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Hinckley & Bosworth
Borough Council

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Date: 17 August 2021

To: Members of the Planning Committee

Cllr MJ Crooks (Chairman)	Cllr A Furlong
Cllr DJ Findlay (Vice-Chairman)	Cllr SM Gibbens
Cllr CM Allen	Cllr L Hodgkins
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr RB Roberts
Cllr DS Cope	Cllr H Smith
Cllr WJ Crooks	Cllr BR Walker
Cllr REH Flemming	

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 17 AUGUST 2021** at **6.30 pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen
Democratic Services Manager

SUPPLEMENTARY AGENDA

7. **20/01357/FUL & 20/01378/LBC - THISTLE COTTAGE 8 MARKET PLACE MARKET BOSWORTH**

Replacement velux and dormer windows on main roof, and roof alterations to rear extension including velux window, and chimney alteration, and internal alterations (retrospective)

These applications have been deferred to the next meeting.

10. **21/00236/FUL - 36 SAPCOTE ROAD BURBAGE**

Change of use from C3 dwellinghouse to mixed use C3 dwellinghouse and sui generis dog breeders (retrospective)

Late items received after preparation of main agenda:

Introduction:-

Following the publication of the officer committee report, the following additional information was received on 04.08.2021 from the Council's Environmental Health Officer (EHO):

- Further justification for the recommended 1 year temporary permission has been provided. The EHO has considered the application in the context of previous dealings with the site where advice has been provided to the applicant with regards to managing any existing impacts.
- The EHO has provided further advice on the detail required within the noise and odour management plan recommended in condition 5 of the Officer's report. According to the advice of the EHO, the management plan requested would need to detail a limit upon the times and numbers of dogs outside at any time, how noise within the house is controlled and set out the arrangements for when the dogs are left unaccompanied for both short and prolonged periods. The plan would also need to detail how, with what and when outdoor areas on site are kept clean and how odour is controlled for storage of waste.

Following the publication of the committee report, the following statement was provided by the applicant on 14.08.2021 who is unable to attend the planning committee meeting:

- "We have never needed planning permission before as no changes have been made to the family home, I did provide a copy of the letter confirming this. We are now in this position which we have followed as it is required but again no changes have been made to the family home that could warrant a change of use. Our home has 3 bedrooms, bathroom, front room and a kitchen and of course a hallway. There is nothing additional specific to business use, our dogs are our family pets first and foremost and are treated this way as part of the family."

Appraisal:-

The assessment made with regards to the officer recommendation for temporary planning permission remains unchanged as per the additional information received from Environmental Health.

However, it is recommended condition 5 be amended to be read as follows:

5. Within 1 month of the date of this decision, a management plan for protecting existing dwellings from noise and odour from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The management plan should include detail on the following:
- A limit upon the times and numbers of dogs outside at any time
 - How noise within the house is controlled
 - Arrangements for when the dogs are left unaccompanied for short and prolonged periods
 - How, with what and when outdoor areas on site are cleaned
 - How odour is controlled for storage of waste

The development shall be carried out in full accordance with the approved details.

Reason: To ensure that the proposed use does not become a source of annoyance to nearby residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

In response to the statement received from the applicant, each site and application is assessed upon its own merits by the local planning authority and in this instance planning permission is required for a change of use from a C3 dwellinghouse to mixed use C3 dwellinghouse and sui generis dog breeders (retrospective).

The recommendation to approve is unchanged from the already published officer committee report.

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