

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0659
Our ref: D3.2023.0659
Date: 28th February 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0659**

Address: **Land on the south side of Ridding Lane (Broad Lane) Whalley adj
Sewage Works**

Proposal: **Change of use of agricultural land to exercise/play area for dogs.
Erection of secure fencing and wooden shelter/rest area. Construction of
limestone/gravel area for vehicle drop-offs and non-designated parking using
existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site)
on planning permission 3/2018/1054 to allow up to 30 dogs.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No Objection

No Objection to Variation of Condition 4.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been re-consulted on a variation of condition application to vary condition 4 (number of dogs allowed on site) from planning permission 3/2018/1054 to allow up to 30 dogs at the site. The approved application was a change of use of agricultural land to an exercise/ play area for dogs.

The LHA previously responded to the application on 14th December 2023 objecting to the variation of condition which was then to increase the number of dogs at the site from 20 to 50. The LHA objected to the variation of condition a required further information



regarding the access track and required an Operation Statement detailing the operation of the business.

Since then, further information has been submitted to the LHA and this will be reviewed below.

Condition 4

"No more than 20 dogs associated with the business/use hereby approved shall be on site at any one time whether kept outdoors or indoors."

Reason: To clarify the nature of the consent hereby approved and to ensure the number of dogs on site would not give rise nuisance or be of detriment to residential amenity."

Highway Comments:

The LHA have no objection to the variation of condition application on the basis that all the dogs associated with the doggy day care business are picked up and dropped off by the business. The LHA require that all dogs are picked up and dropped off by the business because the LHA during the original application 3/2018/1054, assessed the application as an exercise area for dogs rather than a doggy day care business. Therefore, the full impact of the original application wasn't assessed during the LHAs response and a condition requiring all dogs to be picked up and dropped off would have been requested.

The LHA would have and still do request that a pick-up and drop-off service is provided to keep movements on the unadopted access track which also serves Public Footpath FP0345020 and the sewage works to a minimum. This is because the condition of the access track is unsuitable for any additional movements, as identified during a site visit. Therefore, as a result the LHA will request that the variation of condition states that all dogs associated with the site will need to be picked up and dropped off by the business.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

