

Dacorum Borough Council
Planning and Regeneration
The Forum
Marlowes
Hemel Hempstead
Herts
HP1 1DN



Hart
Harts and Hounds
Land to the east of
Little Tring Road
Tring
HP23 4NP

Switchboard
01442 228 000
Website
www.dacorum.gov.uk
D/deaf callers, Text Relay:
18001 + 01442 228 000

DECISION NOTICE

Application (full) for planning permission.

Town and Country Planning Act 1990

Reference:	21/02349/FUL
Proposal:	Change of use of land to a dog day-care and walking service (Sui-Generis)
Address:	Dog Day Care Little Tring Farm 5 Little Tring Road Little Tring Hertfordshire

Your application received 7th June 2021 and registered on 7th June 2021 has been **GRANTED** subject to the conditions overleaf.

James Ove/

Assistant Director
Planning, Development and Regeneration
Dacorum Borough Council

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 approved dog walking paddock 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, ancillary buildings / structures 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.

12. Unless within two months of the date of this decision a 'Boundary Maintenance Plan' is submitted in writing to the local planning authority for approval, and unless the approved Boundary Maintenance 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 'Boundary Maintenance Plan' shall include full details of supplementary hedge planting (species, spacing and timescales), hedge replacement proposals and timescales (in the event that sections of the hedge become damaged) and any proposed fencing.

If no Boundary Maintenance 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 Boundary Maintenance Plan specified in this condition, the Boundary Maintenance Plan shall thereafter be maintained. No other fencing shall be erected other than that described in the Boundary Maintenance 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).

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.

This application was supported by the following documents:

(Planning Statement)
(Block Plan)
aerial view (Additional Plans)
(Site Location Plan)

Notes:

Appeal to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Before making any appeal you should first consider re-engaging with the local planning authority to discuss whether any changes to the proposal would make it more acceptable and likely to gain planning permission. A revised planning application could then be submitted.

Applicants should give consideration to the merits of the case, and whether there are strong grounds to contest the conditions or reasons for refusal of planning permission before submitting an appeal. Parties who pursue an appeal unreasonably without sound grounds for appeal may have an award of costs made against them.

Most planning appeals must be received within six months of the date on the decision notice. Where the appeal relates to an application for householder planning consent, and is to be determined via the fast track Householder Appeals Service, there are only 12 weeks to make the appeal. Appeals related to shop fronts must also be submitted within 12 weeks. Advertisement consent appeals must be submitted within 8 weeks. If an appeal on an application for planning permission is linked to enforcement action, there are only 28 days to make the appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on telephone: 0303 444 5000.

Compensation

In certain circumstances, compensation may be claimed for the Borough Council if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of an application to him. These circumstances are set out in Parts VI and VIII and related provisions of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission/consent to develop land, or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, by the carrying out of any development or works that have been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter I of the Town and Country Planning Act 1990 and Part I, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Community Infrastructure Levy (CIL)

Dacorum Borough Council is a Charging Authority for Community Infrastructure Levy (CIL). It is your responsibility to clarify the CIL liability on your development. The Council will make every effort to ensure that notices for liable developments are dispatched as soon as possible following planning permission or consent being granted. If you do not receive a liability notice please contact the Council. It is important that all CIL matters be in place before any works begin on site – including any demolition. Further information regarding CIL, including FAQs, access to all CIL forms and information on appeals can be found on our website at www.dacorum.gov.uk/cil or you can contact us at CIL@dacorum.gov.uk.

Building Regulations

The proposed works may require building regulations approval. Please contact Dacorum Borough Council's Building Control Department who can help you through the process. They can be contacted via telephone (01442 228 587) or email (building.control@dacorum.gov.uk).

Creating New Addresses

If you are creating a new commercial or residential postal address, you must notify the Council's Address Management Team when works are commenced. This can be done [online](#) or by emailing address.management@dacorum.gov.uk.

Pollution Act

When arranging building works both the employer and the builder are responsible for works being undertaken within the hours of construction of the Control of Pollution Act 1974. Further information can be found on our [website](#).