**Nelson Committee Update 7th August 2017**

17/0359/FUL Catlow Hall Farm

Five further letters received objecting on the following grounds:

* There is no street lighting in this area;
* Is a business permissible within a conservation area?
* The access will create confusion over boundaries and land ownership;
* There is an existing cattery a short walk from this proposed site and 11 more in the Nelson/Burnley area.

Amended plans have been submitted changing the proposed external material to timber painted dark grey. This is acceptable.

PBC Environmental Health has stated that there is no known noise or odour issues with this proposal and catteries do not normally create such issues. EH will visit once the proposal is operational and a licence is required from the Licencing section.

Revised conditions are listed below:

**1.** The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2.** The development hereby permitted shall be carried out in accordance with the following approved plans:

 1:1250 location plan, 1:500 block plan, 1:500 parking plan, roof plan, proposed layout plans, front elevation plan, left elevation plan, rear elevation plan, right elevation plan, REV A31-7-17 front elevation, REV A31-7-17 rear elevation, REV A31-07-17 left elevation & REV 31-07-17 right elevation.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

**3.** Prior to the commencement of the use details of any noise insulation measures for the cattery and details of any ventilation and cooling measures shall have been submitted to and have been agreed in writing by the Local Planning Authority. All agreed measures shall thereafter be carried out in accordance with the approved implementation timetable and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

 **Reason:** In order to prevent noise nuisance.

**4.** Prior to the commencement of the use details of a waste management plan shall have been submitted to and have been agreed in writing by the Local Planning Authority. All agreed measures shall thereafter be carried out in accordance with the approved implementation timetable and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

 **Reason:** In order to prevent odour and pollution nuisance.

1. The number of cats to be accommodated within the cattery buildings at any one

 time is limited to a maximum of thirty.

 **Reason:** To ensure that the development is small scale and would not result in amenity issues.

**6.** The proposed development shall not be brought into use unless and until the four car parking spaces and turning areas have been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning area shall thereafter always remain unobstructed and available for parking and turning purposes.

**Reason:** In order to provide sufficient off street parking for the development in the interests of highway safety