

ITEM NUMBER: 5e

21/03917/RET	Retention of Chattel (Timber Clad Structure)	
Site Address:	Dog Day Care, Little Tring Farm, 5 Little Tring Road, Little Tring, Hertfordshire	
Applicant/Agent:	Jess & Matt King	
Case Officer:	Elspeth Palmer	
Parish/Ward:	Tring Town Council	Tring West & Rural
Referral to Committee:	Due to contrary view of Tring Town Council	

1. RECOMMENDATION

That planning permission be delegated with a view to approval subject to the expiration of the consultation period.

2. SUMMARY

- 2.1 The proposal involving the retention of a Chattel (Timber Clad Structure) will support the change of use of the land for an outdoor dog day care facility and associated hard stand area dealt with under a further application 21/02349/FUL.
- 2.2 Even though the change of use and the Chattel have been assessed under separate applications the two are connected by the fact that the continued successful operation of the Dog Day Care use is heavily reliant on their ability to provide shelter for the dogs they have in their care.
- 2.3 The dog day care use (and the Chattel) is akin to a commercial facility and therefore would not benefit from any of the exceptions to inappropriate development as set out within paragraphs 149 and 150 of the Framework. As such the proposal would constitute inappropriate development in the Green Belt.
- 2.4 An assessment under paragraph 148 notes no other harm arising from the proposal.
- 2.5 National policy acknowledges that there are land-based businesses that will need to be located out-of-town and the proposed dog day care operation is considered to be one of these uses. By its nature the proposal must be located on a rural site. It requires open fields of a certain size (dictated by regulations) for dogs to exercise, and by virtue of the noise generated, needs to be located away from sensitive receptors. An essential component of this use is a structure to provide shelter for the dogs during the day.
- 2.6 Businesses such as this are required to be within close proximity of large towns which form the client catchment area. Despite the change of use sought, there would be very limited impact on the openness of the Green Belt. The above factors, in particular the need for the facility to be located on a rural site is considered to form significant very special circumstances. Other information which has been provided contributes towards the overall package of very special circumstances and these together with the benefits to the rural economy and diversification of the site would clearly outweigh the limited harm to the openness of the Green Belt which would result from the proposal's inappropriateness.
- 2.7 As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.
- 2.8 The proposed scheme will comply with the NPPF (2021), CS5, CS12 and CS32.

3. SITE DESCRIPTION

- 3.1 The site is located on the south-western side of Little Tring Road, Little Tring and is approx. 1.8 hectares in size. It comprises a large irregular field.
- 3.2 The character of the site is open and agricultural in nature, with a mix of species hedgerow around 3 boundaries of the site of varying height (average of 2.5 meters) which offers an element of concealment to the view from vehicle users and pedestrians. In addition to the hedgerow around all boundaries, there are two fences, stock fence located and concealed within the established hedgerow and an additional 50 mm mesh fencing with 1.2m posts spaced 3 metres apart around its entire perimeter.
- 3.3 The site currently contains a Chattel which is used for shelter. The chattel is the subject of this application.
- 3.4 The nearest dwellings “Rustlings”, “Red Roofs” and “Worth House” are located immediately opposite the site over Little Tring Road and towards the south-eastern edge of the site. The three dwellings are located in a cluster set back from the road. These houses are screened by hedging in front of their own gardens in addition to the hedging screening the site itself.
- 3.5 The existing access to the site is further north along Little Tring Road and approx. 90 metres away from the nearest dwelling. The access is currently gravel with a 5 metre wide metal gate. There is a gravel area within the site and another gate which leads to a gravel parking area. This is where the cars park to unload the dogs and is within a fenced area.
- 3.6 The site is located with the Green Belt on the outskirts of Tring and a public footpath (Tring Town 051) runs along the sites southerly and westerly boundaries. The site is not adjacent to the Chilterns Area of Outstanding Natural Beauty as the boundary is some distance to the north in line with the Wendover Arm of the Grand Union Canal.
- 3.7 The site is located within agricultural land classification 3 – Good to Moderate.

4. PROPOSAL

- 4.1 The retention of the existing Chattel – Timber Clad Structure – with the following dimensions:
- length of approx. 9.5 metres;
 - width of approx. 5.2 metres;
 - height to eaves of approx. 2.1 metres; and
 - height to ridge of approx. 3.2 metres.
- 4.2 The chattel is used as a shelter for the dogs throughout the day. There are dogs of all ages at daycare and all need rest throughout the day, puppies and senior dogs more so but all dogs need rest and shelter in inclement weather. The chattel is invaluable to the Dog Day Care use and it’s the reason many of their clients choose to use this facility as they have this indoor space.
- 4.3 The shelter is a condition of the daycare license. The license states that there must be the required indoor space for rest times. The applicant has confirmed that the existing chattel is large enough to accommodate the proposed use of the land for dog day care (up to 24 dogs).
- 4.4 There are no facilities within the chattel, no connection to electricity, waste drainage or water. The chattel is clad in wood, with a felt clad, shallow pitched, gable ended roof. The building hosts high level windows on the two side elevations (facing north and south) and stable-type doors on the front (facing west).

5. PLANNING HISTORY

Planning Applications (If Any):

21/02349/FUL - Change of use of land to a dog day-care and walking service (Sui-Generis)
Not yet determined – this is a linked application to the current one.

6. CONSTRAINTS

CIL Zone: CIL2

Pressure: MP

Green Belt: Policy: CS5

Parish: Tring CP

RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE

RAF Halton and Chenies Zone: Green (15.2m)

Parking Standards: New Zone 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

Section 85(1) of the Countryside and Rights of Way Act 2000

National Planning Policy Framework (2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Saved Policy 108 of the DBLP

Relevant Policies:

NP1 - Supporting Development

CS1 - Distribution of Development

CS5 – Green Belt

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS24 – The Chilterns Area of Outstanding Natural Beauty

CS29 - Sustainable Design and Construction

CS32 – Air, Soil and Water Quality

Supplementary Planning Guidance/Documents:

Car Parking Standards (2020)

Planning Obligations (2011)

Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

- policy and principle justification for the proposal;
- impact on the openness;
- impact on character of the area;
- impact on neighbours; and
- impact on Highway safety and parking provision.

Principle of Development

9.2 The application site is located within the Green Belt where the provisions of Policy CS5 of the Core Strategy and Section 13 of the Framework apply.

9.3 Specifically, Policy CS5 of the Core Strategy permits small-scale development including building for the uses defined as appropriate in national policy, provided that it has no significant impact on the character and appearance of the countryside, and it supports the rural economy and maintenance of the wider countryside.

9.4 Paragraph 149 of the Framework sets out a closed list of developments which are exceptions to inappropriate development in the Green Belt, which includes the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

9.5 Further, paragraph 150 of the Framework permits material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).

9.6 Also of relevance is paragraph 85 of the Framework which states planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements. Further, paragraph 84 of the Framework seeks to enable the development and diversification of agricultural and other land-based rural businesses.

9.7 Policy CS15 of the Core Strategy encourages provision for small businesses which the proposal would contribute towards.

Whether inappropriate development

9.8 The proposal involving the retention of the Chattel is to support a commercial facility and therefore would not benefit from any of the exceptions to inappropriate development as set out within paragraphs 149 and 150 of the Framework. As such the proposal would constitute inappropriate development in the Green Belt.

9.9 This approach was taken for similar applications including:

- 4/02491/18/MFA (at land at Upper Bourne End Lane, Hemel Hempstead, considered under then paragraphs 145 and 146 of the 2018 Framework); and
- 4/01997/13/FUL (Plot 4, Cupid Green Lane, Hemel Hempstead).

Impact on Openness and Green Belt purposes

- 9.10 In assessing the impact on openness the National Planning Practice Guidance advice for the Green Belt (2019) is noted, where a number of matters may need to be taken into account in making such an assessment, including (but not limited to):
- Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - The duration of the development, and its ability to be remediated – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - The degree of activity likely to be generated, such as traffic generation.
- 9.11 The proposal would see the introduction of built development; however, its spatial impact is limited due to the small scale of the Chattel. From a visual perspective, due to its location on the far side of the site in relation to Little Tring Road, the existence of screening through existing hedges, and the opportunities to restore the land upon which it is sited to its former condition, the impact on openness is negligible. The location of the chattel in its current position has been chosen to ensure that any noise impacts are reduced, though this does also serve to reduce the visual impact of the building as it has been placed further away from the road and is therefore less visible.
- 9.12 Turning to the purposes of the Green Belt, these are included at paragraph 138 of the Framework. It is considered that the proposal would not conflict with the purposes of the Green Belt.
- 9.13 Considering all of the above and despite the limited impact on openness, paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 of the Framework continues by stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.14 In accordance with paragraph 148, this report shall now consider any other harm resulting from the proposal.

Quality of Design / Impact on Visual Amenity

- 9.15 The Chattel will only be visible from the existing vehicular access to the site and will be set over 100m away and at an oblique angle from this access. The site is heavily screened by mature hedgerow both from Little Tring Road and the footpath to the south and west of the site.
- 9.16 The Chattel is small-scale and similar methods of storage/buildings form part of agricultural holdings and other rural operations.
- 9.17 The site is not adjacent to the Chilterns Area of Outstanding Natural Beauty as the boundary is at least 200 metres to the north in line with the Wendover Arm of the Grand Union Canal.
- 9.18 Based on the minimal change to the lawful use of the site and the heavy screening it is considered that it will not have a detrimental impact on the character of the area.

Impact on Residential Amenity

- 9.19 The proposal is small scale with high level windows. The Chattel is located towards the rear of the site so is located more than 100 metres from the nearest dwellings Rustlings, Worth House and Red Roofs to the east. As a result there will be no potential for overlooking or loss of sunlight and daylight for the nearest neighbours.

Impact on Highway Safety and Parking

- 9.20 There are no changes proposed to the existing access or parking arrangements under this application.

Other Material Planning Considerations

9.21 Impact on Trees and Landscaping

No significant trees will be affected by the proposal.

9.22 Impact on Agricultural Land

Saved Policy 108 seeks to avoid the permanent loss of the most versatile agricultural land.

Whilst it is acknowledged that the proposals will require the use of agricultural land, no physical development (other than the small scale Chattel) is proposed. The proposed use would not significantly alter the chemical characteristics of the land and it is considered that the proposed development is 'reversible' and could return to agricultural use with minimal alterations to the site. It is therefore considered that no permanent loss of agricultural land will result from the proposals and as such, no conflict with Saved Policy 108 of the DBLP would arise.

Green Belt conclusion

- 9.23 As stated above the proposal would constitute inappropriate development in the Green Belt as it would not fall within any of the listed exceptions under paragraphs 149 and 150 of the Framework. The assessment under paragraph 148 notes no other harm arising from the proposal as set out in the remaining earlier sections of this report.
- 9.24 National policy acknowledges that there are land-based businesses that will need to be located out-of-town and the proposed dog day care operation is considered to be one of these uses. By its nature the proposal must be located on a rural site. It requires open fields of a certain size (dictated by regulations) for dogs to exercise, and by virtue of the noise generated, needs to be located away from sensitive receptors. The Chattel is an essential part of the business.
- 9.25 Due to the siting and scale of the Chattel there would be very limited impact on the openness of the Green Belt.
- 9.26 As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.

Response to Neighbour Comments

- 9.27 24 comments were received supporting the application. The comments included the following points:
- The building is essential. It is unreasonable to expect the dogs to be out in all weathers for an extended (6 hour) period with no shelter or a place to rest.

- It is vital for the welfare of the dogs on a daily basis. Without this structure the dogs that attend will be placed at increased risk of overheating in the summer months and will equally have no respite from the chill in the winter.
- The shed is a freestanding, non obtrusive structure that is purely used for the protection and safety of the animals.
- The building under discussion as an essential and core component of this business.
- It's going to make it untenable for the business to continue without the shelter for both the animals and the employees.
- The business is required as part of its license to provide rest breaks for the animals and shelter during cold and inclement weather. Without this chattel it would not be possible to provide this.

9.28 Tring Town Council's comments

“Tring Town Council finds it difficult to make a recommendation until the change of use has been decided so the Council recommend REFUSAL of this application until after the change of use has been decided.”

Community Infrastructure Levy (CIL)

9.29 The development is not CIL liable.

10. CONCLUSION

- 10.1 The proposal would constitute inappropriate development in the Green Belt as it would not fall within any of the listed exceptions under paragraphs 149 and 150 of the Framework. The assessment under paragraph 148 notes no other harm arising from the proposal as set out in the remaining earlier sections of this report.
- 10.2 The above factors, in particular the need for the facility to be located on a rural site is considered to form significant very special circumstances. The need for some kind of shelter for the dogs during the day has also been made clear. Cumulatively, together with the benefits to the rural economy and diversification of the site, these are considered to constitute the very special circumstances required to clearly outweigh the limited harm to the openness of the Green Belt which would result from the proposal's inappropriateness. As such, no objection is raised with respect to Green Belt considerations under paragraph 148 of the Framework and Policy CS5 of the Core Strategy.
- 10.3 The proposal is considered acceptable in terms of policy and principle justification, impact on the openness, impact on neighbours; and impact on Highway safety and parking provision.
- 10.4 The proposed scheme will comply with the NPPF (2021), CS5, CS12 and CS24.

11. RECOMMENDATION

- 11.1 That planning permission be delegated with a view to approval subject to the following conditions.

Condition(s) and Reason(s):

1. **The development hereby permitted shall not be retained other than in accordance with the following approved plans/documents:**

**Site Location Plan
Proposed Plan and Elevations PE01
Block Plan**

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

2. **The Chattel shall only be used for the purpose of dog day care and shall be permanently removed from the site once the dog day care use of the site ceases.**

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Parish/Town Council	Tring Town Council finds it difficult to make a recommendation until the change of use has been decided so the Council recommend REFUSAL of this application until after the change of use has been decided.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
3	24	0	0	24

Neighbour Responses

Address	Comments
Red Roofs Little Tring Road Little Tring	The chattel is a crucial/integral structure providing the much needed shelter/comfort and security required for the well-being of the dogs during their time in the care of the wonderful team at Dog Day Care.

<p>Tring Hertfordshire HP23 4NP</p>	
<p>Rustlings Little Tring Road Little Tring Tring Hertfordshire HP23 4NP</p>	<p>For the past 20 years I have lived on Little Tring Road in one of the 3 isolated houses directly opposite the field in which the Harts & Hounds Dog Day Care operation is located. Since this business was established, the owners have made great efforts to liaise with all three households and subsequently two of the incumbent families who own dogs now send them to the day care facilities.</p> <p>The chattel under discussion in this application is not visible from our house and does not constitute a nuisance or problem in terms of noise, access, traffic, safety, environmental issues or inappropriate character. Not only is the chattel some distance, and scarcely visible, from the road, it also seems to be of an appropriate construction/finish given the rural surroundings.</p> <p>Given all of the above circumstances and taking into account the essential nature of the building to the viability of the business, I can see no rational or legal reason why the retention of this structure should not be approved. Indeed, a rejection of the application would seem to be both pointless and vindictive.</p> <p>With my customer's hat on, the removal of the indoor facility would drastically limit the quality of the care our dog receives and it is unlikely that we would continue to the service. The building is essential. It is unreasonable to expect the dogs to be out in all weathers for an extended (6 hour) period with no shelter or a place to rest.</p> <p>It is for these reasons that I strongly support this application.</p>
<p>15 Mill Gardens Tring Hertfordshire HP23 5ES</p>	<p>This application should be approved and granted as it is vital for the welfare of the dogs on a daily basis. Without this structure the dogs that attend will be placed at increased risk of overheating in the summer months and will equally have no respite from the chill in the winter. It is extremely important that the dogs have rest periods during the day for their wellbeing without this structure there is no alternative option / sheltered space for this to take place.</p> <p>Having viewed the location / site of this application it is in my view that there is no adverse effect on the landscape or ecology.</p> <p>Given that this application is important to the day to day functioning of a local, well supported and much loved business teamed with the overriding animal welfare points the case to retain the current structure in my opinion acceptable.</p> <p>Given the above points are working solely on fact and not weighted on an emotional angle like some planning permission applications I urge this application to be granted.</p>
<p>15 Hammond Street Aston Clinton Aylesbury</p>	<p>This proposal should be agreed on the basis that any animal should be provided with a safe and secure environment which includes ample shelter for all inclement weather. Due to the covid pandemic the</p>

Hp22 0Aj	<p>amount of dogs owned has increased ten-fold and with that, the need for experienced and caring dog daycare facilities. This proposal shows that the submitter is looking after the animals needs and welfare which is exactly what a caring, responsible daycare owner should do. The shed is a freestanding, non obtrusive structure that is purely used for the protection and safety of the animals.</p> <p>This application should be approved without discussion.</p>
2 Sawdy Drive Aylesbury HP22 0AL	<p>I support retaining the structure. It provides vital shelter for dogs in hot, cold and wet weather.</p>
55 Albion Road Pitstone LU7 9AY	<p>I am a regular user of dog day care services and having previously used other providers, switched to this operation as a result of the reassurance I took from the facilities provided.</p> <p>I certainly regard the building under discussion as an essential and core component of this business.</p> <p>It is necessary if it is to ensure that it can provide the level of care required in all weather, and reflects the need to be able protect all of animals entrusted to them from both severe cold and wet, and from overheating in the summer months.</p> <p>It is this kind of attention to detail which attracted me to the business. I regard them as conscientious and valuable provider of what many working people regard as an essential service, one which could not operate without the chattel under consideration. I would therefore be grateful if you would agree to its retention.</p>
1 Model Row Buckland HP22 5HY	<p>This timber shed is absolutely needed for the welfare of the animals in the businesses care. It's going to make it untenable for the business to continue without the shelter for both the animals and the employees. Please support this application for the timber shed to continue. The business serves so many of the local community.</p>
12 Beech Walk Tring Hertfordshire HP23 5JQ	<p>I fully support retention of this chattel/building as it is important for our dogs welfare and that of the others who attend. It is fully in-keeping with its rural surroundings and, in my opinion, does not in any way, detract from its surroundings. Our dog attends this facility twice weekly and benefits from socialising with other dogs and the attention it receives from Hearts and Hounds professionals. The building allows rest time after exercise and provides shelter during days that are excessively hot, very cold or wet. Once again, I fully support retention of this structure.</p>
great moat barn buckland aylesbury HP22 5hy	<p>This chattel is a vital part of the daily operation of Hart's and Hounds. The business is required as part of its license to provide rest breaks for the animals and shelter during cold and inclement weather. Without this chattel it would not be possible to provide this.</p> <p>The owners of Hart's and Hounds are very well respected in the local community and customers place their loved animals in their care. Part of the high quality care that is delivered is the use of this chattel. It would be a shame to prevent a highly thought of local business from operating in this field. The field is fully enclosed and very safe for the</p>

	animals
41 Nathaniel Walk Tring Hertfordshire HP23 5DG	This building provides shelter to the dogs attending the day care so they are safe in all weather conditions. It is vital for the animals to have this resource. The business is a great asset to the local community providing unparalleled care for dogs throughout days when their owners are working or unable for some reason to provide care themselves. Without this building the day care could not continue.
35 Rushendon Furlong Pitstone LU7 9QX	I would like to support the application for the Chattel to stay and continue to be used for the dog daycare. It is disgusting that anyone should suggest the removal of the chattel and expect dogs to be looked after in a field with no shelter from the elements, be it cold in the winter or shade from the hot sun. I have been to events held at this site myself and the chattel was an absolute must for all concerned. It is situated away from the road causing absolutely no obstruction to any other people and is not unsightly at all, it is on skids which makes it a movable shelter. Matt and Jess provide a fantastic service for the families of the dogs entrusted to their care while the owners are busy working, to remove this chattel would compromise their ability to continue to offer the level of care they currently do.
1 Mentmore View Tring HP23 4HR	I wanted to express my support for the retention of the wooden clad structure. My elderly dog loves the warmth comfy chairs for dog and so on. As she is no longer in the first flush of youth she likes to sleep in there, shelter in there from rain and snow and so on. Even in the extreme hot weather we have been experiencing in recent times it's been a wonderful shelter for my dog. Taking this structure away would be a great loss for the dogs and I suppose also for the whole set-up As the structure is not really visible from any of the roads nearby I wonder why it should be removed. The whole set up including the wooden structure are a great asset for the daycare centre and one of the reasons I feel so happy to leave my dog in their care while I work. The dogs have room to run and play but most important they have a place to relax and sleep which is so very important for a dog. I do hope you and the planning committee can agree to retain the wooden structure. From a very satisfied client and her dog.
Farriers Cottage White House Gardens Tring Hertfordshire HP23 6FA	I fully support the retention of the chattel. It is vital to the operation of this important local business as it is used as a shelter in extreme weather conditions and also as a place to rest which is vital for the welfare of the dogs.
88 Brook Street Aston Clinton Aylesbury HP22 5ET	We fully support the retention of the chattel. It is essential that dogs have shelter during unsuitable weather and a place to rest. The dog day care provides a vital service, it allows us to work full time in our job as teachers serving our community all the while knowing that our dog is being properly cared for. He can be happy and safe and have appropriate company during the day. Without the chattel we don't see how the dog day care will be able to provide a suitable service and we

	strongly feel we won't be able to find anything similar/ suitable for our dog elsewhere. Therefore one of us would need to leave our work.
Combpyne Icknield Way Tring Hertfordshire HP23 5HJ	The Chattel is a vital part of the daycare set up and one of the main reasons we chose this provider. Puppies and dogs of all ages need rest and also need protection from the elements whether it be sun or rain and snow when they would otherwise be outside for most of the day. People choose a dog daycare place where their pets will be looked after as if they were at home. As such I support the retention of the timber shed as part of the business set up.
34 Dobbins Lane Aylesbury Bucks HP22 6DH	I would like to write in support of the chattel for Harts and Hounds field. This shed is absolutely essential for the dogs to have somewhere to rest and somewhere to shelter in bad weather. It would be impossible to run the Harts and Hounds doggy day care without shelter, it would be cruel to expect the dogs to be outside with no shelter in either cold or hot weather. If you have any further questions I can help you with please don't hesitate to ask me.
2 The Old Forge Tring Road Long Marston Tring Hertfordshire HP23 4RL	My dog currently goes to the dog day care situated at this site. xxxx and xxxx the owners of the business provide a fantastic service looking after him during the day so I can work. One of the reasons we chose them was the shelter provided by the Chattel. My dog is thin coated and would not cope if he was not able to rest inside in the cold or rainy weather. He shivers if he gets wet and would suffer if he had to remain outside all day. Therefore we would have no choice but to remove him if the planning isn't granted. The service xxxx and xxxx provide is exceptional and my dog is so delighted to see them it tells it's own story. I have never until now been happy enough with the service provided to put my dog in day care but xxxx and xxxx are different and care deeply about all the dogs in their care. I (and my dog) would therefore be very grateful if you could look favourably on their application
Combpyne Icknield Way Tring Hertfordshire HP23 5HJ	I support the granting of retrospective planning consent for the structure (chattel). It provides an essential function in providing shelter for the dogs in poor weather, and in hot conditions when dogs are prone to overheating. The shelter is entirely appropriate for use, provides the correct function and is neither overly elaborate or open to inappropriate alternative use. As a wooden structure on farming land that is not visible from the road, it is entirely in keeping with the environment and it's purpose and current use. I support this planning application, and the business that depends upon it's provision.
Brandon Cottage 64A High Street Tring Hertfordshire HP23 4AF	The day care that is provided on this premises including the 'chattel' is imperative for the care of our dog and others that attend. By having this 'chattel' our dog can attend all year round despite the weather which would be impossible otherwise. The dogs cannot be outside from 9-5 every day, especially in the current weather conditions and need a place to shelter that offers warmth. The knock on effect of this building not being allowed will be terrible not

	only for the business itself but also for us and our dog.
52 Cruickshank Drive HP22 5FD	<p>I am writing with regard to supporting the preservation of the Chattel which currently exists at Little Tring Farm.</p> <p>My puppy attends Harts & Hounds, the dog daycare which operates on Little Tring Farm; a vital and integral component of the daycare is to provide much needed shelter in times of inclement or extreme weather as well as providing the dogs with a protected place to rest. The current Chattel serves this need and it's existence is tantamount for Harts & Hounds to continue to provide their service (dog ownership has increased over 50% in the past 2 years - local dog owners desperately need daycare).</p> <p>It is my hope that you see the necessity in allowing the Chattel to remain erected and functional.</p>
33 High Street Ivinghoe LU7 9EP	<p>I am unable to post my comment on the planning portal so have been advised to send you an email regarding 21/03917/RET Retention of Chattel .</p> <p>Our dogs attend Harts and Hounds doggy daycare and have done so for two years. We love the care they receive and what makes it really special is the fact that they can get regular exercise and fresh air in a safe environment and have comfortable and warm shelter whenever needed (or in case of our dog Bertie - whenever he wants to sleep which is all of the time) :) Without this building the day care could not continue and we would lose a great local business as well as a vital resource for those of us who want great care for our four pawed children.</p> <p>Please keep the chattel in place as it is much needed and appreciated.</p>
18 Hever close Pitstone LU7 9FH	<p>I fully support the Chattel remaining as this ensures my dog and others can be well looked after in all types of weather. If it's too hot they need shelter and also if it's pouring with rain.</p> <p>We visited several dog day care and chose this one based on its facilities. We would need to look elsewhere if the facilities changed.</p>
Lewins Farm Chesham Road Wigginton Tring HP23 6HH	<p>We fully support the chattel to remain as it is vital for the health and safety of all the dogs who attend.</p> <p>Without it there would be no protection from the elements throughout the seasons.</p> <p>It would be so sad for everyone involved if this business had to close.</p> <p>They provide such an excellent service in every possible way and it is certainly the highlight of my dog's week.</p>
5 Mortimer Hill Tring Hertfordshire HP23 5JT	<p>With regard to the above application I understand that the council's opinion is that business could continue in its current form without the Chattel.</p> <p>I strongly disagree with this opinion.</p>

	<p>The service they provide is a combination of:</p> <ul style="list-style-type: none">. exercise and activities for the dogs they look after, which can only happen in the fields where they provide the service.. a suitable shelter so the dogs can rest during the day, and shelter from inclement weather if necessary. <p>They cannot run the excellent service without both elements, so the chattel is essential.</p>
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