

Kevin Robinson
North Lincolnshire Council
Planning department
Church Square House
Scunthorpe

Dear Kevin,

Re: PA/2020/1256 – 325 Messingham Road – change of use

I am writing with regards to our planning application that we were instructed to submit for a 'change of use' on our property. We have read the comments and concerns from local residents and would like to take this opportunity to address those concerns and to eradicate any misunderstanding that is obvious from some of the comments being made. There are two elements to the proposal, one being dog boarding and the other hiring of the paddock. Pet sitting and dog walking that is also mentioned in the proposal are all based at other peoples homes.

With regards to dog boarding, as detailed in the application the boarding of all dogs are inside the house. They will stay and sleep in the house with us. This is a home from home environment. No kennels will be used. We have a home boarding licence issued from North Lincolnshire Council which allows us to board up to a maximum of 4 dogs in the house at any one time and we will only be taking dogs from the same household (a copy of this can be sent for reference if needed). This is a service to all local dog owners so they can be assured that their dog is looked after in a safe home environment while they are away or on holiday which we think is far more humane than putting dogs in to kennels. The noise created from any boarding dogs will only be the same as a household that owns a similar amount of dogs as pets and if they become a nuisance with their barking outside on their daily exercise then we can exercise them individually or off-site to resolve this. There will be a consultation visit to our property so dog owners can make sure the home is suitable for them and their dog and that we can make sure the dog is suitable for us and also take into account our adjoining neighbours. We will also be providing a pick up and drop off service.

We are not dog trainers and do not offer any professional help with training. People who come to the paddock do their own training and as dog owners ourselves we will also continue to train our own pets on the property. The hiring of the paddock is by appointment only. This service is aimed at people who own dogs that cannot be let off their lead in public places for various reasons or dislike going to local parks because they are not secure, whereas on the paddock there are 3 gates to get through before a dog can access the road. We provide the owners a safe place with no distractions from other dogs or people to practice recall training so they can enjoy the local parks in the future or give them the opportunity to enjoy a stress free run around. There was an issue raised about the cutting of the grass, the paddock would need to be

maintained regardless of whether planning is approved or not, as does any garden, and is only cut as required which is certainly not every weekend. We have a large amount of area to cut and we use a petrol ride-on mower for this purpose which takes approximately 1 hour to finish, however if we were to use a normal domestic walk behind petrol mower this could then take all day. Our other neighbours also use petrol ride-on mowers to cut their grass as they also have large gardens. With regards to our opening times this was requested from people using the paddock who work through the day and would like to come in the evening. However if these are deemed not acceptable by the planning office then we can change it. As regards to the smell and any increase in vermin, we make sure all dog faeces is picked up between visits, bagged and disposed of in a lidded bin. This is then emptied daily and taken away from the paddock area. A locked Eco-Loc bin will be provided by PHS Group and this will be collected by them on a regular basis. All bins are cleaned and disinfected every week. All dogs that visit the paddock are monitored for excessive noise and if the owner cannot reduce the barking to within an acceptable limit this can result in them being asked to leave and also may result in them not being able to rebook in the future. We can discuss what would be considered as an acceptable noise limit and if this limit cannot be reached that is acceptable to both the planning office and our neighbours then we will cease this service.

In connection to the parking comments, despite a number of local residents who do use the roadside for parking their own vehicles we provide 2 parking spaces in the front garden of our home, so visitors don't need to park on the roadside and therefore do not obstruct any neighbours views when reversing out of their drives. Other than school drop off and pick ups we were unaware that there were any parking issues, in the year that we have lived here as far as we know there hasn't been an accident from cars reversing out of their property onto Messingham Road and are unaware of anyone being run over by cars crossing the pathway. Compared to other local businesses that are currently operating on this road, for example Miller & Carter which can and has the potential to vastly increase the number of cars on this road, the numbers we would generate would be insignificant.

We are not the only business on Messingham Road and within a short distance to us there is a cattery, car recovery and maintenance, a small animal boarding establishment, a house selling flowers, a convenience store, hairdressers, chip shop, day nursery and they are all running these businesses from their properties and are also surrounded by neighbours and obviously this hasn't been an issue for the highways department or environmental health otherwise they would not be trading.

This address has been a registered small holding for a number of years and has been registered with DEFRA for keeping farm animals before we purchased it. Before we moved in previous owners have kept a variety of animals on this property including sheep, goats, dogs for breeding and horses and have all used the paddock and generated waste. Due to the size of this property it will always attract purchasers that would want to utilise it for some form of business or to keep a larger number of

animals that would normally be kept than most other households and will always have some level of noise associated with it.

I hope the above alleviates some of the concerns that have been raised and that all comments are taken into consideration when a decision is being made. We hope that we can work together and come to an agreement with the local community and the planning office to resolve this matter in a way that suits all.

Yours Sincerely

Jo Wheaton