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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

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

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 14th July 2017.

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

Miss Emma Smith - 28.07.2021	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.
Miss Jennifer Johnstone - 29.07.2021	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.
Miss Jemima Grant - 02.08.2021	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!!! 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. 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!
Mrs Karen Booth - 02.08.2021	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.
Mr Tim Butcher -02.08.2021	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.
Mr Vince Howard - 04.08.2021	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.

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:

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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.

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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.

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Policy E4 - The rural economy

Policy EN2 - Place shaping principles

Policy EN3 - Delivering good design

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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 facilty's,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"> - 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 - 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 - 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 - 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 - 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. -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.
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.

Mrs Johanne Barnett - 06.08.2021	<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>
Mrs Amanda Fereday - 26.07.2021	<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>
Mrs Saya Sheridan - 21.07.2021	<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>
Ms Antonia Shahrami-niya - 24.07.2021	<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>
Ms Elizabeth Ranson - 24.07.2021	<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>
Miss Amy Germany - 02.08.2021	<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>
Mrs Jane Freeman - 05.08.2021	<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 send 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.