

ITEM NUMBER: 5d

21/02349/FUL	Change of use of land to a dog day-care and walking service (Sui-Generis)	
Site Address:	Dog Day Care, Little Tring Farm, 5 Little Tring Road, Little Tring, Hertfordshire	
Applicant/Agent:	Jess Hart	
Case Officer:	Elsbeth Palmer	
Parish/Ward:	Tring Town Council	Tring West & Rural
Referral to Committee:	Due to contrary view of Tring Town Council	

1. RECOMMENDATION

That planning permission be granted.

2. SUMMARY

- 2.1 The proposal involving the change of use of the land for an outdoor dog day care facility and associated hard stand area would not constitute outdoor sport or outdoor recreation. It is akin to a commercial facility and therefore would not benefit from any of the exceptions to inappropriate development as set out within paragraphs 149 and 150 of the Framework. As such the proposal would constitute inappropriate development in the Green Belt.
- 2.2 An assessment under paragraph 148 notes no other harm arising from the proposal.
- 2.3 National policy acknowledges that there are land-based businesses that will need to be located out-of-town and the proposed dog day care operation is considered to be one of these uses. By its nature the proposal must be located on a rural site. It requires open fields of a certain size (dictated by regulations) for dogs to exercise, and by virtue of the noise generated, needs to be located away from sensitive receptors.
- 2.4 Businesses such as this are required to be within close proximity of large towns which form the client catchment area. Despite the change of use sought, there would be very limited impact on the openness of the Green Belt. The above factors, in particular the need for the facility to be located on a rural site is considered to form significant very special circumstances. Other information which has been provided contributes towards the overall package of very special circumstances and these together with the benefits to the rural economy and diversification of the site would clearly outweigh the limited harm to the openness of the Green Belt which would result from the proposal's inappropriateness.
- 2.5 As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.
- 2.6 The proposed scheme will comply with the NPPF (2021), CS5, CS12 and CS32.

3. SITE DESCRIPTION

- 3.1 The site is located on the south-western side of Little Tring Road, Little Tring and is approx. 1.8 hectares in size. It comprises a large irregular field.
- 3.2 The character of the site is open and agricultural in nature, with a mix of species hedgerow around 3 boundaries of the site of varying height (average of 2.5 meters) which offers an element of concealment to the view from vehicle users and pedestrians. In addition to the hedgerow around all boundaries, there are two fences, stock fence located and concealed

within the established hedgerow and an additional 50 mm mesh fencing with 1.2m posts spaced 3 metres apart around its entire perimeter.

- 3.3 The site currently contains a chattel which is used for shelter. The chattel is not subject to this application but will be considered after this application under 21/03917/RET.
- 3.4 The nearest dwellings “Rustlings”, “Red Roofs” and “Worth House” are located immediately opposite the site over Little Tring Road and towards the south-eastern edge of the site. The three dwellings are located in a cluster set back from the road. These houses are screened by hedging in front of their own gardens in addition to the hedging screening the site itself.
- 3.5 The existing access to the site is further north along Little Tring Road and approx. 90 metres away from the nearest dwelling. The access is currently gravel with a 5 metre wide metal gate. There is a gravel area within the site and another gate which leads to a gravel parking area. This is where the cars park to unload the dogs and is within a fenced area.
- 3.6 The site is located with the Green Belt on the outskirts of Tring and a public footpath (Tring Town 051) runs along the sites southerly and westerly boundaries. The site is not adjacent to the Chilterns Area of Outstanding Natural Beauty as the boundary is some distance to the north in line with the Wendover Arm of the Grand Union Canal.
- 3.7 The site is located within agricultural land classification 3 – Good to Moderate.

4. PROPOSAL

- 4.1 The application proposes the change of use from agricultural land to Sui Generis for the purposes of facilitating an outdoor dog day-care and walking facility for up to 24 dogs.
- 4.2 It is proposed that the site will be divided by fencing into 4 separate areas which include:
- Parking and manoeuvring;
 - Parking and unloading – airlock area etc;
 - Separate puppy area; and
 - The rest of the site for general use for dog day care.
- 4.3 The proposal also involves the construction of two grass-crete areas. One immediately within the existing gates approx. 23.5 metres by 7 metres to allow for manoeuvring and parking of the company vehicles which bring the dogs to the site (this area will allow vehicles to exit the site in a forward gear) and one to the south behind the fence 11 metres by 9 metres to allow for the unloading and loading of the dogs in an enclosed area. The maximum number of vehicles visiting the site per day would be two.
- 4.4 There is no requirement for kennels or exterior lighting and no dogs will be kept on site overnight. A portaloo has been placed within the airlock area. There is no intention to connect to water and sewerage (water is brought onto the site for the dogs).
- 4.5 Staff numbers are proportionate to the amount of dogs, DEFRA setting the standards to 1:10. Harts and Hounds voluntarily operate on the higher standard of 1:8, therefore will employ 3 members of staff.
- 4.6 It is proposed that the dog day care and walking service will take place between the hours of 0930hrs to 1600hrs predominantly Monday to Friday, with very occasional use at a weekend, but within the reduced ours of 1000hrs to 1400hrs.

- 4.7 Harts & Hounds' business model is such that the staff collect and return the dogs from/to the client's homes, no additional parking is required for staff as the staff are also collected en route. No clients are able to drop off or collect their dog from the site either, minimising the traffic movements.
- 4.8 Customers are located within Tring, Wiggington and Aston Clinton. Approximate breakdowns of customer spread in geographical terms are 50-60% Tring, 20-30% Wiggington and 20-30% Aston Clinton.
- 4.9 The application is partly retrospective as the use is already in operation but with a reduced number of dogs.

Background

- 4.10 In the Planning Statement submitted with the application the applicant states:
- "Informal pre application planning discussions have taken place with the council back in November 2019, prior to Harts & Hounds using the proposed site for exercising dogs. It was confirmed that the use for day-care and walking of around 11 dogs did not represent a material change and would not require a change of use, therefore the site has been used in this lawful manner since December 2019. However, it was advised that the proposed numbers would represent a material change of use of the land, hence the submission herein."*
- 4.11 There is no formal record of pre application advice being given but this explains why there is an existing small-scale use on the site.

5. PLANNING HISTORY

Planning Applications (If Any):

4/02086/17/APA - Change of use from agricultural to class b1/b8 (business/storage/distribution)
Prior Approval Not Required - 29th September 2017

21/03917/RET - Retention of Chattel (Timber Clad Structure)
Not yet determined – this is a linked application to the current one.

Appeals (If Any):

6. CONSTRAINTS

Canal Buffer Zone: Major
CIL Zone: CIL2
Former Land Use (Risk Zone):
Pressure: MP
Green Belt: Policy: CS5
Parish: Tring CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
Parking Standards: New Zone 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

Section 85(1) of the Countryside and Rights of Way Act 2000
National Planning Policy Framework (2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)
Saved Policy 108 of the DBLP

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 – The Chilterns Area of Outstanding Natural Beauty
CS29 - Sustainable Design and Construction
CS32 – Air, Soil and Water Quality

Supplementary Planning Guidance/Documents:

Car Parking Standards (2020)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

- policy and principle justification for the proposal;
- impact on the openness;
- impact on character of the area;
- impact on neighbours; and
- impact on Highway safety and parking provision.

Principle of Development

9.2 The application site is located within the Green Belt where the provisions of Policy CS5 of the Core Strategy and Section 13 of the Framework apply.

- 9.3 Specifically, Policy CS5 of the Core Strategy permits small-scale development including building for the uses defined as appropriate in national policy, provided that it has no significant impact on the character and appearance of the countryside, and it supports the rural economy and maintenance of the wider countryside.
- 9.4 Paragraph 149 of the Framework sets out a closed list of developments which are exceptions to inappropriate development in the Green Belt, which includes the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 9.5 Further, paragraph 150 of the Framework permits material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).
- 9.6 Also of relevance is paragraph 85 of the Framework which states planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements. Further, paragraph 84 of the Framework seeks to enable the development and diversification of agricultural and other land-based rural businesses.
- 9.7 Policy CS15 of the Core Strategy encourages provision for small businesses which the proposal would contribute towards.

Whether inappropriate development

- 9.8 The proposal involving the change of use of the land for an outdoor dog day care facility and associated hard stand area would not constitute outdoor sport or outdoor recreation. It is akin to a commercial facility and therefore would not benefit from any of the exceptions to inappropriate development as set out within paragraphs 149 and 150 of the Framework. As such the proposal would constitute inappropriate development in the Green Belt.
- 9.9.1 This approach was taken for similar applications including:
- 4/02491/18/MFA (at land at Upper Bourne End Lane, Hemel Hempstead, considered under then paragraphs 145 and 146 of the 2018 Framework); and
 - 4/01997/13/FUL (Plot 4, Cupid Green Lane, Hemel Hempstead).

Impact on Openness and Green Belt purposes

- 9.10 In assessing the impact on openness the National Planning Practice Guidance advice for the Green Belt (2019) is noted, where a number of matters may need to be taken into account in making such an assessment, including (but not limited to):
- Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - The duration of the development, and its ability to be remediated – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - The degree of activity likely to be generated, such as traffic generation.
- 9.11 The proposal would have a limited impact on openness noting the small scale of the proposed hard stand area and the opportunities to restore the land upon which it is sited to its former condition. It is noted that associated with the proposed change of use there is an

existing dog shelter and portaloo on the land, the first element of which is subject to a separate planning application. Whilst the proposal would see the introduction of built development, its spatial impact is limited due to the small scale of the shelter. From a visual perspective, due to its location on the far side of the site in relation to Little Tring Road, the existence of screening through existing hedges, and the opportunities to restore the land upon which it is sited to its former condition, the impact on openness is negligible. The location of the chattel in its current position has been chosen to ensure that any noise impacts are reduced, though this does also serve to reduce the visual impact of the building as it has been placed further away from the road and is therefore less visible.

- 9.12 There will be a total of 3 members of staff.
- 9.13 Advised hours of operation would be between 9:30 and 16:00 Monday to Friday and 10:00 till 14:00 weekends and bank holidays which would not encroach into sensitive evening hours.
- 9.14 Such activity would not differ significantly from the existing lawful agricultural use on the site.
- 9.15 A condition controlling hours of operation, the extent and number of vehicle parking, and the amount and location of ancillary equipment would be included on any planning permission.
- 9.16 Turning to the purposes of the Green Belt, these are included at paragraph 138 of the Framework. It is considered that the proposal would not conflict with the purposes of the Green Belt.
- 9.17 Considering all of the above and despite the limited impact on openness, paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 of the Framework continues by stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.18 In accordance with paragraph 148, this report shall now consider any other harm resulting from the proposal.

Impact on character of the area

- 9.20 The proposed change of use and hard stand area will only be visible from the existing vehicular access to the site. The site is heavily screened by mature hedgerow both from Little Tring Road and the footpath to the south and west of the site.
- 9.21 The site is not adjacent to the Chilterns Area of Outstanding Natural Beauty as the boundary is at least 200 metres to the north in line with the Wendover Arm of the Grand Union Canal.
- 9.22 Based on the minimal change to the lawful use of the site and the heavy screening it is considered that it will not have a detrimental impact on the character of the area.

Impact on Neighbours

- 9.23 The proposal is small scale and does not involve the construction of any buildings so there will be no potential for overlooking or loss of sunlight and daylight for the nearest neighbours.
- 9.24 The only aspect of the proposed scheme that could potentially impact on neighbours is the noise created by the dogs barking. The field is large however and the nearest 3 dwellings

are located across Little Tring Road and are set back from the frontage. Also, there is thick hedge screening along the boundary of the site and also around the frontage of the two dwellings facing the site.

9.25 The dogs are unloaded from the vehicles at a point approx. 90 metres from the nearest dwelling just inside the existing access.

9.26 There have been no objections to the proposal from the immediate neighbours.

9.27 Operating hours and the total number of dogs allowed to use the paddock at any one time will be controlled via condition.

Impact on Highway Safety and Parking

9.28 The hard stand area proposed is to accommodate two staff vehicles only. Dog owners do not need to visit the site as their dogs are collected by the company and brought to the site for whatever period of time is agreed.

9.29 There is no change to the existing access. The Highways Authority have no objections to the proposed scheme.

Other Material Planning Considerations

9.30 Impact on Trees and Landscaping

No significant trees will be affected by the proposal.

9.31 Air, Soil and Water Quality

Environmental Health have no objections to the proposal on the grounds of land contamination or air and water quality.

9.32 Public Footpath

A public footpath (Tring Town 051) runs along the sites southerly and westerly boundaries. Rights of Way were consulted but no response was received. The part of the site adjacent to the footpath is heavily screened by vegetation to the extent that the site is not visible.

9.33 Impacts on the Canal

As the site is within the Canal Buffer Zone the Canal and Rivers Trust were consulted. The CRT stated that the application site falls outside the notified area for its application scale.

9.34 Impact on Agricultural Land

Saved Policy 108 seeks to avoid the permanent loss of the most versatile agricultural land.

Whilst it is acknowledged that the proposals will require the use of agricultural land, no physical development (other than the small hard stand area and some fence installation) is proposed. The proposed use would not significantly alter the chemical characteristics of the land and it is considered that the proposed development is 'reversible' and could return to agricultural use with minimal alterations to the site. It is therefore considered that no permanent loss of agricultural land will result from the proposals and as such, no conflict with Saved Policy 108 of the DBLP would arise.

Green Belt conclusion

- 9.35 As stated above the proposal would constitute inappropriate development in the Green Belt as it would not fall within any of the listed exceptions under paragraphs 149 and 150 of the Framework. The assessment under paragraph 148 notes no other harm arising from the proposal as set out in the remaining earlier sections of this report.
- 9.36 National policy acknowledges that there are land-based businesses that will need to be located out-of-town and the proposed dog day care operation is considered to be one of these uses. By its nature the proposal must be located on a rural site. It requires open fields of a certain size (dictated by regulations) for dogs to exercise, and by virtue of the noise generated, needs to be located away from sensitive receptors.
- 9.37 Despite the change of use sought, there would be very limited impact on the openness of the Green Belt.
- 9.38 The business is also required to be within close proximity of large towns which form the client catchment area. In this case customers are located within Tring, Wiggington and Aston Clinton. Approximate breakdowns of customer spread in geographical terms are 50-60% Tring, 20-30% Wiggington and 20-30% Aston Clinton.
- 9.39 The site subject to this application is centrally located around the customer base geographical spread, thereby reducing the need for increased travel time and distance. The location is considered sustainable to the requirement for the service provided.
- 9.40 The site is within agricultural land classification 3 – Good to Moderate. In addition to this good to moderate agricultural land classification, the site is constrained in its size and enclosed by mature hedging and trees. This makes the land difficult to utilise for agricultural purposes.
- 9.41 The above factors, in particular the need for the facility to be located on a rural site is considered to form significant very special circumstances. As noted above, similar arguments have been accepted on other applications, which have been approved in the Borough. These factors, together with the benefits to the rural economy and diversification of the site, contribute towards the overall package of very special circumstances and these would clearly outweigh the limited harm to the openness of the Green Belt which would result from the proposal's inappropriateness.
- 9.42 As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.

Response to Neighbour Comments

- 9.43 These points have been addressed above.

Town Council Comments

- 9.44 Concerns over the following:
- Access/highways issues and pedestrians;
 - Overdevelopment;
 - Noise implications; and
 - Inappropriate use of the countryside adjacent to the CAONB.
- 9.45 These issues are addressed in the report above.

Community Infrastructure Levy (CIL)

9.46 The development is not CIL liable.

10. CONCLUSION

- 10.1 The proposal would constitute inappropriate development in the Green Belt as it would not fall within any of the listed exceptions under paragraphs 149 and 150 of the Framework. The assessment under paragraph 148 notes no other harm arising from the proposal as set out in the remaining earlier sections of this report.
- 10.2 The above factors, in particular the need for the facility to be located on a rural site is considered to form significant very special circumstances. Other information which has been provided contribute towards the overall package of very special circumstances and these together with the benefits to the rural economy and diversification of the site would clearly outweigh the limited harm to the openness of the Green Belt which would result from the proposal's inappropriateness. As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.
- 10.3 The impacts of the proposal have been taken into consideration, along with representations received from consultees. The proposal is considered acceptable in terms of policy and principle justification, impact on the openness, impact on neighbours; and impact on Highway safety and parking provision.
- 10.4 The proposed scheme will comply with the NPPF (2021), CS5, CS12 and CS32.

11. RECOMMENDATION

- 11.1 That planning permission be granted, subject to the following conditions.

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **No operations or activities (including parking) associated with the approved use shall take place outside of the hours of 09.30 hrs and 1600 hrs Monday to Friday, 1000hrs to 1400hrs Saturday and Sunday (excluding Bank Holidays where no use is permitted). The hours of operation detailed within this condition shall be termed the 'core operating hours' for the purpose of other conditions attached to this permission.**

Reason: To ensure that the activities associated with the approved use are consistent with those which have been assessed under this planning application in the interests of the amenities of the occupants of neighbouring dwelling in accordance with Policy CS12 of the Core Strategy.

3. **The maximum number of dogs to use the site at any one time is 24.**

Reason: In the interests of the amenities of the occupants of neighbouring dwellings and to comply with CS12.

4. **There shall be no converted, moveable or static caravans or shipping containers on the site at any time.**

Reason: To safeguard the open character of the Green Belt, the character and appearance of the countryside, and residential amenity in accordance with Policies CS5 and CS12 of the Dacorum Core Strategy (September 2013).

5. **No exterior lighting shall be installed on the site.**

Reason: To safeguard the open character of the Green Belt, the character and appearance of the countryside, and residential amenity in accordance with Policies CS5 and CS12 of the Dacorum Core Strategy (September 2013).

6. **No internal fencing, other than that shown on approved Drawing 'Amended Block Plan – 2.9.21', shall be erected. All internal fencing shall be removed once the dog day care use of the site ceases.**

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

7. **No parking of vehicles or trailers shall take place on the site (excluding those directly associated with site maintenance) other than on the car parking area illustrated on approved Amended Block Plan (02.09.21). There shall be no more than two vehicles parked in the car parking area at any one point in time, and no vehicles shall be left on the site outside of core operating hours.**

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

8. **There shall be no customer/client pick up or drop off of dogs to/from the site.**

Reason: To ensure no increase of trip numbers to and from the site in the interest of the safety and environmental character of Little Tring Road in accordance with Policy CS9 of the Dacorum Core Strategy (2013).

9. **Unless within two months of the date of this decision a 'Dog Day Care Ancillary Structures Management Plan' is submitted in writing to the local planning authority for approval, and unless the approved Management Plan is implemented within two months of the local planning authority's approval, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.**

The 'Dog Day Care Ancillary Structures Management Plan' shall include full details of all play equipment, agility equipment, and other ancillary structures (including temporary structures), where these items will be located during core operating hours, and where these items will be stored outside of core operating hours.

If no Management Plan in accordance with this condition is approved within 18 months of the date of this decision, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.

Upon implementation of the approved Management Plan specified in this condition, the Management Plan shall thereafter be maintained. No other equipment or ancillary

items shall be brought onto or stored within the site other than that described in the Management Plan.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

- 10. Unless within two months of the date of this decision full details of the materials to be used in the proposed hardstanding and car parking areas, as well as details of their permeability, is submitted in writing to the local planning authority for approval, and unless the approved details are implemented within two months of the local planning authority's approval, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as the details are approved and implemented.**

If no details in accordance with this condition are approved within 18 months of the date of this decision, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as the details approved by the local planning authority are implemented.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

- 11. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Site Location Plan dated 7.6.21

Amended Block Plan showing reduced hard surfacing indexed on 2.9.21

Site Aerial Plan

Addendum to Planning Statement dated 2.9.21

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

Informatives:

- 1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.**

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Tring Town Council	The Council recommend REFUSAL on the following grounds: concern with access/highways issues and pedestrians; overdevelopment and noise implications; health and safety concerns; inconsistencies in the planning application; inappropriate use of the countryside adjacent to the AONB.
Tring Rural Parish Council	Tring Rural Parish Council supports the application on the bases that it supports the local economy.
Hertfordshire Highways (HCC) REVISED COMMENTS	Decision Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission. The proposal is amended plans for the change of use of land to a dog day-care and walking service (Sui-Generis) at Little Tring Farm, Little Tring Road, Little Tring, Tring. The site is located adjacent Little Tring Road, a 40 mph unclassified local access route that is highway maintainable at public expense. The amended plans include the reduction of the hardstanding and additional notes in relation to email comments made by the case officer. The smaller hardstanding is deemed appropriate and all other highway matters were assessed in the original response. As such I would like to reiterate our previous response below: The existing site is an open field that has been in use for dog day care of 11 dogs since 2019. The new proposal is for 24 dogs to use the site. The site has an existing access which it currently uses for access. The proposal is to hardstand the site access to accommodate parking and turning for 2 work vehicles which will transport the dogs and the employees from their houses to the site. The hardstanding is welcomed as the current access is just mud which causes issues as it is an offence under the highways act 1980 to carry mud onto the highway network. The hardstanding would alleviate this. The applicant has stated that owing to the business model, no customers will turn up to the site and only two vehicles will be used. HCC Highways must insist that this maintained as the site is not suitable for an increase of trips. HCC Highways would not wish to restrict a grant of permission for the site.
Hertfordshire Highways (HCC) ORIGINAL COMMENTS	Proposal Change of use of land to a dog day-care and walking service (Sui-Generis)

	Decision Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission. The proposal is for the change of use of land to a dog day-care and walking service (Sui-Generis) at Little Tring Farm, Little Tring Road, Little Tring, Tring. The site is located adjacent Little Tring Road, a 40 mph unclassified local access route that is highway maintainable at public expense. The existing site is an open field that has been in use for dog day care of 11 dogs since 2019. The new proposal is for 24 dogs to use the site. The site has an existing access which it currently uses for access. The proposal is to hardstand the site access to accommodate parking and turning for 2 work vehicles which will transport the dogs and the employees from their houses to the site. The hardstanding is welcomed as the current access is just mud which causes issues as it is an offence under the highways act 1980 to carry mud onto the highway network. The hardstanding would alleviate this. The applicant has stated that owing to the business model, no customers will turn up to the site and only two vehicles will be used. HCC Highways must insist that this maintained as the site is not suitable for an increase of trips. HCC Highways would not wish to restrict a grant of permission for the site. No conditions required: I don't think so, as the hardstanding seems to be on private land and the highway network is surfaced to the boundary so no work should happen on the highway. Therefore, all other matters are not within our remit so I don't think any conditions are required in terms of highways.
Canal & River Trust	The Canal & River Trust is a statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The current notified area applicable to consultations with us, in our capacity as a Statutory Consultee was issued to Local Planning Authorities in 2011 under the organisations former name, British Waterways. The 2011 issue introduced a notified area for household and minor scale development and a notified area for EIA and major scale development. This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

	We are happy to comment on particular applications that fall outside the notified areas if you would like the Canal & River Trust's comments in specific cases, but this would be outside the statutory consultation regime and must be made clear to us in any notification letter you send. Should you have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk
Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application. No objections or concerns.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
3	1	0	1	0

Neighbour Responses

Address	Comments
5 Manor Road Tring Hertfordshire HP23 5DA	While there might be a need for keeping more dogs, I can only see that this will lead to a greater need for sheds and other indoor space/cover for the animals, for their feeding, and to having more general "play things" scattered around the fields. This is totally inappropriate for this site which provides the rural edge to Tring. This development amounts to an extension of urbanisation. While the absolute amount of traffic to the site might be relatively low, the increase in dog numbers will inevitably require more visits which may mean more vehicles at any one-time needing access leading to requirements to increase hard landscaping there. With the increase in dog numbers in land next to the public footpath which runs by it there will be an increase in nuisance from them as you walk by.