



Caroline Scott
Buckland Parish Council
Lye End Farm
Sandon
SG9 0RS

Date: 25th November 2024
Our Ref: 3/24/1809/FUL
Please ask for: Daniel Clark
Telephone:
Email: planning@eastherts.gov.uk

Notice of Decision Town and Country Planning Act 1990 (as amended)

Dear Sir/Madam

APPLICATION: 3/24/1809/FUL

PROPOSAL: Retrospective application for change of use from an agricultural field to an extension to an existing permitted dog walking field including the regularisation of the visitor parking area, wooden weather shelter and dog climbing frame.

AT: Land At Chipping Hall Farm Chipping Hertfordshire SG9 0PH

FOR: Grow Walkies Ltd

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 25th November 2024 and it was decided to **Grant Planning Permission subject to Conditions** subject to the following:

1. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.
Reason
To ensure the development is carried out in accordance with the approved plans, drawings and specifications.
2. The use hereby permitted shall only take place between 07:00hrs and 18:00hrs Monday to Friday, between 08:00hrs and 18:00hrs on Saturdays, and not at all on Sundays or Bank / Public Holidays.
Reason
In order to ensure an adequate level of amenity for residents living near to the site in accordance with Policy EQ2 of the adopted East Herts District Plan 2018.
3. The use hereby permitted shall allow no more than 10 dogs on the site at any given time during the hours of operation.
Reason
In order to ensure an adequate level of amenity for residents living near to the site in accordance with Policy EQ2 of the adopted East Herts District Plan 2018.

4. The Noise Management Plan Version 4 (April 2024) prepared by SBRice Ltd shall be followed at all times.

Reason

In order to ensure an adequate level of amenity for residents living near to the site in accordance with Policy EQ2 of the adopted East Herts District Plan 2018.

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

2. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

3. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

4. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

5. Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- o on or within 16 metres of a sea defence

Development Management

➤ 01279 655261
➤ www.eastherts.gov.uk
➤ East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

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- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

6. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.

This Decision Relates to Plan Numbers:

SHL20 (Floor/Elevation - Proposed)
CF1-GA-1000 (Floor/Elevation - Proposed)
CF1-GA-1001 (Other)
GROWWB-1-1-001 (Site plan)
GROWWB-1-1-002 (Site plan)
GROWWB-1-5-001 REV A (Location Plan)

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

On Behalf Of Development Management