
F/YR25/0530/F

Applicant: Mandy Jackson

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

Land South of Wenny House, Iretons Way, Chatteris, Cambridgeshire

Change of use of existing paddock land to dog exercising areas including the erection of 2 x shelters, a detached dog grooming hut and a 1.8m high boundary fence, and the formation of associated hardstanding

Officer recommendation: Approve

Reason for Committee: Town Council comments contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning approval for the change of use of existing paddock land to dog exercising areas including the erection of 2 x shelters, a detached dog grooming hut and a 1.8 metre high boundary fence, and the formation of associated hardstanding at Land South of Wenny House, Iretons Way, Chatteris.
- 1.2 The scheme is considered acceptable on balance with respect to technical matters regarding highway safety, neighbour amenity, environmental health, flooding, ecology and biodiversity, subject to appropriate conditions.
- 1.3 It is considered that the proposed scale and boundary treatment does not materially impact the open countryside of the area, in accordance with Policies LP12 and LP16 of the Fenland Local Plan 2014 and DM3 of Delivering and Protecting High Quality Environments in Fenland SPD 2014.
- 1.4 As such the scheme is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The application site comprises 1.59 hectares of existing grassed paddock land which is dissected by an existing site access running from the A142 which serves the dwelling Wenny House and an existing business named Welly Wearers. There are no buildings or portable field shelters on either of the paddocks. This land is bordered by 1 metre high post and rail timber fencing with an established 4 metre high hawthorn hedge and 12 metre high leylandii tree line on the north-western boundary. The site is outside of the established settlement of Chatteris within the parish boundary of Manea.
- 2.2 The site is located in Flood Zone 1 with sporadic areas subject to a low, medium and high probability of annual surface water flood risk.

3 PROPOSAL

- 3.1 This application seeks to change the use of existing paddock land to dog exercising areas including the erection of 2 x shelters, a detached dog grooming building and a 1.8 metre high boundary fence, and the formation of associated hardstanding.
- 3.2 The development is to be accessed utilising the existing access point and track from the A142, albeit this is to be upgraded, being widened to 5m for its first 10 metres from the A142 and metalled for its first 10 metres.
- 3.3 The paddocks either side of the access track will be used as separate exercising areas, each with their own gravelled car parking area and lean-to shelter (measuring 3 metres in depth, 4 metres wide, an eaves height of 1.9 metres and a maximum height of 2.5 metres). These exercising areas will be bound with 1.8m high post and mesh fence.
- 3.4 An area for dog grooming is identified in the north-west corner of the site adjacent to the existing country store business and will be operated from what resembles a shipping container. Car parking is proposed to utilise the existing car parking available to the country store.
- 3.5 The proposed opening hours are Monday to Sunday 07:00 to 18:00 during November, December, January, February and Monday to Sunday 07:00 to 21:00 from March to October. Waste from the animals would be placed within a dog waste bin of which there will be one in each exercise enclosure.
- 3.6 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|-------------------|---|---|
| F/YR02/0932/F | Erection of stable block and the change of use of agricultural land to paddock area | Approved – 23 September 2002 |
| F/YR16/0343/F | Erection of a single-storey building for sale of equestrian equipment involving the demolition of existing building | Refused – 22 August 2016 |
| F/YR17/0636/PNC03 | Change of use of agricultural building to flexible use falling within Class A1 (shops) | Prior Approval Not Required – 05 September 2017 |

5 CONSULTATIONS

5.1 Chatteris Town Council – 18 September 2025

Re-iterate original comments: Will only support if fencing is of industrial grade, 2 metres high and set into the ground and there is a double gate system at the entrance to each field. These conditions should be imposed on safety grounds due to the fields' close proximity to the A142. The revised plans do not appear to address these concerns.

5.2 Manea Parish Council – 22 July 2025

No objection.

5.3 Fenland District Council – Trees Consultant – 28 October 2025

The arboricultural report identifies the quality and constraints of the trees. The protection measures included in the method statement are acceptable and if you are minded to approve will need to be part of a pre-commencement method statement ensuring that the tree protection measures are understood and implemented.

5.4 Natural England – 02 October 2025

No objection.

5.5 Fenland District Council – Ecology Officer – 25 July 2025

No objections. Requests standard BNG condition.

5.6 Fenland District Council – Environmental Health – 15 September 2025

No objections.

5.7 Cambridgeshire County Council – Highways Officer – 27 October 2025

Recommendation

Following a careful review of the Transport Statement and associated documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway would likely be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.

Comments

The Local Highway Authority is satisfied that the level of traffic generation proposed as a result of this application is unlikely to have a significant adverse effect upon the public highway subject to the below condition being applied.

Conditions

Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway, as shown on plan H10353/02D and thereafter maintained in perpetuity.

Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.

5.8 Lead Local Flood Authority – 23 October 2025

Thank you for your re-consultation which we received 15th September 2025.

Having reviewed the revised documentation we can confirm that the LLFA has no further comments beyond those set down in our response of 24th July 2025. Our position therefore remains supportive of the development.

The comments from 24 July 2025 state:

No objections. Requests condition that development constructed in accordance with the surface water drainage scheme. Requests informative regarding pollution control.

5.9 Anglian Water – 15 September 2025

The recent application amendments are not relevant to Anglian Water. There are no additional drainage documents since our last response, therefore we have no further comments to add to our previous response (PLN-0230471 dated 22nd July 2025).

The comments from 22 July 2025 state:

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site... We have reviewed Preliminary Drainage Strategy and Design Access and Statement submitted with the application. The applicant does not provide details of the non - domestic water demand for the proposed development site... Any application for non-domestic proposals requiring heavy water usage will need to demonstrate that sufficient water capacity is available through a Water Resources Strategy in consultation with us. We have a restriction for non-domestic water supply of 20m3 per building.

A strategic water resources strategy informative is requested should the application be granted. No comments are given with regard to the used water network or surface water disposal.

5.10 Cambridgeshire County Council – Minerals and Waste – 07 August 2025

The proposed development is located adjacent to the Minerals Allocation Area, separated by Langwood Hill Drove. Given the nature of the proposal, the MWPA requests applicant confirm:

- 1. that they are aware of the of the Mineral Allocation, and*
- 2. they are satisfied that the proposed development will not be subject to unacceptable amenity issues or adverse impacts to human health while the Mineral Allocation is worked and restored.*

Subject to the requested confirmation, the MWPA, has no objection to the proposed development.

5.11 Cambridgeshire Constabulary – Designing Out Crime – 26 September 2025

Thank you for the opportunity to comment on this revised planning proposal having viewed the documents this office has no additional comment. My previous comments dated 4th August 2025 still stand.

The comments from 04 August 2025 state:

Support – Crime statistics for the area are provided. Security measures are recommended regarding fencing, CCTV and external lighting.

5.12 Local Residents/Interested Parties

Seven communications of support have been received from members of the public. Five respondents are from Chatteris. One respondent is from Christchurch and one respondent is from Wimblington.

| Supporting Comments | Officer Response |
|---|--|
| This will reduce vehicular movements to dog exercise areas further afield. | This will be addressed in the Highway Safety and Parking section. |
| This will provide a secure dog exercise area for the residents of Chatteris as there isn't an exercise field in or near the settlement. | This will be addressed in Outstanding Matters from Representation section. |
| Other dog parks in the vicinity are always fully booked. | This will be addressed in Outstanding Matters from Representation section. |
| The exercise area will be safe and secure | This will be addressed in the Highway Matters from Representation section. |

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Lifespan

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP6 – Employment, Tourism, Community Facilities and Retail

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Policy 14 - Waste management needs arising from residential and commercial Development

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP17: Culture, Leisure, Tourism and Community Facilities

LP18: Development in the Countryside

LP20: Accessibility and Transport

LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP31: Open Space and Recreational Facilities
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Outstanding Matters from Representation**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is located approximately 0.8 miles to the south-east of the periphery of the built form of Chatteris and is accessed from the A142. Notwithstanding the presence of a significant transport route, it falls within an area of sporadic development separated by agricultural land. Given this locale and character, the application site is considered to fall within an 'Elsewhere' location, as set out within the Settlement Hierarchy in Policy LP3. Policy LP3 supports proposals where development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. It is considered that the proposed development, intended as a dog exercise area, complies with Policy LP3 by way of outdoor recreation.
- 9.2 The principle of development is therefore considered acceptable, subject to the policy considerations set out below.

Layout and Design

- 9.3 Policy LP12 sets out that proposals for development in 'Elsewhere' locations, will be supported where the application does not cause demonstrable harm to the open countryside. Furthermore, Policy LP16 requires proposals for new development to make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, reinforce local identity and not adversely impacts, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area. In addition, LP16 requires proposals to provide well designed hard and soft landscaping.
- 9.4 The scheme is divorced from the settlement of Chatteris, on paddock land within a sparsely developed area located off the A142. The development proposes alteration to two areas of land to the front of the site to create a 1.8m wire mesh fenced dog exercise area.

- 9.5 In terms of buildings on the site, the proposed dog exercise areas will see the erection of two shelters albeit these will be modest in scale and height, with mono-pitched roofs reaching a maximum height of 2.5m. These timber buildings are typical rural structures and will not appearance incongruous in the landscape, nor will the 2.25 metre high green building adjacent to the existing Welly Wearers business. These buildings will result in negligible impact to the character of the area, particularly given that they are modest in scale and will not appear incongruous in the countryside setting.
- 9.6 The two large dog exercise areas are separated by the vehicular access runs approximately 189 metres along the south-western frontage approximately 10 metres from the A142 which runs parallel to the proposed wire mesh fencing. As such, it is considered that the overall visual impact of the newly installed fence will be limited within the existing streetscene and have only minor impacts on character.
- 9.7 The installation of wire mesh fencing which is permeable in appearance, and the construction of three small buildings, no closer than 50 metres to the highway. will not result in a detrimental impact to the currently open countryside character of the area, and will therefore accord with Policies LP12 and LP16 of the Fenland Local Plan in terms of visual impact.

Impact on Residential Amenity / Land Users

- 9.8 Policies LP2 and LP16 (e) seek to ensure development proposals do not adversely impact on the amenity of neighbouring users such as by virtue of noise, light pollution, loss of privacy and loss of light.
- 9.9 The nearest residential dwellings to the site include Late Five Bells Bungalow, 75 metres to the west, Wenny House (which is the applicant's property), 30 metres to the north. A property named Amberlea is located 113 metres to the east and King George Cottage is located 40 metres to the south on the opposite side of the A142.
- 9.10 The use of the site as a dog exercise area may increase noise in respect of vehicle movements and/or dog barking. However, it is considered that the impact of disturbance from noise will likely be limited given the separation from the nearest dwellings.
- 9.11 The submitted Planning, Design and Access Statement suggests that the facility is intended to be operational Monday to Sunday 07:00 to 18:00 during November, December, January, February and Monday to Sunday 07:00 to 21:00 from March to October.
- 9.12 These hours of operation are significant, however, it is considered that the proposed dog grooming and dog exercises uses in conjunction with the existing Welly Wearers business will not generate material noise and disturbance issues.
- 9.13 It should be noted that there is a haulage business immediately to the west of the site and the site benefits from being located to an existing haulage business with regard to noise and disturbance. Additionally, the business is 0.8 miles from the built up settlement of Chatteris.
- 9.14 Dog waste bins are intended to be provided within each dog exercise enclosure. A condition can be applied to ensure the waste management strategy is acceptable prior to commencement of use of the facility.

- 9.15 It is noted that no objections are raised by the Environmental Health team highlighting any concern with respect to light pollution, noise disturbance, nor any additional environmental health concerns such as waste management; nor did any adjacent residents object on the grounds of amenity impact. Notwithstanding, conditions can be imposed to ensure appropriate lighting (if intended) and waste disposal is secured at the site.
- 9.16 As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or adjacent land users. As such, the proposal is considered to accord with the provisions of Section 12 of the National Planning Policy Framework (2024), and Policy LP16 of the Fenland Local Plan (2014).

Highway Safety and Parking

- 9.17 This application proposes an amended access onto the A142 which will serve the dog exercise and dog grooming businesses, as well as the existing Welly Wearers countryside store. There is considered to be good visibility in both directions from the access onto the A142 which is subject to a 60mph speed limit.
- 9.18 The County Highways Officer has no objection to the proposal and has expressed no concerns regarding visibility for vehicular users at the junction with the A142 (Iretons Way) and Langwood Hill Drove. They have requested a condition with regard to construction of the upgraded access.
- 9.19 This application proposes four additional parking spaces, with two for each dog exercise area. The parking provision for the dog grooming business is provided by the six parking bays for the existing Welly Wearers store.
- 9.20 There are no specified standards within Policy LP15 in respect of parking provision requirements for developments such as this. Accordingly, the proposed access and parking/turning area is considered acceptable, subject to appropriate management of the site via a strict booking system; such matters can be secured by imposition of conditions to safeguard the integrity of the access and highway carriageway and prevent unacceptable impacts to the public highway. Given the proposed scale and nature of the scheme the volume and arrangement of parking provision is acceptable with respect to Policy LP15 and Appendix A of the Fenland Local Plan.
- 9.21 With respect to parking location, the parking provision for each exercise area is outside of the 1.8 metre high mesh wire and post fencing. This is considered an acceptable arrangement and will minimise the risk of dogs running loose into the highway or within the parking area. Comments of support from members of the public state that there are no dog exercise areas in the Chatteris area, so this will help to reduce vehicular journeys to sites further afield.
- 9.22 The proposal is considered be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies LP2 and LP15, as well as Section 9 of the National Planning Policy Framework (2024).

Flood Risk and Drainage

- 9.23 Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the National

Planning Policy Framework set out the policy approach towards development in areas of flood risk. Both of these policies seek to encourage development first within areas of lower flood risk, before considering development in areas at higher risk of flooding.

- 9.24 The site is located in Flood Zone 1 with sporadic areas subject to a low, medium and high probability of annual surface water flood risk. The proposal is not for habitable buildings and the scale of development is not considered to materially impact surface water drainage on and around the site.
- 9.25 Anglian Water has no objections. A strategic water resources strategy condition is requested should the application be granted. No comments are given with regard to the used water network or surface water disposal.
- 9.26 The Lead Local Flood Authority has no objections. They request a condition that development shall be constructed in accordance with the surface water drainage scheme. Requests informative regarding pollution control.
- 9.27 It is considered that given the condition recommended to secure the means of surface water drainage, it is considered that the proposal accords with Policy LP14 of the Fenland Local Plan and the intentions of the National Planning Policy Framework (2024) in this regard.

Outstanding Matters from Representation

- 9.28 Communications of support from members of the public state that there is no dog exercise in the Chatteris area and the exercise areas further afield are often fully booked. Need is not a matter which is given material planning weight when assessing an application.
- 9.29 The application site is entirely located in the Parish of Manea. Manea Parish Council has no objections to the proposal. The nearest settlement is Chatteris and the Town Council has objected to the proposal. There are no rules within the Scheme of Delegation which specifies that the comments triggering committee attendance have to come from the Town / Parish Council in which the application site is located.

Biodiversity Net Gain (BNG)

- 9.30 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.31 In this instance a Biodiversity Gain Condition is required to be approved before development is begun.
- 9.32 The site consists of modified grassland fields, native and non-native hedgerows, lines of trees, a building and existing hardstanding/driveway. Proposals will result in a loss of modified grassland and a section of a line of trees (small sized) to facilitate access to the exercise field to the east of the access, with a gain achieved by the planting of individual trees and a native hedgerow. This loss of a small area of established trees to facilitate access is not considered to materially impact the

character of the site, wider area or biodiversity provision on site. The submitted Biodiversity Net Gain Report states that the proposal will generate a gain of 10.56% gain for area habitats and 11.53% for linear habitats.

10 CONCLUSIONS

- 10.1 The proposal is considered acceptable and accords with the necessary policies of the Fenland Local Plan. It represents minimal issues in terms of visual or residential amenity, flood risk and highways safety and is acceptable in principle given its rural locale; accordingly, this application is recommended to be granted subject to conditions.
- 10.2 The proposal is considered to accord with Policies LP1, LP2, LP3, LP6, LP12, LP14, LP15, LP16 and LP19 of the Fenland Local Plan, 2014 as well as Chapters 2, 4, 6, 8, 9, 11, 12, 14, 15 and 17 of the National Planning Policy Framework, 2024.

11 RECOMMENDATION

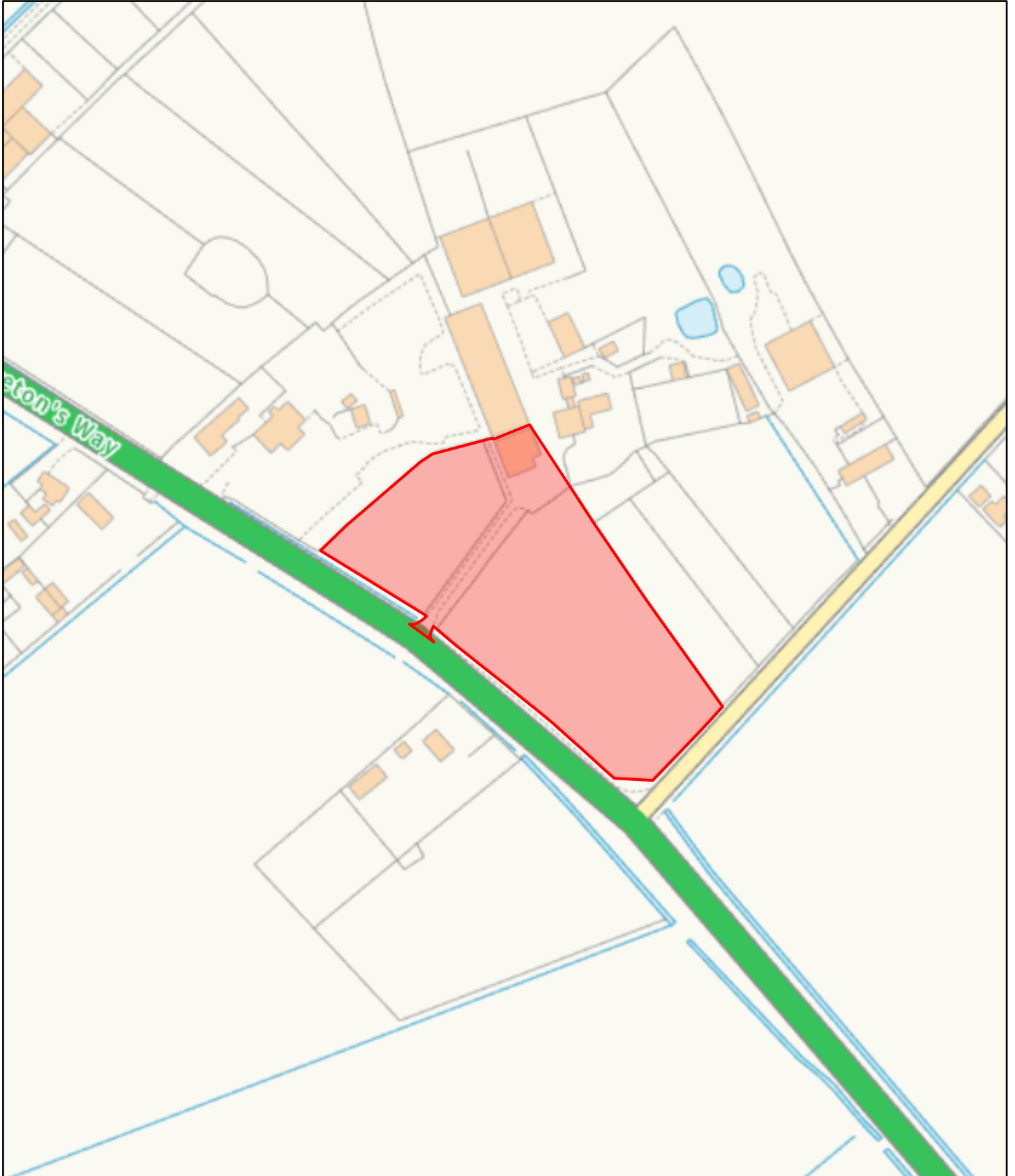
Grant

Conditions

| | |
|---|---|
| 1 | <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2 | <p>Development may not be begun unless:</p> <p>(a) a biodiversity gain plan has been submitted to the planning authority, and</p> <p>(b) the planning authority has approved the plan.</p> <p>Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p> |
| 3 | <p>Management Strategy</p> <p>Prior to the first use of the development hereby approved, a site management plan and appointments scheduling strategy shall be submitted to and approved in writing by the Local Planning Authority. The site management and appointments shall comply with the agreed details and thereafter be retained in perpetuity, unless otherwise agreed in writing.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 4 | <p>Hours of Operation</p> <p>The dog exercise area hereby approved shall only be used between the hours of 07:00 to 21:00 Monday to Sunday, exclusive of Bank Holidays.</p> |

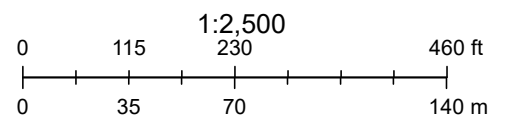
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|---|---|
| | Reason: In the interest of residential amenity in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014. |
| 5 | <p>Refuse strategy</p> <p>Prior to the first use of the development hereby approved, a waste management strategy shall be submitted to and approved in writing by the Local Planning Authority. The waste management shall accord with the agreed details and thereafter be retained in perpetuity, unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of waste management in accordance with Policy LP16 of the Fenland Local Plan 2014.</p> |
| 6 | <p>Gates</p> <p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), no gate or gates to the vehicular access (as detailed in Schedule 2, Part 2, Class A) shall be set within 6 metres from the near edge of the highway carriageway. Any gates erected shall be hung to open inwards i.e., away from the highway.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 7 | <p>Parking Provision</p> <p>Prior to the commencement of the use hereby approved, the on-site parking shall be laid out in accordance with the approved plans, surfaced and drained within the site. The parking area, surfacing and drainage shall thereafter be retained as such in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 8 | <p>Construction of Access</p> <p>Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway, as shown on plan H10353/02D and thereafter maintained in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 9 | <p>Water Supply</p> <p>No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions</p> |

| | |
|----|---|
| | <p>which may help reduce overall water demand.</p> <p>Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development in accordance with Policy LP14 of the Fenland Local Plan, 2014.</p> |
| 10 | <p>Arboricultural Method Statement</p> <p>No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.</p> |
| 11 | <p>External Lighting</p> <p>No external lighting shall be erected on the site without the submission of full details to, and written approval of the Local Planning Authority. Any security/floodlighting shall be installed and retained strictly in accordance with the approved details.</p> <p>Reason: To safeguard amenities of adjoining occupiers as per Policy LP16 of the Fenland Local Plan 2014.</p> |



7/18/2025, 2:05:28 PM

 Fenland District Boundary



Fenland District Council



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Please read, if in doubt ask. Change nothing without consulting the Engineers.

Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

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| | | |
| A | DRAWING UPDATED | SEP 2025 |
| | REVISIONS | DATE |

MORTON & HALL

CONSULTING LIMITED

CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue,
March,
Cambridgeshire,
PE15 8AJ

Tel: 01354 655454
Fax: 01354 660467
E-mail: info@mortonandhall.co.uk
Website: www.mortonconsultingenineers.co.uk

LABC

Fenland District Council

Building Design Awards

winner

Building Excellence in Fenland

| | |
|----------------|---|
| CLIENT | Mandy Jackson |
| PROJECT | Wenny House Iretons Way Chatteris PE16 6UZ |
| TITLE | Existing Site Plan |
| DRAWN | R.Papworth |
| CHECKED | |
| DATE | April 2025 |
| SCALE | As Shown |
| DATE OF ISSUE | |
| DRAWING NUMBER | H10353/01a |



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| D | DRAWING UPDATED | SEP 2025 |
| C | PLANNERS COMMENTS | SEP 2025 |
| B | DRAWING UPDATED | MAY 2025 |
| A | CLIENTS COMMENTS | APR 2025 |
| REVISIONS | | DATE |

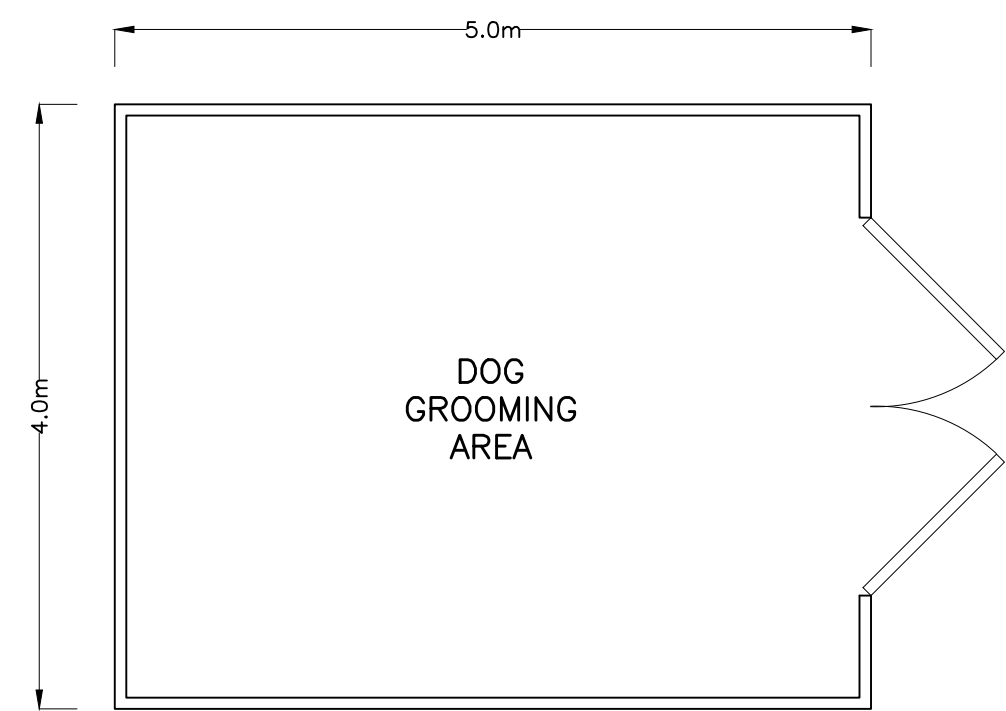
MORTON & HALL
CONSULTING LIMITED
CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue,
March,
Cambridgeshire,
PE15 8AJ

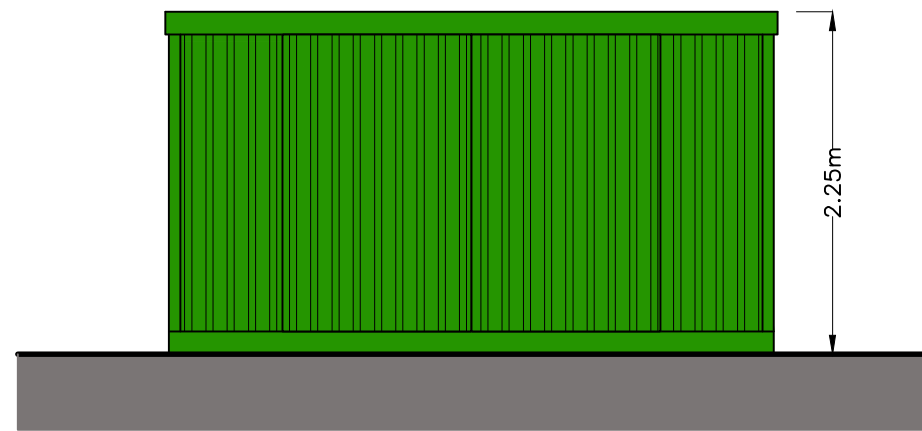
Tel: 01354 655454
Fax: 01354 660467
E-mail: info@mortonandhall.co.uk
Website: www.mortonandhall.co.uk

Fenland District Council
Building Design Awards
winner
Building Excellence in Fenland

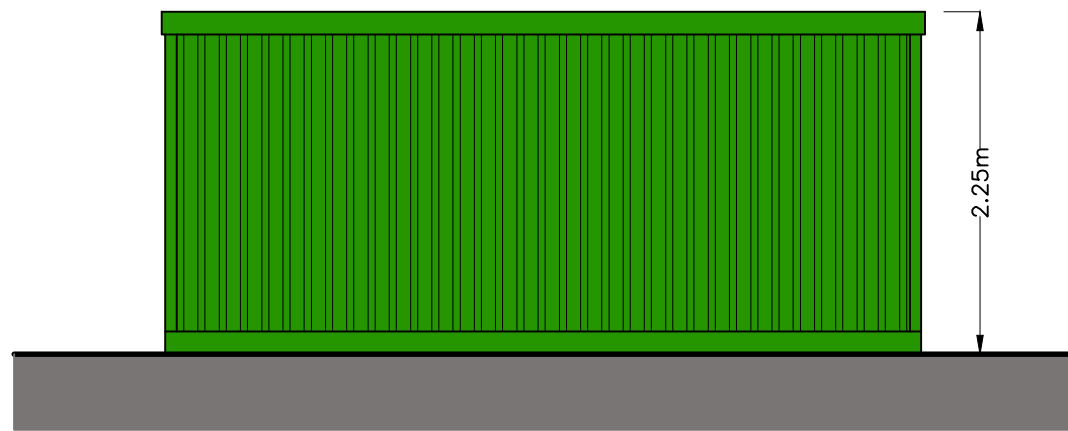
| | | |
|---------|------------|---|
| CLIENT | | Mandy Jackson |
| PROJECT | | Wenny House Iretons Way Chatteris PE16 6UZ |
| TITLE | | Proposed Site Plan |
| DRAWN | R.Papworth | DATE OF ISSUE |
| CHECKED | | |
| DATE | April 2025 | DRAWING NUMBER |
| SCALE | As Shown | H10353/02b |



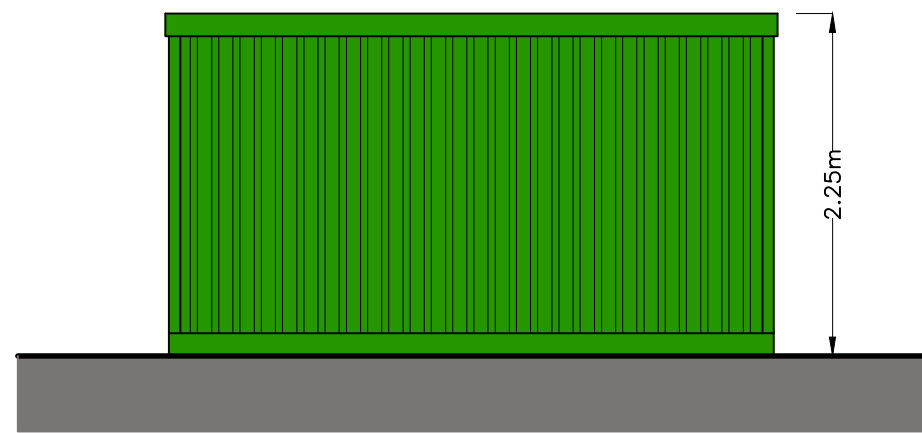
PROPOSED GROUND FLOOR PLAN
(DOG GROOMING AREA)
(1:50)



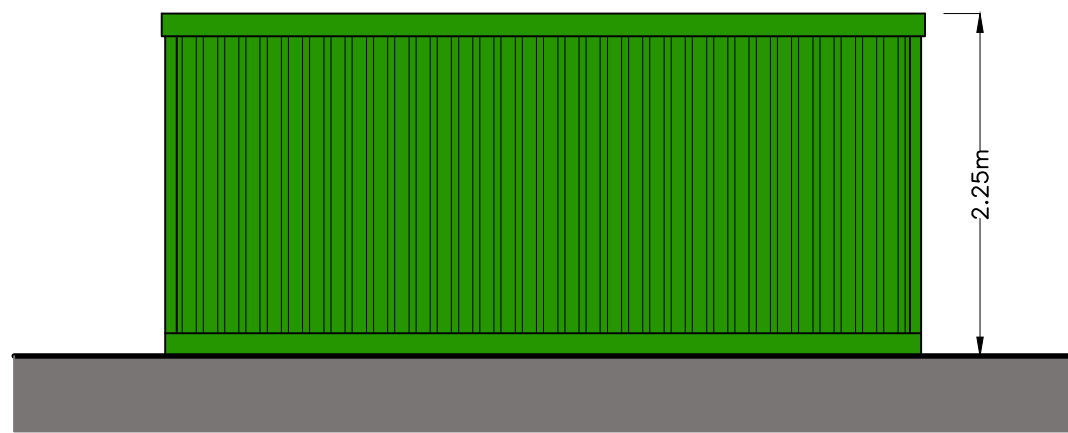
PROPOSED FRONT ELEVATION
(DOG GROOMING AREA)
(1:50)



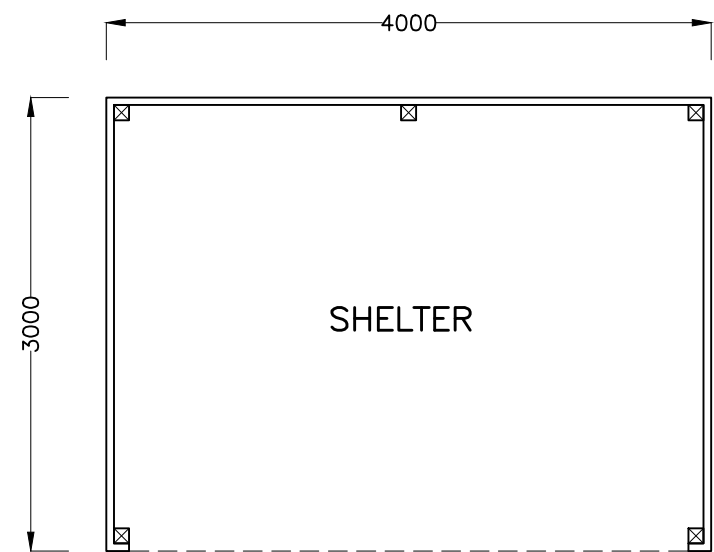
PROPOSED RHS ELEVATION
(DOG GROOMING AREA)
(1:50)



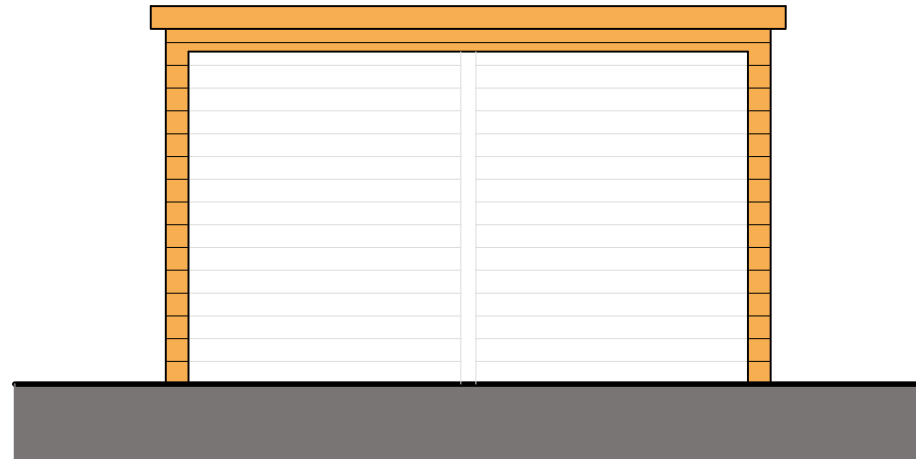
PROPOSED REAR ELEVATION
(DOG GROOMING AREA)
(1:50)



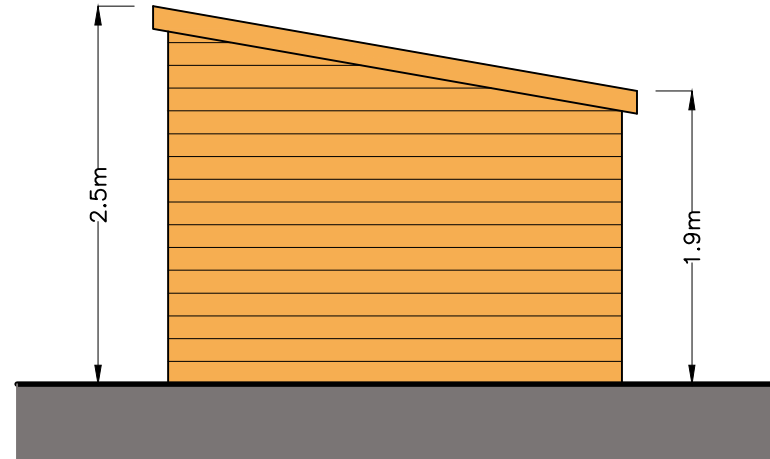
PROPOSED LHS ELEVATION
(DOG GROOMING AREA)
(1:50)



PROPOSED GROUND FLOOR PLAN
(EXERCISE SHELTER) (2No)
(1:50)



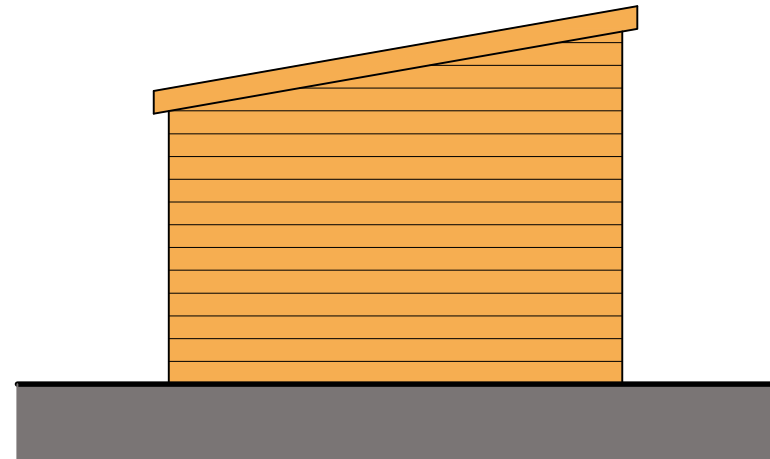
PROPOSED FRONT ELEVATION
(EXERCISE SHELTER) (2No)
(1:50)



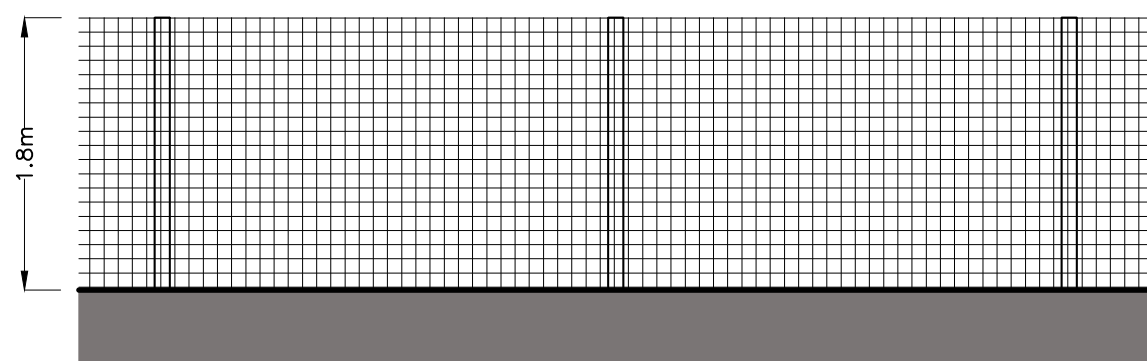
PROPOSED RHS ELEVATION
(EXERCISE SHELTER) (2No)
(1:50)



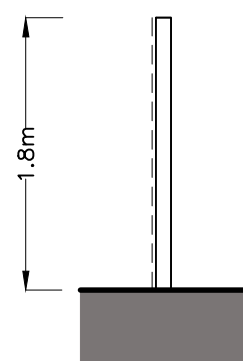
PROPOSED REAR ELEVATION
(EXERCISE SHELTER) (2No)
(1:50)



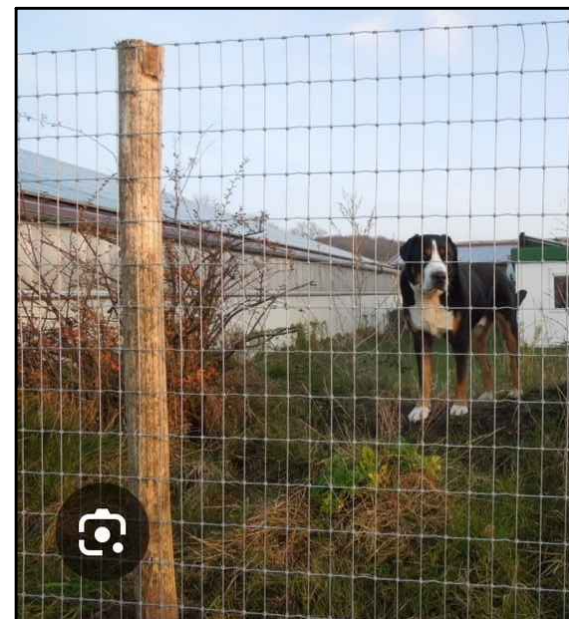
PROPOSED LHS ELEVATION
(EXERCISE SHELTER) (2No)
(1:50)



PROPOSED POST AND MESH FENCE DETAIL
(1:50)

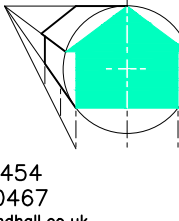


PROPOSED POST AND MESH FENCE SECTION
(1:50)



TYPICAL POST AND MESH FENCE

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Please read, if in doubt ask. Change nothing without consulting the Engineers.
Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

| | | | |
|--|-----------------------------|---|--|
| | | | |
| B | PLANNERS COMMENTS | SEP 2025 | |
| A | CLIENTS COMMENTS | APR 2025 | |
| REVISIONS | | DATE | |
| <div><div><div><div><div><div></div><div>MORTON & HALL</div><div>CONSULTING LIMITED</div><div>CONSULTING STRUCTURAL ENGINEERS</div></div></div><div><div>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div></div></div><div><div><div><div><div></div><div>LABC</div><div>UK BUILDING EXCELLENCE AWARD</div><div>winner</div></div><div><div><div><div></div><div>Fenland District Council</div><div>Building Design Awards</div><div>Building Excellence in Fenland</div></div></div></div></div></div><div><div><div><div><div></div><div>LABC</div><div>UK BUILDING EXCELLENCE AWARD</div><div>winner</div></div><div><div><div><div></div><div>Fenland District Council</div><div>Building Design Awards</div><div>Building Excellence in Fenland</div></div></div></div></div></div></div><div><div><div><div><div></div><div>LABC</div><div>UK BUILDING EXCELLENCE AWARD</div><div>winner</div></div><div><div><div><div></div><div>Fenland District Council</div><div>Building Design Awards</div><div>Building Excellence in Fenland</div></div></div></div></div></div></div><div><div><div><div><div></div><div>LABC</div><div>UK BUILDING EXCELLENCE AWARD</div><div>winner</div></div><div><div><div><div></div><div>Fenland District Council</div><div>Building Design Awards</div><div>Building Excellence in Fenland</div></div></div></div></div></div></div></div></div> | |  | |
| CLIENT | | | |
| Mandy Jackson | | | |
| PROJECT | | | |
| Wenny House Iretons Way Chatteris PE16 6UZ | | | |
| TITLE | | | |
| Proposed Plans & Elevations | | | |
| DRAWN R.Papworth | | DATE OF ISSUE | |
| CHECKED | | | |
| DATE April 2025 | DRAWING NUMBER H10353/03 | | |
| SCALE As Shown | | | |