

Supporting Statement

7th August 2017

Ref APP/17/00334

Dear Mr Eaves,

We provide the following final supporting statement for a proposed cattery on the land to the rear of 203 and 203a London Road Cowplain. The business is a joint venture between Mrs Sarah Luter, owner of 203a, and Dr Penny Ross, owner of 203. The business will be registered at 203a London Road.

We are proposing to build a total of 10 pens across both gardens. At the rear of 203a one pen will be housed in a chalet style adapted shed, plus six standard cattery pens. Situated at the rear of 203 will be three pens within one structure, which will exceed the required size for cattery pens through adding additional run space to each unit. These units will be designed to complement existing garden buildings.

Units are single storey and the area will be landscaped to reduce visual impact on any neighbours. Cats will have an enriched environment with existing hedges and trees remaining as well as toys, climbing, resting and feeding areas.

Double Pen Block at rear of 203a

There would be 6 double cat pens in a 5.486m x 3.658m block. Each unit measuring 0.914m x 2.744m. There would be a safety corridor at the end of the block measuring 0.914m in width. 100% occupancy would be 12 cats.

Chalet Style Pen to rear of 203a

There would be 1 individual chalet style pen. It would measure 2.438m x 2.133m giving enough room for 4 cats. There would be a safety corridor at the end of the block measuring 0.914m in width. 100% occupancy would be 4 cats.

Double Pen Block at rear of 203

There would be 3 double cat pens in a 5.486m x 3.658m block. Each unit measuring 0.914m x 2.744m. There would be a safety corridor at the end of the block measuring 0.914m in width. There will be additional run space at the back of the block for each pen. 100% occupancy would be 6 cats.

Potential cat numbers

At full capacity a maximum of: 22 cats. However this would only relate to 10 clients at any one time. Only cats from one family can share a pen.

Duration of stay

A 3 day minimum stay would operate as this is kinder for the cat allowing it to adapt to its surroundings.

There is a growing trend to take short trips within the UK according to Statista who state that 4 days is the average.

Travel Supermarket states that 10 days is the average time spent on a holiday abroad.

Details relating to any dedicated areas within the property which are set aside primarily for the business use

There would be no areas within the properties set aside for business use. There would be a separate shed / summer house style building measuring 4.877m x 2.438m this would act as storage for food and litter and would house a sink, washing machine and tumble dryer.

Environmental considerations

Waste disposal will be through composting. Natural materials would be used such as wood based litter. Cat faeces wormerys are available from various companies. 1100 litre composters are available. No odour is omitted from the composters.

Deliveries would not be necessary as we would collect wholesale goods.

Pens will be designed such that jet washing can be used for the majority of the cleaning. Additional drainage will be added to manage the additional surface water. Cleaning fluids used will be Eco Friendly. Waste disposal will be through composting. Natural materials would be used such as wood based litter. Any soft furnishing in the pens will be washed in household washing machines and, whenever feasible, line dried.

Security

All pens will have video surveillance and will have security lighting installed. Access to cattery pens is only through the properties and therefore strictly controlled.

Details of any employees

We do not intend to employ anyone.

Parking / Turning

To address the development engineer's concerns there would only ever be one client at a time on the site (either 203 or 203a). The driveways could be used simultaneously if necessary in unforeseen circumstances. Clients would be informed as to which driveway to access as part of the drop off,

collection requirements. However, as stated above, and to provide a personal service, this would be an unusual circumstance and we aim to only ever have one client at a time.

An individual appointment system will be in place; arrivals and collections will be between the hours of 9.00am and 1.00 pm Monday to Saturday. Additionally this allows us to offer a suitably personal service to the cat or cats and their owner. This should ensure that there is minimal increase in traffic and plenty of parking space available so cars can return to the road without reversing from the properties. Most customer interaction will be through our web site but if customers are dropping off their cats they will be seen at the house.

There would be no issues with deliveries as all consumables will be collected from the wholesalers by the owners.

Driveway capacity of 203a London Road allowing driving in and turning is 3. The one belonging to the owner plus two other spaces. This is space for entering forwards and returning to the main road forwards.

Driveway capacity of 203 London Road allowing driving in and turning is 2. The one belonging to the owner plus one other space. This is space for entering forwards and returning to the main road forwards.

We therefore have three extra spaces with turning room but will only have one client at any one time as stated above.

There will be no deliveries of consumables as we will make collections from wholesalers.

Impact on trees

There will be no impact on trees as we agree to the removal of the cattery building that we had planned to be at the far end of 203 under the Horse Chestnut tree.

Access Between Properties

As requested this is now shown on the drawings. There will be a gateway between the two gardens and a path between pens. This would be designed in a way to make conversion back to two separate properties simple.

Other information supporting this application.

One of the applicants holds an International Cat Care / COAPE Certificate in Feline Health and Welfare qualification which was gained with distinction in 2012. The other applicant will endeavour to achieve this qualification in the future.

There will be no odour pollution from the cattery. Cats reportedly clean themselves for 50% of their waking day. We would also follow guidelines and clean litter trays when they are at a maximum of 30% saturated. We would also follow cattery cleaning regulations with the appropriately produced sanitizers.



Cats are not usually noisy creatures but each pen will be insulated using acoustic insulation materials. It would also be possible to contain the cats within the sleeping areas at night time. We see no reason therefore why noise pollution would be a concern.

Each sleeping area would be heated providing necessary comfort to the cats. Each run would be partially meshed providing the appropriate ventilation by means of fresh air.

Pens would be furnished to emulate a home. There would also be toys, climbing apparatus, cat grass, catnip, a toilet area and separate feeding area. Cats would all have a view of the garden in which there are trees and shrubs which attract plenty of wildlife.

As mentioned there would be a separate shed / summer house measuring 4.877m x 2.438m. This would house the food preparation and storage area and washing facilities. There would be a washing machine, tumble dryer and sink. This shed / summer house will also house the required isolation unit.

Thank you for your kind consideration once again, if you require any more details please do not hesitate to contact us.

Yours sincerely,

Mrs Sarah Luter and Dr Penny Ross

Main contact: Mrs Sarah Luter

