

Nicola Gunn

From: [REDACTED]
Sent: 04 January 2022 13:41
To: Planning
Cc: [REDACTED]
Subject: Re: Application Ref: 3/2021/1057

Categories: xRedact & Upload

 **External Email**

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.

FAO - Laura Eastwood

Dear Laura,

On behalf of our client [REDACTED], I confirm that we would like to register an objection in respect of Application Ref: 3/2021/1057 - Change of use of land including the extension of existing access track, installation of fencing, planting and shelter to provide dog day care area and halfway house for Golf Course with associated Infrastructure with ancillary facilities.

We wish the following comments to be taken into consideration when determining the above application

Highways / Highway Safety:-

It is noted that the applicant has created a new highway vehicle entrance into the site without prior application or permission. The entrance is located on a busy stretch of road, which is classified as national speed limited for single carriageway of 60mph. The road is relatively narrow, and unlit. Car regularly exceed this speed limit and there have been a numerous accidents including serious accidents/injuries and even fatalities.

The new highway entrance has been formed at the location of a previous pedestrian footpath and is both unsuitable and dangerous with inadequate sightlines in both directions. Visibility splays for the application should be 215m in either direction (or a reduced figure to account for the 85th percentile vehicle speed – to be agreed with LCC Highways). The visibility splay plan submitted as part of the application (which seems to illustrate a 65m visibility splay) is both incorrect in this respect and misleading and does not achieve anything close to the required distances. The plan does also not reflect that fact that the site topography is lower than the highway further reducing the site visibility.

It should also be noted that it would not be possible to achieve the required sightlines for the new highway access/entrance without removal of significant length of established tree/hedgerows and associated impact on biodiversity, and also negative impact on the greenbelt. This would also require relocating hedgerow/trees on land outside of the applicant's control.

In terms of the proposed site plan, this states that an existing access track will be utilised. This again seems to be deliberately misleading as no existing access track existed in this location (beyond a walkway to access the golf tee) and evidence in the applicant's own supporting statement illustrates this, prior to this unauthorised development taking place. In addition, there is inadequate detail on the proposed site plan to establish if vehicle manoeuvres, turning area, etc. can be accommodated within the site (which does not appear to have been accommodated) without further roadways, parking areas and development taking place and associated impact on the greenbelt. There is also limited detail on waste collection and what this entails in terms of vehicle access.

In terms of proposed use it is noted that the applicant states they will "limit" the use to 16 dogs at any one time and these will be collected and returned from the dog owners home once each. However, the applicant states that vehicle manoeuvres will be limited to one vehicle in / out each day. Whilst there is reference to a specially adapted vehicle we would respectfully suggest that transporting 16 dogs in one vehicle is not viable and in reality there will be multiple vehicle movements throughout the day to be tailored to the dog owners' specific working pattern or time/day/half day requirements and therefore necessitates multiple collections/drop offs. This is also at odds with many other doggy day care services where the onus is on the owners to drop off and pick up their dogs. The supporting statement is clearly contradictory, misleading and does not reflect the reality of the situation should this proposal be approved we are concerned that this will result in increased traffic on a narrow lane increasing risk of accidents with pedestrians and vehicles.

Noise Impact:-

The applicants supporting statement claims that the nearest residence is approx. 1 mile (1609m) away. This is clearly inaccurate, [REDACTED] property within [REDACTED] proposed development.

It is noted that Environmental Health has requested a "Noise Impact Assessment" – by a suitably qualified sound consultant to assess impact. A Noise Management Plan has been submitted but this is not a Noise Impact assessment or carried out at a suitably qualified sound consultant.

It is respectfully pointed out that despite the applicants stipulation that a "No excessive Barking Policy" is to be operated there is no means of enforcing this if approved, and accommodating 16 dogs at any one time there will inevitably be a direct noise impact to the surrounding properties. The background noise levels of an open greenfield site if subsequently developed into a commercial doggy day care will have a direct and negative impact to surround residential properties. It is also pointed out that any sound mitigation measures etc. would have the resulting impact on harming the openness of the greenbelt setting.

Development Use:-

The proposed site is located within Greenbelt/Open Countryside.

The proposed use by its very nature is a commercial operation (not recreational) and despite the applicants stipulation that the building/use accords with essential outdoor sport/recreation for appropriate development within greenbelt, by means of a somewhat tenuous connection as a halfway house associated with the adjacent golf course (noted as weekend use only) the primary use Monday-Friday is a commercial dog day care. In addition, the proposals also have a direct impact on openness of the greenbelt with the construction of the building, surround fencing, and associate supporting infrastructure of new access road, turning areas, and presumably drainage, services, and external lighting etc. It also has associated impact on the landscape, ecology/biodiversity and character of the site being formerly open shrub/grassland.

Therefore proposed use is not in accordance with greenbelt policy and does not conform with NPPF or local planning policy. There is a direct impact on the openness of the greenbelt and therefore by definition is considered harmful development within the greenbelt, and does not meet the criteria of "very special circumstances" to outweigh "inappropriate development" within greenbelt.

Other Factors:-

Wildlife / environmental impact:- The site is an area described by the applicant own submission "unused open scrubland", which is surrounded by wider open grassland partly maintained as part of the golf course and adjacent farm land and native hedgerows/treeline which supports wildlife/ecology forming protected greenbelt. The proposal by its very nature has a direct impact on this openness, and have a detrimental affect on wildlife – deers, badgers, rare birds, bats, which is supported by this habitat and they are regularly seen in the area. The presence and noise of dogs would deter wildlife and threaten important species. Installation of additional supporting infrastructure, further clearance of hedgerows/trees to achieve visibility splays to the site entrance would lead to the clearance and destruction of hedges, trees (nesting areas) and habitat which would be affected.

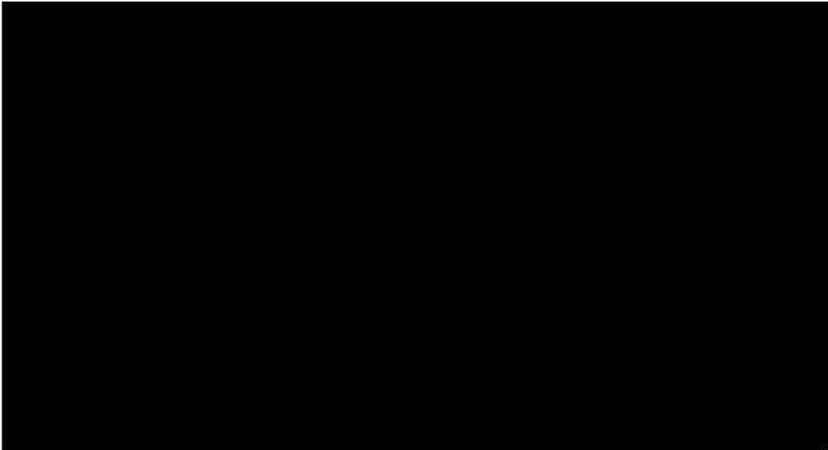
It is requested that ecological assessment should be requested/submitted to satisfactorily assess and mitigate any impact in this respect.

Supporting infrastructure:- It is also noted that there are limited details of how the building/facility will be serviced, with drainage/waste infrastructure, services provisions, and any resulting impact these would have on developing and impact on the greenbelt, biodiversity of the site etc. There may be possible pollution implications with waste removal inc. dog excrement and urine and cleaning products, chemicals, etc. and also toilet facilities are presumably to be provided within the building - would specialist drainage interceptors, waste treatment plant be required and how would these be access/maintained etc.

External lighting:- The proposed development stipulates that the facilitate will operate 9.00 – 17.00 Monday to Friday. During winter months this will necessitate external lighting to allow the facility to operate during these hours and resulting external lighting/light pollution will have a direct negative impact on the greenbelt, openness and biodiversity of the site.

In conclusion, we would respectfully suggest that there are significant issues surrounding these proposals/development which would have significant impact in terms of Highways, residential amenity, and a direct and harmful impact on the greenbelt, openness and character of the setting which constitutes inappropriate development and request that the application is refused.

Kind Regards



We have updated our Privacy Policy to comply with the new European data protection law, known as the General Data Protection Regulation. Our updated policy explains your rights under this new law. This is available on our website and available on request.

The information contained in this email is intended only for the use of the intended recipient at the email address to which it has been addressed. If the reader of this message is not an intended recipient you are hereby notified that you have received this document in error and that any review, dissemination or copying of the message or associated attachments is strictly prohibited. If you have received this email in error, please contact the sender by return email or call 01254 260196 and ask for the sender and then delete it immediately from your system. Please note that neither Lea Hough & Co nor the sender accepts any responsibility for viruses and we strongly recommend that you scan attachments (if any).

