

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 February 2024 12:07
To: Planning
Subject: Planning Application Comments - 3/2023/0659 FS-Case-585431340

[REDACTED]

Planning Application Reference No.: 3/2023/0659

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

Comments: I am writing to object to the amendment of the above planning application of 30 dogs to be allowed at the dog park. I never received or was consulted when the Bark Park received its initial planning application and have lived at my property [REDACTED]. The constant barking is very intrusive, especially in the summer when it used to be lovely to sit in the garden. Unfortunately now is the constant barking of dogs coming across the field. [REDACTED] via Monks Cross and The Sands. The increase in traffic from dog owners dropping off and picking up and the Dog Park Vans doing the same is a great cause of concern. The road is narrow and there are no pedestrian footpaths. I consider this dangerous for walkers and children/parents attending Whalley Primary School. I would have objected for the Bark Park to be situated at the site in its initial application if I had been made aware. I can only object to an increase in dogs on the site to try and keep noise and risk to life to a minimum at this stage.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 February 2024 12:16
To: Planning
Subject: Planning Application Comments - 3/2023/0659 FS-Case-585104926

[REDACTED]

Planning Application Reference No.: 3/2023/0659

Address of Development: The Bark Park, Ridding Lane, Whalley BB7 9TW

Comments: Variation of condition 3/2023/0659

I would like to object to this amendment to increase the number of dogs from 20 to 30 dogs.

I am a [REDACTED] to the dog park and have to listen daily to the barking of dogs which is intrusive, loud and it impacts on the quality of my life.

The barking of the dogs dictates when I sit out in the garden because the barking, on many occasions, is so intrusive and noisy that I have to go back inside by property.

The noise from the dogs also dictates when I invite friends over for gatherings in the gardens.

The barking of the dogs can also be heard when I am sat in the rooms at the back of the house, although not as noisy as being outside, and our house is double glazed.

With thirty dogs in the bark the noise will be even more intrusive and will interfere with the enjoyment of my home.

With the hours of opening being from 8am to 6pm at least I know that barking of dogs will cease by 6pm and we will have some respite. However, I noticed on The Dog Park website that they advertise the park as being open from 6am to 10pm and clients can hire parts of the park. Is this not contravening the planning permission. Life would be unbearable if we had the noise of dogs barking seven days a week until 10pm at night.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 February 2024 12:32
To: Planning
Subject: Planning Application Comments - 3/2023/0659 Variation of condition. FS-Case-585120883

Planning Application Reference No.: 3/2023/0659 Variation of condition.

Address of Development: Bark Park ,Ridding Lane, Whalley

Comments: I object to the amendment to increase the number of dogs to 30 for the following reasons:

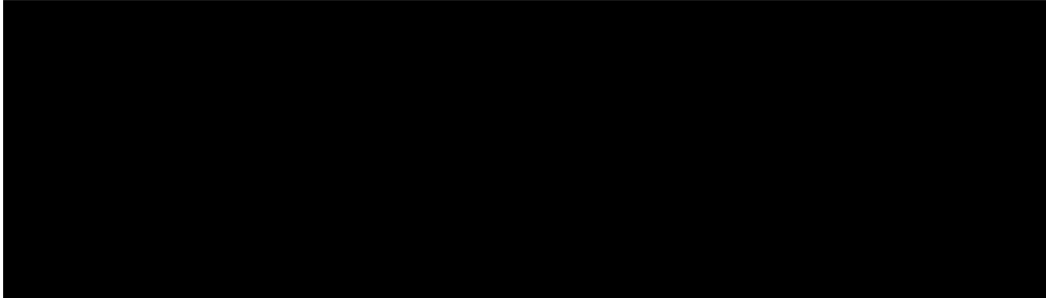
I can clearly hear barking dogs from Bark Park in the garden and also in the house. Any increase in numbers will increase the noise problem. It is already too intrusive!

Access to the site is not suitable as it currently stands. the lane is heavily used by walkers / dog walkers and there is no footpath at all. More dogs = more vehicles!

The public right of way out of Monks Cross has no safety barrier, signs or marking to stop pedestrians, especially children, walking out in front of vehicles using the lane. This is effectively a blind junction for drivers and pedestrians.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 February 2024 16:19
To: Planning
Subject: Planning Application Comments - 3/2023/0659 FS-Case-585216822



Planning Application Reference No.: 3/2023/0659

Address of Development: Bark Park, Whalley

Comments: I wrote to object to the original application to extend the Bark Park from 20 to 50 dogs. I have since heard from a close neighbour (not RV planning department!!) that the application has now been amended to increase the number of dogs to 30 rather than 50.

Although a reduction, this increase is still too high in my view.

My original objections still stand. Namely, there will be an increase in what is already excessive noise from barking/yapping and additional traffic to access the park, on what is effectively a farm track, will be detrimental to pedestrians. It is also worth bearing in mind that a number of children use the lane on their way to and from school making them particularly vulnerable to the increase in vehicular traffic.

I remain of the opinion that this application should not be approved and am astonished that approval was provided for 20 dogs in the first place.

[REDACTED]

From: [REDACTED]
Sent: 08 February 2024 16:24
To: Planning
Subject: The bark park planning application



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

To whom it may concern.

I am writing to object about the planning permission to allow 30 dogs at the Bark Park.

My reasons being

Increase in traffic. It is already extremely dangerous walking along Riddings Lane, Board Lane and The Sands. The road is not suitable for this much traffic. I notice in her reply to the highways she claims most dogs are collected via her own transport, this is not the case, the dogs are dropped off by their owner. Very few are collected.

There is only one 'passing place'. where they have shown multiple on the planning are just what people have had to do to get passed, so self created.

Damage to wildlife and hedgerow.

Noise. The noise is already horrendous, more dogs equate to more noise. People on the housing estate are already suffering.

Staff, the owner is rarely on site and it is left in the hands of young adults.

The site is not suitable or fit for purpose. Holes in the fence, glass in the ground.

There are already more than 20 dogs in the park on a daily basis.

There is a [REDACTED], they [REDACTED] when [REDACTED] Plus grooming salon which was not part of the original planning and no further planning has been applied or granted.

Someone is living on the site in a static caravan.

No proper facilities, no running water etc.

I urge you to reject the planning application. The dogs welfare and those on the housing estate must take priority over someone's greed to make more money.

Kind regards

[REDACTED]



7th February 2024

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Dear Sirs,

Planning Application No. 3/2023/0659
Grid Ref: 372246 436279

We write further to the above application following your notification that the application has been amended to seek a limit of 30 dogs at any one time rather than the originally applied for 50.

As regards the limit of 30 dogs now applied for, we feel that all the points we made in our representations in November 2023 remain valid and would ask that you continue to take these into account.

The fact is that even with the current limit of 20 dogs the enjoyment of our property is detrimentally affected to an unreasonable degree. It necessarily follows that an increase of 50% as now sought is inappropriate. Indeed, *any* increase from the current limit would be unacceptable.

We also note that the applicant has still given no specific evidence as to why the needs of the business requires a relaxation of the limitation in numbers of dogs allowed, nor why these needs should take priority over the detriment suffered by those affected.

We therefore object to the application that has been made in its amended terms and trust that you will see fit to reject it.

Yours faithfully,



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 February 2024 13:40
To: Planning
Subject: Planning Application Comments - Unknown FS-Case-586779564

Planning Application Reference No.: Unknown

Address of Development: The bark park unit 1 ridding lane Whalley Clitheroe BB7 9TW

Comments: My comments are in regards to the expansion of the Bark Park dog kennels. The traffic due to collection drop off is already heavy with some drivers leaving the gate open allowing the farmers live stock to escape causing danger to traffic and the livestock it's self . This with the increased fuel pollution from cars in an area of walkers has a negative impact on the environment and pollution for walkers. There has been a number of dogs that have escaped, (which I am assuming they don't need to disclose this information to planning) they have worried the sheep (an offence) causing extra stress to pregnant ewes potentially causing them to miscarry their lambs. This has a negative effect on nature . Also a recent incident of another dog escaping that ended up on local roads causing traffic to stop and the dog being found in Clitheroe (crossing the A59) again potentially causing a RTC. The noise levels from the dogs is already high and having the expansion would create even more noise. I therefore do not agree with the expansion.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 February 2024 11:14
To: Planning
Subject: Planning Application Comments - 3/2023/0659 FS-Case-586714728

[REDACTED]

Planning Application Reference No.: 3/2023/0659

Address of Development: Bark Park
Ridding Lane
Whalley
Lancs
BB79HW

Comments: FOR REFERENCE :

[REDACTED]

12/02/2024

Planning application 3/2023/0659

I write with reference to your response to Ribble Valley Borough Councils planning department for the planning application ref: 3/2023/0659, known as the "Bark Park" Ridding Lane, Whalley, BB7 9HW.

We are the [REDACTED] the Bark Park. As you are probably aware the Bark Park is approached via Broad Lane or the The Sands which leads on to Ridding Lane. These are all unlit, narrow single track roads. Once on Ridding Lane there are obscured pedestrian opening points on to the lane from the Monks Cross and Abbey Farm View housing developments. The Bark Park is accessed through two closed gates on the lane which serve the purpose of preventing farm livestock from escaping from the fields into nearby residential areas. The lane is a public footpath and private road [REDACTED] United Utilities and the owners of the Bark Park. Given the nature of the road and its surroundings it is best suited for occasional, non regular use only.

In the original planning application it was stated that no more than 20 dogs would be on the Bark Park site at any one time, and to keep traffic to a minimum the Bark Park would operate a dog collection and drop off service with the occasional drop off by customers themselves. This is simply not the case, it would appear that dog numbers are certainly in excess of 20 and customers are dropping off and collecting their own dogs at both ends of the day creating high traffic volumes on a single track public footpath.

In addition to this, as advertised on their website the Bark Park also offers onsite dog grooming, dog training services, field hire and boarding, as well as somebody actually living on site. This is at all hours, seven days a week and has led to a completely unacceptable situation where there is a constant flow of often congested and speeding traffic moving in opposite directions on an often dark single track road which is primarily a public footpath. This over usage of the lane has led to damage to the road itself and the grass verges where cars are permanently squeezing past pedestrians using the lane and where traffic meet and are unable to pass.

Such is the weight of traffic it has led to part of the road becoming undermined resulting in serious subsidence of the river banking. To prevent any further damage it became necessary to divert the lane onto the field which is now [REDACTED]. However all this seems to have achieved is providing an unauthorised passing place for traffic [REDACTED] and it is not preventing any further damage to the river bank due to a continuous flow of vehicles on the single track footpath. We are not prepared for this to carry on and [REDACTED] if any further expansion of the Bark Park takes place. It is also important to note that the strip of land in front of the of the first and main entrance [REDACTED] and although the Bark Park have taken it upon themselves to use it, they have no legal right of way across it. This gateway and its approach were [REDACTED]

[REDACTED]

I have received many complaints from concerned members of the public about safety on Ridding Lane. Some wheelchair users and parents with prams and pushchairs say they simply feel it too dangerous to use the single track lane, as there are blind bends and a continuous flow of speeding traffic. This is unfair to them. The lane has become dangerous to use because the Bar Park are not abiding by their original planning application that stated that they would operate a drop and collection service to keep traffic to a minimum. We also have an ongoing problem with the high volume of Bark Park customers, who although it clearly signed to close gates, ignore them on a daily basis leading to sheep escaping onto the lane and into the nearby residential area. We can no longer

[REDACTED]

This is damaging and detrimental [REDACTED]

It seems that the owners of the bark show absolutely no regard for the original planning terms and no respect for the local community or their surroundings. For planning to be agreed for any future expansion of the Bark Park, it would cause serious risk to public safety, animal welfare and the environment.

If you would like to discuss this matter further, please don't hesitate to contact me. [REDACTED]

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 February 2024 11:51
To: Planning
Subject: Planning Application Comments - Unknown FS-Case-586739877

[REDACTED]

Planning Application Reference No.: Unknown

Address of Development: The Bark Park unit 1 Ridding Lane, Whalley, Clitheroe, BB7 9TW

Comments: Expansion of the dog kennels will impact on the character of the area as the scale would be too large and by significantly increasing the traffic through the field. This is already an issue as many drivers leave the gate open allowing the sheep to escape the field. Dogs have also escaped in the past and chased the sheep in the field which is a negative effect on nature. The development is already very noisy at times and [REDACTED] disturbed by the significant barking further development would increase noise levels causing further distress.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 February 2024 14:14
To: Planning
Subject: Planning Application Comments - 3/2023/0659 FS-Case-586800973

Planning Application Reference No.: 3/2023/0659

Address of Development: Land of the south side of ridding lane (broad lane) Whalley adjacent to sewage works

Comments: Having walked this right of way for years I had to eventually stop, the number of cars now driving on the path to take their dogs to the bark park is bad now, if more dogs are allowed the number of cars will make it even worse.

Kathryn Hughes
Planning Department
Ribble Valley Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

14th February 2024

Planning Application No: 3/2023/0659 Grid Ref: 372246 436279 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 50 dogs. Location: Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works. – Amendment to application to allow 30 dogs

Please note our **strong objection** to the above planning application [REDACTED]
[REDACTED] Ridding Lane runs [REDACTED] **Our original objection remains the same – an additional 10 dogs is a 50% increase to an already problematic and noisy operation.**

This is on the basis that the increase in traffic would make the road, a popular walking route, become even more dangerous.

[REDACTED] to the volume (and in some cases excessive speed) of traffic. This is both when walking out and when driving. Walkers constantly [REDACTED] to avoid vehicles, and in fact vehicles have often [REDACTED]

The large number of vehicles (Bark Park customers) currently using the road already appears to be outside of the original planning application – which I am led to believe was for occasional customer drop offs – the same cars drive up and down every day at approximately the same times, morning and evening. This is why we assume there is a sign been erected without permission to the Bark Park, so all these vehicles know where they are. Opening hours are 8.00am to 6pm - currently vehicles are using it 7.30am to 9.30pm, 7 days of the week. This is even more of a noise disturbance.

The road is one way and unsuitable for 2 way traffic, if cars are trying to go up the lane and a vehicle is coming down one car has to reverse. [REDACTED]

[REDACTED] **Suitable passing places are not in situ, 'laybys' have been caused by vehicles deviating from the path because they need to**

Page 2 of 2.

Furthermore the lane is unlit, even more dangerous in dark hours –The damage to the road is also getting closer to the bank of the river, in the case of a very high river or flood situation one wonders how long the bank will remain intact before substantial damage.

There is also a concealed entrance from Monks Cross onto the lane, used by families, school children, dog walkers and cyclists. More traffic means more danger to them.

The road is privately owned, more traffic means that the damage to the road is increasingly worse, increasing the chances of damage [REDACTED] **It should be noted that the owner of the road has not given permission for public vehicles to travel it.**

The estimated increase per day of vehicle movements would surely be close to 100, travelling close (through) by the local Heritage site, as well as by the school at potentially inconvenient/busy times.

Deliberate and non-deliberate failure to close the gates means that sheep have escaped previously and this continual failure risks further damage to property and livestock.

The noise from Bark Park is constant, some days louder than others, and we can hear barking all day long which detracts from the enjoyment of [REDACTED] Any increase in the number of dogs would be of great detriment, **as the noise is already intrusive and a statutory nuisance.**

The residential amenities of the new Monks Cross development surely are impacted – I would question why this estate has not been included in this consultation.

It should also be noted that [REDACTED] applied for planning permission for a cattery here – the application was refused on the grounds of unsuitable access. The access to and from here has not changed so we are unsure why planning decisions should be different either.

Yours sincerely

[REDACTED]