

Appendix 2

Summary of comments made on behalf of Amberlea Country Kennels and Cattery – 15/01477/FUL

- Business is licensed to accommodate 60 dogs and 65 cats, operates 7 days a week, 52 weeks of the year. Also offering grooming and pet food sales.
- Requirement of licence that people are present on site at all times.
- Access is via private road.
- Introduction and expansion of landscape business has increased traffic going past the kennels. Does not follow that the private road past the kennels is available to access other businesses when another access exists.
- Highways have raised concerns in the past regarding traffic volumes and movement at the junction with the A142 when looking at applications for the kennels.
- Current signage of Rose Barn inadequate and only visible from eastern approach.
- Site has been advertised commercially for some time.
- Landscape business appears to have opened on Saturdays and children's parties held on weekdays as well as weekends.
- Concerns regarding: visual impact; noise levels; existing fence is not a significant sound barrier; marquees could become a permanent fixture; unacceptable use of fireworks; licensed entertainment venue inappropriate in this area; difficult to enforce outdoor use; increased traffic presents increased risk of accidents; 'trips generated' analysis does not include landscape business; damage to verge; application could affect ability of kennels to secure planning permission in the future; adverse effect on business if customers are discouraged to use kennels; level of activity proposed does not provide significant permanent employment; reference to premises being referred to as a hotel; contrary to planning condition relating to use and Policy EMP2.
- Consider that trips generated information should identify and differentiate between numbers arriving and leaving via the eastern and western junctions.
- EH reference to 'commercial use of the area' – commercial elements are essentially behind residential frontages served by the private access road.
- Do not accept that amplified music should be allowed on any day between 11pm and midnight nor a special extension on New Year's Eve. Kennels likely to be more fully occupied at these times.
- Application requires full residential evaluation and consideration.
- Report only focuses on human effects. Up to 100 attendees with serving and clearing staff plus background music and outside cooking will inevitably lead to dogs' senses being raised and distress to an

unacceptable level resulting in barking, consequent disruption and detraction from residential amenity.

- Animal Welfare Act 2006 etc. means there is a responsibility and duty of care towards animals in our charge.
- Transport Statement not representative.
- Saturdays are busiest days at kennels with associated peak traffic movements.
- Landscape business advertises as being open on a Saturday by appointment only.
- Figures should be based on worst case scenario.
- There will always be vehicles parked on the grass verge.
- Safety considerations from unlit overflow parking area. Overflow area 'F' is on land that the County Council is responsible for.
- Number of staff and service vehicles extremely light and no mention of delivery of goods etc.
- If approval is given to use the eastern approach provision of acceptable indemnities from the Applicant and ECDC will be required to protect from public liability and motor vehicle insurance claims.
- Presumption to access the venue from the east is unfair, unreasonable and inconsiderate. Object to the eastern access being used and if approved request it be conditioned to provide access from the west only.