

24 Hillside Drive
West Bradford Clitheroe
Lancs
BB7 4TG
26 September 2019

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
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planning@ribblevalley.gov.uk

Dear Sirs

RE: Planning Application 3/2019/0845 – Eaves Hall Farm, Moor Lane, West Bradford BB7 3JG

I write in my capacity as Clerk to West Bradford Parish Council. The above application has been circulated around the Parish Council members and considered in detail at the meeting of the parish council held on 25 September 2019.

The application is for the proposed change of use of one quarter of an existing agricultural building to sui generis (dog day care) with adjoining exercise paddock. The Parish Council would wish to object to the application on the following grounds:

- **increased traffic flow** – the establishment of such a commercial activity is bound to lead to an increase in traffic (irrespective of whether clients transport animals themselves or if they are collected and delivered to the site by the owners of the business). Eaves Hall Lane is particularly narrow from Hancock's Farm onwards and there is already an established riding stables in the vicinity. The increased traffic arising from this proposal will prove an additional inconvenience to existing residents; and
- whilst the area is not overly populated, as stated above there will be local residents who may object to **increased noise** (barking, traffic) associated with a dog day care business.

In addition, the parish council notes that it was only on 31 January 2019 that consent was granted for the proposed agricultural building for livestock, feed, bedding and machinery for new farm business on the same site (see consent 3/2018/1166). The parish council is concerned that – if this application is granted – further ones will follow which may result in the development of a residential property.

I note that the last date for submission of comments is 11 October 2019. I would be grateful if the above comments could be considered when Planning Application 3/2019/0845 is determined.

Yours faithfully



A. Glover

Andrew Glover

Clerk