

[REDACTED]

5 February 2021

Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Mr Macholc

**REF: 3/2020/1063 RIBBLE VIEW FARM, ALSTON LANE, PR3 3BN**

Further to your notification of the amendments to the above application, we wish the following additional comments to be taken into consideration when determining the above application for change of use for doggy day care centre and dog grooming services.

#### **NOISE NUISANCE**

We are greatly concerned by the significant increase in the size of the outside exercise area for dogs. The outdoor run now proposed has been super-sized to approximately 1390 sqm and is even larger than the indoor arena originally proposed as the principal location for doggy day care exercise and activities.

The amended plan states that the indoor arena will be used by dogs when not in use as equine riding school. The existing equine development allows for operating hours between 0600 – 2200hrs, whilst the doggy day care is seeking to operate between 0700 – 1900hrs. Clearly there is overlap between the operating hours and as the equine business takes precedent in use of the indoor arena then the doggy day care activities will by default take place in the outside run. Currently, we can clearly hear barking dogs on an intermittent basis but the use of a designated outdoor run for up to 12 dogs makes it all the more probable that there will be dogs barking incessantly for up to 12 hours a day creating a genuine cause of nuisance and interference with the use and enjoyment of our land and triggering complex emotional reactions. This extended run will be located on the north eastern side of the arena building with the resultant noise being directed towards our property. It will also diminish the acoustic character of the area along a stretch of the County's iconic Ribble Way footpath.

The Design and Access Statement states that the application site for doggy day care is inside an existing equine building and activities are to be mainly inside existing buildings. It also states there will be no changes to the external face of the building. Clearly the inclusion of an approximate 1390 sqm external dog run extending out from the rear of the arena is at odds with this proposed statement and we contest that it is inaccurate and should therefore be discounted.

Furthermore, the amended plan A1 rev b states on the legend that the plans are drawn to 1:200 and 1:500 yet the fence elevation is shown at 1:100. No scale bars or dimension lines have been included on this plan and it is therefore not possible to extrapolate an accurate measurement for the height of the fence. This should be discounted from the application.

Additionally, there are unexplained anomalies arising from the amended application when compared with the original application in respect of the internal areas to be used. It is not transparent which areas will be used or clear regarding the emphasis to be placed on the external run and resultant noise nuisance. The original application identified in Section 4 Site Area an area of 1597 sqm and in Section 17 Non-Residential Floorspace indicated that internal floorspace to be affected by the change of use to be 1444 sqm. The amended application indicates in

Section 4 that the site is 2068 sqm which is an increase of 471 sqm. Assuming this is meant to represent the external run, it is a much smaller amount than the amended plan shows in respect of the external run. In Section 17 of the amended application, it does not identify any existing internal floorspace but states that a figure of 2068 sqm internal floorspace will be lost by the change of use. It does not indicate that new space will be gained as had been the case with the initial application. This would indicate that the space used by the equine business has been entirely taken over by the doggy day care business. This is at odds with other supporting documents and the amended plan with the external dog run. Is the whole site 2068 sqm or does this represent the internal areas only? As the arena and stables outlined in red remains the same on both sets of plans submitted with the initial and amended application why is there now a discrepancy?

These anomalies cannot be overlooked and based on the lack of transparency alone, the application should be rejected.

## HIGHWAY SAFETY

In addition to the comments highlighted in our letter of 22 January, we are further concerned that the additional inclusion of dog grooming services will lead to extra traffic using Alston Lane over and above the existing equine traffic and proposed doggy day care traffic. Dogs being brought in and collected after grooming will further increase risk on this narrow country lane leading to increased risk of accidents with pedestrians and vehicles.

## EMPLOYMENT

The revised application form now states there will be no change in the number of employees. Surely, if a business is expanding and offering different services over and above the existing equine services it will require additional staff resources and add to traffic movements/parking. The doggy day care service is to be available for up to 12 hours a day with options for collection and delivery outside these hours plus specialist grooming services are now included. It would seem improbable that the same staff delivering equine services could reasonably assume these extra roles and responsibilities.

The change of use application would allow for an increase in operating hours of 75% to accommodate the doggy day care services (based on the original permission for the equine development allowing for operating hours between 0600 – 2200hrs and the doggy day care operating concurrently between 0700 – 1900hrs). The anomaly regarding staffing and employment still remain and raises concerns about the nature of the businesses and veracity of the application and supporting documents.

Furthermore, the application form, section 5 Description of the Proposal states that the change of use has not started. If this were the case then why does a business called Positively Pawfect advertise a range of classes delivered at the Ribble View Stud Equestrian Center? <https://www.positivelypawfect.com/class-timetable> Again, the veracity of the application has to be questioned along with the claims about how the business will be run and how closely the change of use application will be observed.

We would be grateful if these additional comments and observations can be taken into consideration together with those previously submitted when determining the impact this proposed change of use will have on the impact on local residents including noise, the impact on the character of this area of Open Countryside and the effect on highway safety.

Yours sincerely

  
  
  
