



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

Date: 11th June 2024
Our Ref: 3/24/0330/VAR
Please ask for: Daniel Clark
Telephone:
Email: planning@eastherts.gov.uk

Notice of Decision
Town and Country Planning Act 1990 (as amended).
Planning (listed Buildings and Conservation Areas) Act 1990 (as amended).

Dear Sir/Madam

APPLICATION: 3/24/0330/VAR

PROPOSAL: Variation of condition 3 (permitted hours of use only 09:00hrs and 16:00hrs Monday to Friday) of planning permission: 3/19/2596/FUL (Retrospective change of use of grass paddock to the front of the farm yard, from agriculture use into Sui Generis use for a dog exercise and play area.) - To extend the allowable hours of use of the dog exercise and play area.

AT: Land At Chipping Hall Farm Chipping Hall Chipping Buntingford 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 11th June 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 of the new dwellings 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 of the new dwellings in accordance with policy EQ2 of the adopted East Herts District Plan 2018.

4. The Noise Management Plan Version 2 (April 2024) prepared by SBRice Ltd shall be followed at all times.

Reason

In order to ensure an adequate level of amenity for residents of the new dwellings 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. The granting of this permission does not convey or imply any consent to build upon land not within the ownership of the applicant, without the approval of the landowner.

3. 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:

Location Plan (Site Plan (as approved))
Noise Management Plan Version 2 (Other)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or 'B' shape.

On Behalf Of Development Management