

CLIFFE KENNELS – NEW BLOCK
GREEN BELT DEVELOPMENT

JUSTIFICATION DOCUMENT

Ian C Stevenson
Building Consultant
The Mistal
Hill Top Farm
Penistone Road
Shelley
Huddersfield
HD8 8JQ

DECEMBER 2010

1. **DESCRIPTION**

The proposal is to erect a new detached kennel block with 24 pens with a small reception office all within the site of the existing kennels.

2. **REASONS FOR DEVELOPMENT**

The kennels have recently been successful in negotiating contracts to take stray and dangerous dogs from the immediate surrounding Local Authorities and the South Yorkshire Police. This involves taking and caring for these dogs as and when required and can be any time of day or night. In order to cause the minimum disruption, as the dogs are taken in, it is necessary to have a separate detached facility. This means that if, for example, the police arrive out of normal hours the kennel can deal with the new arrival without disturbing the normal resident dogs within the general kennel facility. It is also necessary for the new arrivals to be carefully checked on arrival to identify any medical or other problems and therefore separation and a degree of isolation from the main kennels is necessary. It is therefore essential to have this new facility as a separate block and the erection of this building in the location as shown is necessary. It is therefore our opinion that the above considerations constitute the special circumstances which would enable the development to proceed in the green belt location.