

APPLICATION NO: F/YR25/0907/F

SITE LOCATION: Land North Of Sorrento, Fen Road, Newton-in-the-isle, Cambridgeshire

PROPOSAL: Change of use of agricultural land to dog exercise paddock, erection of a shelter and 1.8m high boundary fencing, and formation of a car parking area and access

UPDATE

1. Additional Objection Received

1.1. A further objection from a local resident of Fen Road was received on 25th March 2026. Reasons for objection can be summarised as:

- The area is already popular with dog walkers; no need for a segregated exercise paddock;
- Visual impact;
- Ecology implications;
- Residential amenity concerns; and
- Fen Road inadequate

2. Officer Comment

2.1. In response to the above, Officers would respond as follows.

- The principle of development is discussed in paragraphs 10.1 – 10.3 of the committee report. There is no policy requirement to establish a basis of need for this proposal.
- The visual and character impacts of the proposal are discussed in paragraphs 10.9 – 10.14 of the committee report, concluding the proposal is acceptable with regard to Policies LP12 and LP16 of the Fenland Local Plan in terms of visual impact.
- Matters pertaining to ecological impacts and BNG are discussed in paragraphs 10.34 – 10.36 of the committee report. The proposal is considered unlikely to result in harm to protected species or habitats. and will be subject to a biodiversity net gain condition to ensure compliance with Fenland Local Plan Policy LP19 and the Environment Act 2021.
- Residential amenity concerns are discussed in paragraphs 10.15 – 10.23 of the committee report. the separation distances to the nearest dwellings and the nature of the proposed use are such that unacceptable impacts from noise, disturbance, light or general activity are unlikely to arise. Environmental Health have raised no objection, and the use can be appropriately controlled through conditions relating to hours of operation, lighting and waste management. As such, the proposal is considered consistent with the amenity requirements of Fenland Local Plan Policy LP2 and Policy LP16.

- Concerns regarding highway safety are discussed in paragraphs 10.24 – 10.27 of the committee report. The Highway Authority has raised no objection subject to conditions, and the development is not expected to result in unacceptable impacts on highway safety or the operation of the local road network, in accordance with Fenland Local Plan Policy LP15.

2.2. On the basis of the above, there are no material considerations raised from the received representation that alter the officer recommendation.

Recommendation: Grant – The above update does not alter the original recommendation as set out within the agenda.