

BRAYBROOKE PARISH COUNCIL

MINUTES of a PLANNING MEETING
Tuesday 5 February 2019 in the Village Hall, Braybrooke

1 ATTENDANCE, APOLOGIES, DECLARATIONS OF INTEREST AND DISPENSATIONS

Present: Cllrs. A. Ayton, G. Hague, G. Normand (Chairman), F. Kinnear

Apologies: Cllrs P. Cleland and V. Cleland

In attendance: 6 parishioners including the applicant Mr. Garfield-Thomas

There were no Declarations of Interest or Dispensations

2 PUBLIC PARTICIPATION

No comments to report

3 PLANNING APPLICATION

KET/2018/0984

Wooden House, Kennels (land adjacent), Griffin Road, Braybrooke
Dog day care centre with boarding facility.

Mr Garfield-Thomas explained that the development would consist of a dog day-care centre with 10 "luxury" longer-term kennels. In most cases the dogs would be collected from customer's homes by P4W vans and returned there, using the road to Oxendon and not coming through the village. There is overnight accommodation because someone needs to be present 24 hrs by law. The buildings would be heavily soundproofed. The business would provide local employment. The applicant had been given to understand that the existing kennels were a replacement for an earlier plan for a (non-agricultural) horse stud. There was some discussion about the basis for the approval of that application (in 2008).

Discussion covered, on the one hand, the demand for more kennel facilities in the area and the desirability of having a viable commercial activity near the village, albeit with some risk of noise pollution; and on the other hand the impact on consideration of further development. It was thought that a non-agricultural development in open country is against present planning policy for the area - though that is a matter for KBC to determine - and is a particular problem near to a site where the authorities are already combating an unauthorised development.

Councillors were not inclined to object to the proposal, but were concerned that KBC should apply their own planning policies carefully and consistently, taking account of the risk of setting a precedent for further commercial development, and the possible implications for the situation at Greenfields nearby. The Clerk would respond to KBC to reflect the views expressed by Councillors.

4 DATE OF FUTURE MEETINGS

Provisional Planning Meeting 19 February 2019 at 7.30 pm
Annual Parish Meeting Sunday 10 March 2019 at 3.00 pm
Parish Council Meeting Tuesday 19 March 2019 at 7.30 pm
all to take place in the Village Hall

The meeting concluded at 7.30 pm.

.....

.....2019