

## APPENDIX 3

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The Happy Pants Ranch  
Iwade Road  
Bobbing  
Sittingbourne  
ME9 7HY

Our Ref: 21/500173/FULL  
Date: 23.12.2021

BY EMAIL [REDACTED]

Dear Amy James,

Ref: 21/500173/FULL

**Town and Country Planning Act 1990 (as amended)**

**Site Address: Land East Of Hawes Woods, Iwade Road, ME9 7HY**

I refer to the above site and write to provide you with an update following the outcome of Planning Committee dated 9<sup>th</sup> December 2021. As you are aware, the item was deferred from committee to allow the Council to seek a resolution to many of the issues raised. We are required to report the item back to Planning Committee no later than 10<sup>th</sup> March 2022.

To address the issues raised, you are now required to provide additional information as set out in further detail below, no later than 1<sup>st</sup> February 2022, on the basis that we will need sufficient time to re-consult statutory and non-statutory consultees on the additional information provided, and have sufficient time to report the application back to Planning Committee on 10<sup>th</sup> March 2022.

You have been asked to provide the following additional information:

- ***A Management Plan***

This should include but not be limited to:

- Details of the general day to day management requirements of the site;
- Details of visitors including open days, permanent staff and volunteering staff – visitor numbers, visiting hours, parking arrangements (please provide a parking layout);
- Details of animals including numbers, maximum number of animals to be kept onsite at any one time and how this will be managed;
- Details of how and where you intend to move structures around the site, including the 15m ancient woodland buffer and methods of removal;
- Measures to minimise the impact upon bio-diversity
- The planning committee heard how the site is causing statutory noise nuisance to local residents and there were two noise abatement notices issued to you. One has been satisfied but one remains active. Your management plan needs to clearly document how you will abate the noise from the animals.

- ***The land to be returned to agricultural use when it was no longer an animal sanctuary***

- You are advised to seek professional advice as to how restoration of the Ancient Woodland and Designated Wildlife site can reasonably be achieved including what measures need to be put in place;
- In this matter, the Council has sought the advice of KCC Biodiversity Team and will

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and surrounding rural areas



**APPENDIX 3**

provide you further feedback once we are in receipt of their response this should be no later than 11<sup>th</sup> January 2022.

- ***Appropriate gating/screening/fencing to be installed***
  - Please provide site layout plans, elevations drawings and details of materials to be used.
- ***A two year temporary permission for open days and their impact to be monitored***
  - It would be possible to include this additional information as part of your Management Plan as set out above – please include details as to how these open days will be monitored.
- ***Restoration of the 15 metre buffer, with a compensation strategy;***
  - Again, you are advised to seek professional advice as to how restoration to the Ancient Woodland and Designated Wildlife site can be reasonably achieved including a suitable compensation strategy in accordance with policy DM28 of the Local Plan (adopted 20217);
  - In addition, KCC Biodiversity Team have been asked to provide further guidance on these matters and I will provide you with further feedback once I am in receipt of their response.
- ***Restrict occupation of caravans to the use of animal care;***
  - The Council seeks to avoid permanent year-round residency in the countryside. For this reason, you are asked to provide details as to how this use will be restricted to the use of animal care only; ie: do you intend to have a rolling night duty night shift involving different members of staff and if so, how will this be managed?
- ***Satisfactory plans to address the issues outlined in the report;***

The following information is required:

  - Please confirm the site area;
  - Block plan;
  - Site layout plan to include all structures and areas of hardsurfacing;
  - Cross sectional drawings original and proposed;
  - Parking layout plan;
  - Detailed sustainable surface water drainage scheme;
  - Details of boundary treatments/fencing as set out above.
- ***The harm to the ancient woodland to be addressed and reported back to consultees;***
  - The Council is liaising with the relevant consultees and a response should be with you by 11<sup>th</sup> January 2022
- ***A plan of everything to be included within the application.***
  - Please note, it may be necessary to request additional information once the Council is in receipt of comments for the consultees.

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As set out above, to ensure that the Council can meet the Planning Committee deadline of 10<sup>th</sup> March 2022 as requested by Members, the information will need to be submitted directly to the council no later than 1<sup>st</sup> February 2022 to ensure that the Council is provided with sufficient time to re-consult all statutory and non-statutory consultees and to prepare the revised report in sufficient time.

I also take this opportunity to advise you, as per the letter sent to you on 13<sup>th</sup> September 2021, although the council is currently considering a planning application for the use of the site for such purposes, you will appreciate that the works undertaken to date are unauthorised and that further works should not continue on-site until such matters are resolved.

Turning to animal welfare, you are advised that this is not a planning matter however I have been informed that you were visited by the RSPCA on 16<sup>th</sup> December 2021 who raise no immediate issues at the site that would endanger the animals. As such, unless the Planning Department is contacted directly by Animal Welfare bodies regarding the need to rehouse animals, you are advised that the moving of structures should form part of your application rather than any action being taken now which could lead to further degradation of the Ancient Woodland, exacerbate any potential noise nuisance or potentially cause an animal welfare issue by relocating animals onto contaminated land.

If you still have concerns regarding animal welfare or require general advice on the keeping of farm yard animals, you are advised to contact the following bodies directly who will be able to provide you with further assistance:

KCC Animal Health Advice

Call 03000 412020 (Monday to Friday, 9am to 5pm)

Animal Plant and Health Agency (DEFRA)

Animal Health and welfare services – Telephone: 03000 303 8268

Should you wish to discuss this in further detail, please contact the case officer directly.

Yours sincerely

A handwritten signature in black ink, appearing to read "James Freeman".

James Freeman  
Head of Planning