

**Gorsty Hill Cattery - Planning Statement**  
**Change of use of existing steel framed portal building to a Cattery**

04/04/2018 Ver 0

Applicant: B Edgar  
Gorsty Hill Cottage  
Teon  
Stoke on Trent  
ST10 4EL

**Principle of development**

The proposal is for a small scale cattery to operate within the curtilage of a dwellinghouse that is situated within the Cheadle parish boundary. It aims to provide a modern, safe service to the local and surrounding communities and part-time employment for one to two persons.

The application site contains a south facing dwellinghouse constructed from local sandstone with a tiled roof. The property is currently screened by a 4 foot laurel hedge along the front of the property. A concrete driveway joins the house to a double garage and stone shed to the east of the house. There is a large garden to the west of the house. There is a stable block, wooden shed and steel framed portal building at a higher level behind, to the west of the house.

**Visual Amenity**

The steel portal frame building is to the right of the dwelling house at the back of the curtilage, 23.5m from the road and barely visible from that road. There will be a wooden fence in front of the building which will further hide it from the road below. Below is the current street view, the building can just be seen between the wooden shed and the concrete block stable, both of which will be demolished if this application is successful.



The building has a footprint of 140m sq. This amounts to 9% of the curtilage and the building does not overdevelop the site. The building is 2.5m high to the eaves so the height of the building is appropriate.

The design of the building is agricultural in nature to fit in with the rural location. The visual impact would not detract from the character and appearance of the site and surrounding

locality.

The internal structure of the building will be modified and built in accordance with the CIEH Model Licence Conditions and Guidance for Cat Boarding Establishments 2013 (Revised in June 2016). The building consists of a reception area, separate store/isolation area, kitchen, separate cleaning area, a toilet and 13 double occupancy sized cages with sleeping areas and outside runs.

### **Impact on Residential Amenity and Local Environment**

No neighbouring property would be affected by this proposal as the nearest residential property (Gorsty Hall Farm) is 150m away. The property is surrounded by agricultural land on all 4 sides.

The cattery will not give rise to unacceptable noise nuisance to neighbouring dwellings. It will also not give rise to any land use conflict with adjoining land.

### **Impact on Road Safety**

The cattery would use the existing residential access to the property which is off Tenford Lane. Visibility from the access is satisfactory. The road at the access is sufficiently wide for a car to pass if someone is turning into the property. This property operated a tyre and battery sales and fitment centre for many years prior to our purchase in 2011.

The existing drive/parking area is 190m sq and has 5 parking spaces. Only two of these are occupied on a regular basis.



Based on 60% occupancy for a typical stay of 5 days, deliveries and waste removal, we calculate there to be 5 vehicle movements per day. These will be outside peak traffic times as the cattery will only be open 10am to 3pm. A traffic survey was done for a development on the same road SMD/2017/0792 which indicates 212 vehicle movements per day, this business will only have a marginal impact on that total.

There is a bus route 0.5miles from the property and the village of Tean is within walking distance

## **Security**

The existing dwelling house and the shed are covered by a CCTV system.

## **Waste**

Solid waste will be collected, suitably contained and removed by a licenced waste removal company.

Rainwater from the roof currently enters a soakaway.

We are in consultation with the Environmental Agency regarding a permit for discharging liquid waste to the existing septic tank.

## **Further information and drawings included with this application**

### **1. Gorsty Hill Cottage – Site Plan**

This is a 1:1250 Scale drawing downloaded from Streetwise. The Red outline defines the house curtilage.

### **2. Gorsty Hill Cottage – Site Plan Current Site Conditions**

This is a 1:1250 Scale drawing updated with all current changes not shown on the downloaded plan. The changes are either within permitted development or prior to 2003.

### **3. Gorsty Hill Cottage – Site Plan Proposed Site Conditions**

This is a 1:1250 Scale drawing updated with all final changes proposed.

### **4. Gorsty Hill Cottage – Site Plan Drainage**

This is a 1:1250 Scale drawing with drainage information.

### **5. Gorsty Hill Cattery – Cattery Building Views**

This is a 1:100 Scale drawing of the Cattery Building.

### **6. Gorsty Hill Cattery – Cattery Building Layout**

This is a 1:50 Scale drawing of the Cattery Building internal layout.

### **7. Online Planning Portal Map Print**

This is a print off the Online Planning Portal to show local area constraints.