to mention better trained owners. There is clearly demand for this and it will ultimately benefit dog owners and everyone else, and that is why I wholeheartedly support this application.

Mr Nigel Lee -  
05.08.2021

This proposed plan would be a great asset to an already existing thriving business. It would not be seen from the road and would compliment the facilities. During these difficult times we are experiencing it is great to see a local family run business trying to expand their existing business.

<p>Mrs Johanne Barnett - 06.08.2021</p>	<p>I would like to support the planning application for Donna Wright to build a 'dog training' Barn. I visit my mother who lives more local to Donna, and I take my little dog to Meadow View paddock with my mother and her 2 dogs. All 3 dogs absolutely love it there.</p> <p>The proposed barn would be such an advantage, to us all, not only for the training (which is so necessary) but also for the freedom for one of my mother's dog's which s highly nervous, and the new barn would allow him his only off lead time, which he gets at the current paddock. Unfortunately, my mother's visits to the paddock are very limited during the winter months, so a new barn would be so very good, not only for her dogs, but other dog owners who have similar restrictions also, and/or need the safe, secure, dry environment.</p>
<p>Mrs Amanda Fereday - 26.07.2021</p>	<p>I fully support this application!!!! This will be fantastic and I cannot wait. Donna is very hard working and I know she will make this successful and I'm sure there will be lots of people who also agree with this</p>
<p>Mrs Saya Sheridan - 21.07.2021</p>	<p>A brilliant rural business that allows local people to look after their dogs responsibly. It is a great location where no one is Likely to be disturbed. The business provides a number of job opportunities for local dog training specialists. I will be using the facility when it is complete.</p>
<p>Ms Antonia Shahrami-niya - 24.07.2021</p>	<p>Donna is an excellent dog trainer. This is a fantastic idea to expand their current very valuable facilities, allowing training to go on all year round regardless of weather. Donna is helping me to train my dog to become an assistance dog so her services are very important.</p>
<p>Ms Elizabeth Ranson - 24.07.2021</p>	<p>An indoor facility would allow Donna to share her expertise with the growing number of dog owners in the area, giving them a secure and all weather space to practice and learn.</p>
<p>Miss Amy Germany - 02.08.2021</p>	<p>The work Donna and family do already and the safe space they provide is vital to myself (and others) when it comes to training and exercising our dogs so that they are integrated members of society. The proposed barn and paddock extension would enable the key work, classes, knowledge-based lessons and workshops Donna and her family provide to reach a greater target audience within the community and help many other canines. This is a great opportunity that members of the public, their dogs and locals can all benefit from. This is such a safe and trusting space already so it makes perfect sense to build upon that.</p>
<p>Mrs Jane Freeman - 05.08.2021</p>	<p>I wholeheartedly support Donna's Application. The huge increase in dog ownership seen since the start of the pandemic means that more than ever there is a considerable need locally for new and indeed experienced dog owners to be able to access high quality advice and training for their dogs such as Donna can provide. An indoor facility would be such an asset to the local dog-owning and dog-loving community</p>

Mr Stuart Reed -21.07.2021	As a fellow dog trainer who has rented many fields, halls and barns, that for one reason or another close, get sold or lease expires, it's impossible to build a stable business without decent premises to offer much needed dog training services. I approve of this build. In addition to providing a stable place to trade, it could potentially create jobs
Mrs Lindsey Bennett - 23.07.2021	A training barn would be a great addition to the enclosed training field.
Mrs Brenda Brooks - 23.07.2021	Ideal spot for a very good cause. Dog training is essential in a safe environment. It also makes the countryside and livestock safer with well trained dogs in the area.
Mr & Mrs Michelle Wardley - 17.07.2021	This training barn would be an amazing addition to Meadow View. Meadow View has helped my husband be able to enjoy time and training with our dog out of the house due to being in a wheelchair and our dogs needs he has not been able to do this until we found Meadow View but winter months we have to stop due to the weather having this barn would mean we can continue through winter.
Mr JAMIE POUND - 05.08.2021	We fully support this proposal, Dog Ownership has risen massively over the last year and the more facilities available for Pet owners to train their dog with a registered Professional the better. We believe this extension will not only help the local dog owners in the area but will give people more options to train their dog in a safe comfortable learning environment. This will reduce the amount of unruly dogs in the area and also support dog owners, meaning less dogs end up in a rescue situation because of the training available to them.
Mr Paul Graham -02.08.2021	The dog training barn and paddock extension would be a great asset. Having a dog that does not get along with other dogs, as well as increasing restrictions on where you can exercise dogs and the increase in dog thefts, having somewhere secure and safe to let your dog off lead is vital to the welfare of all dogs. Having an area that is undercover would be a great improvement to the business too, giving better winter options for training and exercise.
Mr James Hare -05.08.2021	Having known Donna and her family and team supporting dogs for as long as they have, this extra step within her business supporting local people and creating a training barn will be a superb opportunity for not only Donna and her family, but for those who really need help of a professional, qualified dog trainer who I know having experienced working alongside Donna at courses, puts her heart and soul into every single enquiry, every single dog and every single owner to succeed. This is a fantastic opportunity which Donna and her family have spent a lifetime of work building up to and fully deserve every single bit of support they get. The work Donna does with dogs, whether general obedience, rescue, or working with dogs other trainers have failed is stunning to observe. Enabling this facility to go ahead will only develop this further.

Ms Julie  
Houghton -  
06.08.2021

I fully support the application for planning permission of a dog training barn. This proposal would mean so much to many dedicated dog owners and their wonderful canine. This opportunity would be an immense asset to train all and any dog/s whatever the weather presents, and at any time of year.

It is a much needed venue with so many advantages such as improving the mental health well being to both dogs and their owners. It is in a secure, safe environment , in a quiet location, with no direct neighbours, allowing those dogs who have issues with other dogs, and maybe people too, a safe haven where they could train without the fear of disturbances and at the same time, give them confidence to learn too.

The benefits of this project are numerous.

Miss Susan  
Cook -  
06.08.2021

I support as only positive reinforcement methods used for training. It will help even more rescue dogs and will give the community fun, latest up to date science based knowledge through classes. I use the paddock to exercise my dogs in a secure way to keep them safe and this proposal will be a very welcome addition

Mr & Mrs Peter  
& Margaret  
Henson -  
02.08.2021

We wish to offer our support to the above planning application, for the reasons outlined below.

. We know the site and, in our opinion, is well suited to this sympathetic and well planned change.

. It has been demonstrated that there are few such sites available in the local area.

. This type of facility is essential for local needs of the population and potential demands that may be placed on provision as the population grows.

. The locale is rural and remote, requiring accessibility by private transport.

. The proposal does not, in our opinion, have any over bearing or disproportionate issues with the immediate surroundings, thus maintaining the natural environment and beauty of the countryside panoramic views.

. The facility delivers an active and high quality experience for needy dogs, and

. An open space for a healthy and socially beneficial one for owners.

Best regards.

Miss chelsea  
Mowat -  
02.08.2021

Working in Rutland in the Pet/Animal Industry I believe there is room and a need for safe indoor and paddock environments for training and socialising. it is what Rutland is lacking, as a community of Dog lovers it is important to support local small businesses and the positive development of our pets in safe controlled environments.

The Success from clients speaks for itself, making positive use of their home for the benefit of others and to promote animal welfare speaks volumes on The Wright family's dedication.

Having a animal based business in the middle of a small village I have been involved with the what Members of the publics concerns may be, once given the opportunity ALL of those that were against the decision now agree with what we do or have now been educated and believe in the cause, we have had no continued animosity .

Miss Jemma  
Smith -  
02.08.2021

I think this would be great for Rutland I suffer from anxiety and having a dog helps me with this My dog however is not great with other dogs so being able to currently use the dog paddock for my dog to use in a safe way being able to run around off

the lead without the added stress or anxiety of meeting other dogs is invaluable to me . Dog training would also be something I would like to explore for my dog and giving this opportunity without having to travel outside of Rutland due to health reasons would not only benefit me and my dog but others who unfortunately can't travel far or don't drive or whatever the reason. Donna and her family have worked really hard to make the paddock what it is today and I can only see this opportunity as going from strength to strength I fully support Donna in her application

Mr Matt Gregory -03.08.2021 A valuable and needed asset, I support this application. An indoor dog training facility within its own grounds is an inspired idea and should be applauded.

Mrs Janet Akar - 26.07.2021 I think this will be a really useful addition to the area and would welcome this application

Mrs Faye Walker - 19.07.2021 I fully support this application as it would be a huge benefit to many people as from what I gather it will enable the business to run during bad weather. This is a fantastic opportunity for all involved.

Miss Emma Rata - 01.08.2021 I think this would be a great facility for dogs of all sorts to enjoy as well as their owners. It is much needed due to our changeable British weather!

Mrs Sue Prior - 03.08.2021 I would like to support this application as it will add to the already amazing facilities and let more people and dogs enjoy life

Mr & Mrs Roger Hudson - 18.07.2021 We absolutely support this planning application. Donna and her family provide an amazing facility with the dog paddock and is furthering her services to canine kind throughout the county. We have benefitted enormously so far from Donna's amazing services and for to have a purpose built barn facility where her training can behavioural services can continue without interruptions and uncontrollable noises from outside (ie fireworks, car's misfiring, people revving engines etc etc) can only benefit both neighbours in village halls who often are not keen to have their halls used for 'dog purposes' and the dogs themselves who can be in a safe, quiet place so full focus can be achieved. To have this facility locally is so beneficial for dog owners and to make it easier for them to go to a purpose built place with good parking away from people who may not appreciate dogs coming in and out. This is a gem of a service in Rutland and should be encouraged fully by approving these plans to make it an even better service all round.

Miss Megan Wright - 01.08.2021 I cannot think of a better thing for our community and our canine companions. Donna Wright is an absolute saviour and does anything to help anyone, this is something that I believe everyone should be supporting as it helps us as dog owners understand the importance of training our woofers and for them to live life to the fullest. Fingers and toes crossed for you Donna x x x

- Miss Victoria Phillips - 08.08.2021 As a frequent user of this paddock any improvements to the car parking availability and creation of indoor facilities will be of huge benefit. Being an ex-working dog (protection) owner there are limited areas that he can be let to free run, increasing the facilities here will improve his welfare throughout the year.
- Mrs Hazel Johnson - 02.08.2021 This outstanding & beautiful paddock has provided amazing support to so many who are training their dogs. It is greatly cared for & provides a valuable facility with fantastic training by the owners.  
To have an indoor & covered training centre would be an amazing support to everyone looking for canine training all year round.  
I fully support this application & believe it will be a brilliant help to all Rutland & the surround area's dog owners.
- Mrs Yve Want - 02.08.2021 Donna is an outstanding dog trainer with much experience of running many types of classes. She excels in her relationships with clients, the public and the dogs she works with in a knowledgeable, supportive and non-judgemental way. Myself and family have attended agility and scent work training and use the dog paddock for our dogs. She has the utmost sense of responsibility to clients and surrounding neighbours and I have no doubt that the proposed new training barn will be very well used and enable dog owners to be sensible, careful and responsible owners as well as training dogs to be safe, confident and respectful pets. She and her family will run the extended business with this well considered and responsible attitude and ensure it fits well with the local community while hugely benefitting many families and pets in a safe, secure environment.
- Ms Dawn Oates -02.08.2021 We regularly use the existing facilities and fully support this application. The proposed training facility will be a real asset to the local and surrounding areas. There will be economic benefits without detrimental environmental impact given the location of the development. I'm unaware of any similar facilities locally so this will be a very welcome addition.
- Mr Nicholas Dawson - 02.08.2021 I have known the Wright family for 10 years or so and have personal knowledge of their business development during this time.  
I have been really impressed by their commitment, energy and skill to succeed and continuously look to improve the facilities and training levels available to the general public and their 'best friends'.  
By allowing the plans to provide a dog training barn at Meadow Farm and car parking, you will enable Donna, Anthony, Lucy and Ben to offer a large enough space for year-round canine education. This includes workshops, classes and events such as agility, obedience and recall, fitness, first aid and scent work; and of course, lots of fun for family pets of all sizes and ages.  
I strongly support this application.
- Ms Gina Colton -24.07.2021 I do believe facilities like this are needed and I don't think it will have a huge impact on the village or local area.  
My concern however would be for access. The current access is quite a long, single track road with no passing areas. I have had experience previously when only a single user was needing to exit the paddock car park and I have had to reverse back up the track to the road to enable them to get out. I'm not sure how this would work with numerous users trying to gain access/exit. With the proposed car park being able to hold 30 cars I would assume that there would be at least 15

cars for each class/session. The public road itself wouldn't cope with numerous cars queuing to get down to the paddocks whilst others were exiting. If passing areas for cars could be created this may help. Alternatively, classes being run would need to have, for example, a 30 minute window between one finishing and another starting so that hopefully all users would have left the car park by the time the next set of users arrive, therefore reducing any potential congestion on the single track lane.

If the potential congestion issue on the road/single track lane can be addressed I don't see that there would be any other reasons as to why this development cannot go ahead.

Mrs Kay Potter  
-24.07.2021

The barn would be a very worthwhile addition for a local small business with no detrimental effects on the villagers of Braunston. A business which should be supported by RCC.

Mrs Lisa  
Matthews -  
15.07.2021

As a dog owner living in Oakham this project will allow valuable space for locals to be able to source good quality training for our dogs. Donna is a highly qualified expert, especially with rescue dogs who require specialist training to overcome their anxieties and issues. A training centre will offer this.

Mrs Danielle  
Moosajee -  
15.07.2021

As an owner of two dogs, this would be excellent to keep their minds busy throughout the winter months as well as when the weather is fair. As a regular user, further parking would be appreciated to keep the verges of the road clear.

Mrs Vivienne  
Hamilton -  
18.07.2021

I fully support this application. The proprietors are responsible and enthusiastic with their work with animal training. This is a much needed facility in the county. It will offer a very safe environment for owner and dog.

Mr Mark Wood -  
18.07.2021

I believe there is a significant need for this type of facility in the area and the proposal would support the current paddock extremely well. With so many people buying dogs more than ever during Covid the demand for the correct high quality training and care of dogs is going to grow significantly. If we don't have these type of facilities available going forward the ongoing behaviour of dogs is a big concern. This is a great location and a proposal that will blend into the immediate area very well.

Mrs Maria  
Condie -  
24.07.2021

Donna and her team are extremely committed. They offer dog training and a really fun and safe space for dogs to learn and socialise. This is a fantastic service for the area and like me, there are a lot of dog owners who need a safe space for dogs to run free.

I have had the opportunity of taking our dog to Donna's classes and to the paddock and we have been very impressed.

Mrs Claire Munt  
-24.07.2021

This training area is a great asset to the local area. Donna and her family run an amazing business and I know their classes are very much in demand. So to have

a bigger and better facility on their own property will only help them give even more help to dog owners.

Mrs Hayley  
Rose -  
02.08.2021

Would be so beneficial to the community. Especially as this business supports families train their pets for therapy and support dogs.

Mrs Allison  
Herbert -  
05.08.2021

For the planning permission to go ahead this would mean they could provide a safe, and big enough space to train in all weather conditions and throughout the year. Training and giving dogs a good chance in life is very important to us.  
Allison Herbert  
Trustee  
Animal helpline

Mrs Sandra  
Forbes -  
25.07.2021

It will be an asset to all dog owners to have this facility up at the paddock

Mrs Angela  
Lashbrook -  
25.07.2021

This site is already a well organised dog facility much needed by owners to train their dogs, effectively, in the open air. Organised car parking next to the site ensures cars are off the road and dogs are not allowed to leave cars until the paddock is available. The proposed additions to the existing facilities will enable more dogs to be properly trained in a safe, enclosed environment which serves as a much needed facility for the public safety with the increased number of dogs generally around. The site is situated well outside the village and would not therefore be a nuisance to residents.

Mr Barry Briggs  
-20.07.2021

Dear Sir/Madam.  
I would like to give my support to this application for the following reasons if I may. For many years I was dog warden for Rutland County Council and during that time I was heavily involved with Empingham Dog Training Club.  
I know the massive positive benefit, not only to dog owners new and old and therefore to the whole of the local residents of a good local dog training organisation.  
The benefit of being taught, not only dog handling but also the responsibility of owning a dog has a massive effect on dog owners and eventually leads to a local culture of good and safe dog ownership.  
I know the family well and I know the help and support they always offered me when carrying out my role as dog warden.  
I know that they have a love of animals that goes way beyond the norm.  
I know that everything they do would be with the utmost care in getting everything to the highest standard that they possibly are able.  
There is, I feel a real need for a good responsible dog training facility in the Rutland area that is easily accessible and has a real wish to provide a really good dog and in particular dog owner training experience.  
A well trained dog owner and their well trained dog make for a better and happier relationship between dogs and population and reduces issues that may arise between human and animal.  
I would and will throw myself 100% behind this venture, any help and or support that I am able to offer I will do so..  
Please allow this, what will be a valuable Rutland asset to proceed.

Best regards.

Mrs Laura  
Sharrock-Long -  
05.08.2021

Hi

I wholeheartedly support this planning application. To be able to access dog training all year round, and in all weathers, would make such a difference to my dogs wellbeing.

Kind regards

Laura

Miss Deromi  
Jessiman -  
15.07.2021

Donna and the Wright family provides a range of excellent, high-standard training for dogs and their owners. We travel a substantial distance to attend her classes as they are a higher standard than the ones local to us. Donna runs the existing paddock provision with great care for the patrons, neighbours and the environment. I think a dedicated training barn will improve the local community as she will have more capacity for classes.

Mrs Carol  
Edwards -  
15.07.2021

When you get a new dog it needs training and socialising to become a welcome part of society. We have had three dogs in Rutland and have had to make do with village halls in the winter and random fields in the summer.

With the growth in dog ownership there is also a lack of sufficient spaces for training.

Donna's proposal would provide a purpose built facility with plenty of room for a mixture of dog behaviours allowing nervous dog to be trained in the same space as more boisterous ones.

Having equipment on site allows for a richer experience for the dogs and better outcomes.

While the facility would be a great improvement in the winter when evenings are dark and weather inclement it would also benefit in the summer when it can be wet and windy.

A venue with adequate car parking can also be a big benefit as existing indoor venues often have minimal car parking spaces.

Miss C Perkins -  
17.07.2021

The proposed barn will be a fantastic enhancement to the current facilities offered. It will allow year round dog training which is in high demand. A great local business and run by an experienced local family.

Mrs Jane  
Coleman -  
17.07.2021

I am fully in support of the proposed dog training barn and paddock. There are currently no similar facilities in the area or in fact further afield that offer an adequate amount of space to allow all year round dog training.

The proposed barn is not close to any neighbouring properties and will not have any adverse effect on the locality. The parking extension will ensure that there is no inconvenience to local traffic and people.

Currently sessions are held at local church/village halls where indoor space is limited and roadside parking is necessary. This causes two issues - finding a space to park and the safety issues of having a dog close to a busy road.

Donna Wright is a very experienced and conscientious dog trainer. I personally travel a long distance to use her services. The proposed training barn will offer a vital service and facility to the ever increasing amount of families that are now choosing to own a dog. It is vital that these owners can access quality training in a suitable location to ensure that their dogs are socialised, well mannered and well behaved.

Mr & Mrs  
Melanie  
Finnemore -  
24.07.2021

I really think that this is amazing and great to have to Rutland , great meadow play area but so excited for this extension . I have used the facilities there I think it's great to be making it so people can train dogs in wet weather . So many dogs develop problems and people neglect them when they reach adult hood . Donna's business is a life saver for many dogs and help people learn to overcome problems with pets and not give up. We have done many classes with Donna and was recommend by Uppingham veterinary practice and have never looked back .

Mrs Merle  
Dekanski -  
25.07.2021

I fully support the proposed erection of a barn by Mrs D Wright, to provide enhanced dog training facilities for her rural business.

This low impact development meets many of the core provisions of the Rutland Local Plan.

Core Strategy (CS) 7 and Core Strategy Objective (CSO) 5; to support health and thriving communities; providing high quality local, accessible and diverse opportunities for leisure recreation and sport. Together with SO 8, to support the rural economy by encouraging developmental opportunities related to the rural economy including farm and rurality based facilities.

Mrs Wright is a highly qualified and capable dog trainer who encourages responsible dog ownership using positive training methods and enrichment for dog and owner across the community.

The new barn and facilities will provide, protect and enhance open space recreation, sport and green infrastructure through this rural diversification.

The barn itself will not impact on the locality as the setting is concealed from view by the well maintained environment in which it will sit.

Attending clients are well organised and respectful, in part due to the nature of wishing to work positively with their animals within the environment they respect. They are considerate, caring members of the community, consequently their there is little disruption to others on the roads or during training sessions.

I highly recommend this planning application, as a contribution to the rural economy, the health and well being of the community and continuing husbandry of the environment which is a natural consequence.

Mr Chris Lemon -25.07.2021	<p>I fully support this application. I am not a Braunston-in-Rutland resident but have recent and relevant experience to want to encourage the proposal.</p> <p>I am a dog owner who benefited greatly from the training Donna and her team offered When he was a puppy. The training was very much about the welfare not only of my dog but of the people and other dogs he would come into contact with. Socialisation and good behaviour was clearly a priority to Donna.</p> <p>I regularly walk my dog in the Braunston-in-Rutland area and know the site location very well.</p> <p>I am confident that the proposed build would be a valuable addition to the local and canine community.</p>
Mrs Alexandra Freckingham - 15.07.2021	<p>The proposal set out in this application is welcome and would be a fantastic asset to the community by providing a safe, indoor, all-weather facility to exercise and train dogs which is something that is lacking in the area. The proposed barn would not affect adversely effect any neighbouring properties and is located in an area that can easily accommodate both the barn, the car park and the exercise area. I sincerely hope that you approve this application!</p>
Miss Jodie Lee - 02.08.2021	<p>Just what this area needs especially from such a supportive and caring family</p>
Professor Julian Barwell - 19.07.2021	<p>Dog ownership is on the rise and very good for the community and the mental/physical health of the inhabitants. This development will greatly support the puppy school. Current facilities are inadequate and this would be a major step forward. I would like to strongly endorse this application and please do not hesitate to contact me if you would like to discuss this further.</p>
Mrs Laura Haines - 24.07.2021	<p>Definitely support this much needed training centre. As a family we have really benefited from this input already but know better premises are needed</p>
Mrs Carolyn Debenham - 24.07.2021	<p>Great to have a safe facility for long term use, all year round for responsible dog training. More responsible dog owners = less dog mess and anti social dog behaviour on the streets.</p>
Mrs Elizabeth Birchall - 24.07.2021	<p>A reasonable application, in keeping with the current purpose of the land - very supportive of this and the reasoning behind it.</p>
Miss Rachel Read - 18.07.2021	<p>Would be a wonderful addition of services from a well respected, supportive and loving family. Meadow views is a much used service and would greatly benefit the public.</p>
Mr Adrian Tyler -21.07.2021	<p>I and my wife fully support this application , they provide a real community operation and have provided a safe and secure venue for dogs and their owners both prior and throughout the pandemic , however, the weather conditions do not</p>

always make it possible for Donna to carry out her numerous activities for dogs and their owners and I'm certain that we would all benefit from an indoor arena. I have been a client for several years and see this as a completely sustainable enterprise also allowing for much needed diversification within the agricultural industry.

Cllr Adrian Tyler

Miss Jess  
Stapleton -  
23.07.2021

I feel that this would be an excellent addition to the facilities provided. It will provide dog owners a safe and secure area for them to train with a professional trainer no matter what the weather.

Mr & Mrs Brian  
Christine  
Inwood -  
28.07.2021

We believe that this is an excellent worthwhile cause and investment for the county. Donna and family are fantastic dog trainers this would give Rutland a positive centre where continual positive training and interaction can take place for both rescue and home canines. To help owners have more fun with their pets via the positive and much enjoyable manner that Donna delivers. Donna has excellent qualifications which she delivers to the individual owner and canine in a positive friendly respectful kind manner and Rutland need to invest and use her talents and her qualifications. We support this application 100%

Mrs Jayne  
Saville -  
01.08.2021

I work part time for Donna completing admin for classes & occasionally assisting in classes too . Currently we hold our bronze & advanced scent classes at the paddock as well as agility & puppy social . We regularly have to cancel classes due to the weather ( it's either wet or too hot ) this causes a loss of income & lack of consistency for customers attending a course . We've been unable to find a facility in Rutland that offers us the flexibility of being able to train both indoors & outdoors & that will accept dogs / puppies . Hence the application for the training barn .

The current scent / agility classes are kept small with 5/6 dogs / handlers per class & cause no problems with access to the paddock or impact the local village . The class times are staggered so that we avoid cross over of vehicles & the new car park extension is to allow customers to turn around before driving out of the paddock .

Our classes promote responsible dog ownership & are an asset to the local community .

The barn is designed to fit well into the countryside & will be set back well away from the road & not in view .

I can see absolutely no reason why the training barn will have nothing but a positive impact n our local community .

Mr Richard  
Sherry -  
02.08.2021

I fully support the application and as a dog owner I can say that the proposed facility would be essential to allow all weather training for dogs. We have previously used Meadow View for both training our puppy and also the paddock for secure exercising and additional training. I believe that it is run and organised n a safe and professional manner and enabled us to get an excellent start to dog ownership. We now live in Cornwall and we have a similar facility locally which we use weekly and count ourselves fortunate to have it. So to have such a facility in Rutland would be a massive benefit to Oakham and the County as a whole.

Mr Robert  
Beechey -  
02.08.2021

I offer my full support for Donna and her new venture. She is dedicated hard working animal lover. This new building will offer huge benefits for the local dog owning community.

Mr Matthew Rey  
-30.07.2021

A much needed facility As someone who lives on a farm I completely appreciate the need to train dogs and to allow them to exercise in a safe and secure area .Hopefully this will give both dogs and owners the confidence they need to walk there dogs in the countryside .The application would be an excellent addition to a much appreciated facility.

Mr Jamie  
Pound -  
05.08.2021

We fully support this proposal , Dog Ownership has risen massively over the last year and the more facilities available for Pet owners to train their dog with a registered Professional the better. We believe this extension will not only help the local dog owners in the area but will give people more options to train their dog in a safe comfortable learning environment. This will reduce the amount of unruly dogs in the area and also support dog owners , meaning less dogs end up in a rescue situation because of the training available to them .

Mr & Mrs Paul  
English -  
24.07.2021

Meadow farm has benefitted us in so many ways. As first time puppy owners, Donna has given us the advice, training and guidance we needed in order to raise our puppy in a positive, loving manner. Without Meadow views' input into our dog, we wouldn't be where we are today. As we attended both puppy socialisation and puppy training classes, as well as scent training classes, we believe that any future dog owners or rescue dogs that come forward would benefit hugely from the help and support of Donna and her team. This could be done more efficiently and effectively if Meadow Farm were to have it's own training facilities.

Mr Nick  
Swanton -  
25.07.2021

I am in strong support for this application for the proposed dog training barn and paddock with the extension to existing car parking provisions.  
Mrs Wright is providing a high quality service which has many external benefits that are retained locally. A barn together with the new facilities will enable Mrs Wright to continue dog training to the highest standard when unexpected weather and winter days may interfere with the regularity or quality of the service she provides.  
Mrs Wright's dog training and paddock helps our local community through providing a safe place for all dogs to improve on their behaviour while owners have the chance to partake in a locally accessible and unique form of recreational activity, creating new found friendships with other pets and owners.

Mr David  
Romney -  
31.07.2021

I feel this is a great idea.  
There is a need for an indoor training centre in the County.  
As far as I can see this application would not effect anyone , and should be welcomed and encouraged.

Ms Helen  
Sumner -  
27.07.2021

In my opinion Donna's training and specialised work with dogs is a highly valued and much needed service in our area. I use the dog paddock regularly and often speak to Donna with regards to my rescue dogs who all have individual needs and

issues. A training barn would mean that classes could continue whatever the weather, and indeed into the evening, so I could attend with my dogs and benefit from Donna's expertise.

Mrs Lou Healey  
-28.07.2021 We fully support Donna's application, she has been invaluable in helping train our 2 dogs and she has helped rescue many dogs. People like Donna need supporting within the community.

Mrs Diane Smith  
-31.07.2021 Local family business for local people and their dogs. A real need for the area as very very limited service available.  
Having a barn venue will enable all year round services available which will support new and long term dog owners with training and support .

A lovely SAFE environment for both individuals and dogs!

Mrs Carol  
Finlan -  
02.08.2021 I wish to offer support for this application. Meadow View Dog paddock is an amazing facility allowing dog owners to train their dogs in a secure area and obviously well trained dogs benefit the wider community. In order for this service to be available all year round there needs to be indoor provision as well as the outdoor area. I attended dog training sessions at other indoor venues such as village halls and scout hut and whilst these allowed training to continue in bad weather they were not ideally suited to groups of dogs and neighbouring householders were not happy with the situation. As well as dog training the applicant undertakes animal rescue work which should be supported.

## PLANNING AND LICENSING COMMITTEE

19<sup>th</sup> October 2021

### APPEALS

#### Report of the Director of Places

Strategic Aim:	Ensuring the impact of development is managed	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Ian Razzell - Portfolio Holder for Planning	
Contact Officer(s):	Penny Sharp, Director of Places	Tel: 01572 758160 <a href="mailto:psharp@rutland.gov.uk">psharp@rutland.gov.uk</a>
	Justin Johnson, Development Control Manager	Tel: 01572 720950 <a href="mailto:jjohnson@rutland.gov.uk">jjohnson@rutland.gov.uk</a>
Ward Councillors	All	

#### DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

#### 1. PURPOSE OF THE REPORT

- 1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

#### 2. APPEALS LODGED SINCE LAST MEETING

- 2.1 None

#### 2. DECISIONS

3.1 **APP/A2470/D/21/3277430 – Mr Paul Cooper – 2021/0147/FUL**  
122 Welland Way, Oakham, Rutland, LE15 6SZ  
Two storey extension to front elevation.  
Delegated Decision - Refusal  
**Appeal Allowed – 29<sup>th</sup> September 2021**

3.2 **APP/A2470/W/20/3250414 – Mr Wilfred Bothwell – 2019/0909/OUT**  
Millwell Farm, Stocken Hall Road, Stretton, LE15 7RW  
Proposed permanent agricultural dwelling  
Delegated Decision  
**Appeal Dismissed – 30<sup>th</sup> September 2021**

#### **4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING**

4.1 None

#### **5 ENFORCEMENT DECISIONS**

5.1 None

#### **6 CONSULTATION**

6.1 None

#### **7 ALTERNATIVE OPTIONS**

7.1 Alternatives have not been considered as this is an information report

#### **8 FINANCIAL IMPLICATIONS**

8.1 None

#### **9 LEGAL AND GOVERNANCE CONSIDERATIONS**

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

#### **10 EQUALITY IMPACT ASSESSMENT**

10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

#### **11 COMMUNITY SAFETY IMPLICATIONS**

11.1 There are no such implications.

#### **12 HEALTH AND WELLBEING IMPLICATIONS**

12.1 There are no such implications

**13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

13.1 This report gives details of decisions received since the last meeting for noting.

**14. BACKGROUND PAPERS**

14.1 There are no such implications

**15. APPENDICES**

15.1 None

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.

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