

The parish council object to this planning application, 3/2021/1057 on the following grounds,

1. This is a planning application. It should be a **retrospective application** as all the elements applied for have been in place for some time. A new gate, road, groundworks, fencing and building are all in place and completed. As such, the application needs to be resubmitted IMO. States 'work started 6 September'

2. This is a clear change of use from agricultural/recreational use to business use.

3. Applicant states: Is a new or altered vehicular access proposed to or from the public highway? - Applicant answers: NO. The access from Whalley Old Road was, as can be seen from the photo taken from Google Earth, a personnel swing gate leading to the public footpath (only):



Access has clearly been altered.



There are numerous concerns about this vehicular access point:

From the south west it is approached from a slight bend to the left making egress difficult especially as this road has the National Speed Limit of 60mph and the Council regularly receive numerous complaints about the high speed and dangerous behaviour of traffic on this stretch. The entrance is less than 50 metres from the site of a fatal road accident.

4. The applicant responded to the questions regarding Waste storage and Trade effluent as if there is no waste involved. There clearly is waste produced.

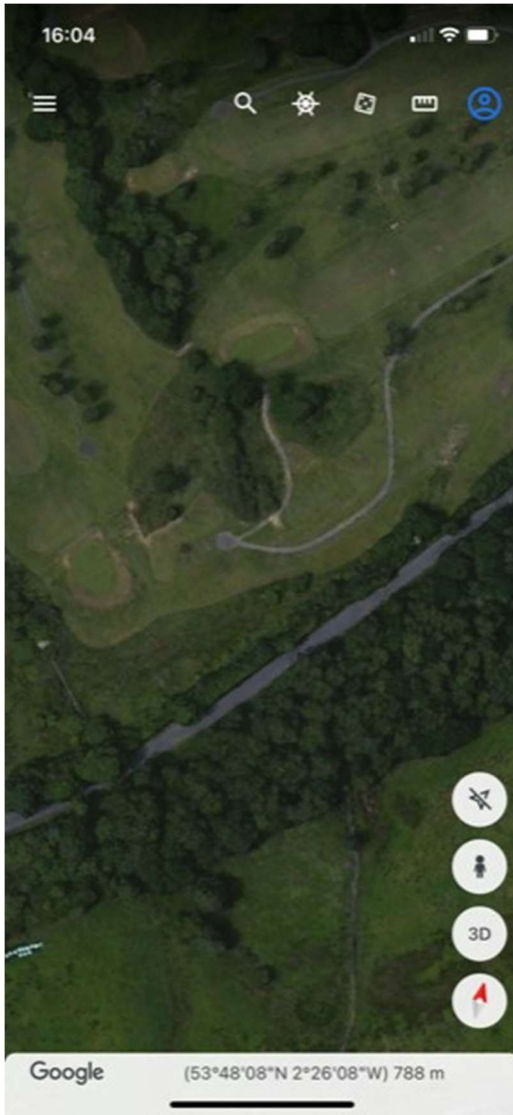
5. To section 20. **Industrial or Commercial Processes and Machinery** Does this proposal involve the carrying out of industrial or commercial activities and processes? - the applicant states 'No'. But it is a commercial dog care facility.

6. To the question 'Can the site be seen from a public road, public footpath, bridleway or other public land?' the applicant states 'No'. Not true. The new internal road starts on the public footpath. View from the Public Footpath:



7. The Proposed site plan clearly shows the new roadway follows the Public Footpath and is a **new** roadway - NOT an existing access track off Whalley (Old) Road as stated on the Proposed Site Plan.

Google Earth shows no existing roadway when compared with Proposed Site Plan. It does join an existing path for a few metres:



## 8. Supporting Statement:

The applicant refers to the site additionally as a 'half way house' for the golf course. This proposed development is more in a 'three quarter' location, towards the end of the course. And the facilities offered? A portable toilet and packed snacks and drinks. This will not be available to members during the week as the facility will be a 'doggy' car centre, and at the weekend there will be no staff according to the Application Form). This element of the application appears to be included in that it aids the applicant achieve 'relief' as partially assisting a sporting facility in Green Belt.

The Statement notes: The nearest residence is approximately one mile away. This is overly generous! Whins Lodge is 230 metres away and Cronshaw Cottages are 300 metres away.

This application is seriously flawed and should be rejected.