

**Nicola Gunn**

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**From:** [REDACTED]  
**Sent:** 01 November 2021 11:28  
**To:** Planning  
**Subject:** Your 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.

Dear Sir or Madam,

On 30th October I received a letter from a Laura Eastwood dated 29th October inviting me to comment on or object to the planning application referenced above.

[REDACTED]

The building referred to was under construction, together with associated new access roads for several months and all the work has now been totally completed for approximately a month - including all roads and buildings complete with exercise constructions for the dogs. I short there is nothing which is the subject of the planning application left to do.

So to invite my comments at this stage on whether such a construction should go ahead could be seen as bizarre if it were not for the fact that it is a serious error on the part of the RV planning department [REDACTED]

Had I been given the opportunity to comment BEFORE [REDACTED] and before the work started there are several points I would have liked to make and perhaps someone can ring me on [REDACTED]

Yours Faithfully

[REDACTED]

**Nicola Gunn**

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**From:** [REDACTED]  
**Sent:** 01 November 2021 16:50  
**To:** Planning  
**Subject:** Fwd: Your ref 3/2021/1057

**Categories:** xRedact & Upload

 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.

Dear Ms Eastwood,

You sent a letter to me dated 29th October in relation to the above planning application which I received the following day

I immediately tried to ring you to point out that all the work which is the subject of this planning application was already completed some time ago.

I understand you sent the same 'invitation to comment' letter to a number of my neighbours at the same time.

[REDACTED]  
I only received a automatically generated reply which suggested that I forward my letter to other email addresses within the council - so I did - again see below.

The only response I had was a phone call from a man who effectively told me that you were the only person who could help me with this matter and that I should write to you if I had any points in opposition to the application. He was not aware that the work had already been completed.

[REDACTED]  
In the meantime your colleague suggested that I should put my objections in writing - see below though more may arise once I have a more detailed understanding of the purpose of the new constructions.

- Whalley Old Road provides the only realistic access to the new facility and is already more than dangerously overloaded with speeding traffic.
- The creation of the new roads, which are NOT an extension of what previously existed within the golf course has also involved the creation of a new large unofficial lay by on Whalley Old Road itself which has quickly already become a magnet for litter, fly tipping and drug use.
- My safe assumption is that the creation of a dog day care area is going to create both noise and also any waste dog food is going to attract vermin.
- I have no idea what the intention is with regards to the 'half way house for the Golf Course' nor what is meant by 'associated infrastructure with ancillary facilities' and will reserve my opinion on these aspects until I know more.

In addition of course my basic complaint, as detailed below, regards the fact that I, [REDACTED] [REDACTED] to the new structures, should only have been informed about my rights to comment once all the structures had already been in place for some time.

Please can you explain this to me.



Sent from my iPad

Begin forwarded message:



**Date:** 1 November 2021 at 11:57:17 GMT  
**To:** planning.enforcement@ribblevalley.gov.uk  
**Subject:** Fwd: Your ref 3/2021/1057

Sent from my iPad

Begin forwarded message:



**Date:** 1 November 2021 at 11:42:34 GMT  
**To:** dutyplanner@ribblevalley.gov.uk  
**Cc:** planning.enforcement@ribblevalley.gov.uk  
**Subject:** Fwd: Your ref 3/2021/1057

I sent this email earlier this morning and only received an automated reply inviting me to forward it to one of the 2 email addresses above.  
So here's hoping!



Sent from my iPad

Begin forwarded message:

**From:** 

**Date:** 1 November 2021 at 11:27:55 GMT  
**To:** planning@ribblevalley.gov.uk  
**Subject:** Your ref 3/2021/1057

Dear Sir or Madam,

On 30th October I received a letter from a Laura Eastwood dated 29th October inviting me to comment on or object to the planning application referenced above.



The building referred to was under construction, together with associated new access roads for several months and all the work has now been totally completed for approximately a month - including all roads and buildings complete with exercise

constructions for the dogs.

I short there is nothing which is the subject of the planning application left to do.

So to invite my comments at this stage on whether such a construction should go ahead could be seen as bizarre if it were not for the fact that it is a serious error on the part of the RV planning department and a clear

[REDACTED]

Had I been given the opportunity to comment [REDACTED] before the work started there are several points I would have liked to make and perhaps someone can ring me on

[REDACTED]

Yours Faithfully

[REDACTED]

For the attention of Laura Eastwood

Application number - 3/2021/1057 – Mytton Fold Land

I fully support the application for the new dog day area. After struggling to find a local dog daycare establishment that doesn't have a large number of dogs attending each day, I think the new business will be well received and used by the local community.

I currently use the dog walking facilities that [REDACTED] offers and enjoy seeing the care and attention she gives [REDACTED]. They enjoy spending time on her group walks and I look forward to using the new daycare services.

Kind Regards,

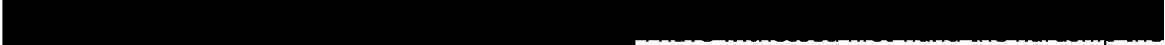

[REDACTED]




Dear Laura Eastwood,

Ref. planning application 3/2021/1057 – Land on Mytton Fold Golf Club

I wish to offer my full support towards to the above application of the proposed Dog Day Care area and half-way house on land at Mytton Fold Golf Club.

  
 Notwithstanding this setback, it has been amazing to see them flourish and develop the golf course over the past 12 months and firmly believe that the use of the building as a ‘halfway house’ at the weekends is a welcome addition to the services already offered to the members and visitors at the club.

Making use of a redundant piece of land at the golf club for the proposed dog care area and having it co-exist with the golf club is a great opportunity  to develop a small-scale sustainable business that will be a welcome addition to the local area and as a dog owner myself I fully intend to make full use of the services offered. Members have been consulted on the proposed plans and I for one can see the measures put in place to minimize potential disruption to golfers are well thought through. I also believe that protocols and procedures that have been put in place to safeguard the course from the proposed Doggy Day Care are sufficient. I wish to support a local, hardworking young lady in her pursuit to open her own business. The screening that has been provided ensures that the dogs will be unable to see any golfers, therefore minimising the chance of noise disruption.

I hope the council offers this new business its full support.

Yours Sincerely,



**Nicola Gunn**

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**From:** Planning  
**Sent:** 19 November 2021 09:42  
**To:** Planning  
**Subject:** REDACT AND UPLOAD Case reference 3/2021/1057

**Categories:** xRedact & Upload

Already printed for file and forwarded to officer

**From:** [REDACTED]  
**Sent:** 18 November 2021 19:26  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Case reference 3/2021/1057

 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.

Despite not receiving a letter of notice with regards to the above application of planning permission and [REDACTED] I would like, if I may add my support this venture.

[REDACTED]

The structure is in no way offensive, nor does it offend the view unlike some holiday cabins that are in the vicinity! In fact I find it in keeping with the area.

It is my understanding that there will be a limited number of dogs attending the VVPS at any one time, limiting the impact on the environment and if any noise.

[REDACTED]

The local deer population may have been disturbed initially with the development of VVPS but they have returned and continue to use their centuries old deer corridor, to the left of the building. Accessing their established Whalley Old Road crossing without interruption..... [REDACTED]

[REDACTED]

I fact if you visit the VVPS site at approximately 5.30/6am crossing the road onto Cronshaw Chair Common and onto [REDACTED] I had deer access inserted into my fencing to ensure a safe haven fir them and another wildlife.

I hope you are able to grant the permission for this planning application and support the endeavour of this small business.

Yours



FAO Laura Eastwood  
Planning Officer  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA



Dear Laura

I wish to voice my concerns in relation to the complaints raised against Valley View Pet Services by the Ribble Valley Parish Council.

As a dog owner in the Ribble Valley for almost 30 years I am acutely aware of the necessity, at the present time, for appropriate and regulated care of dogs whose owners work or have to leave their dogs during the day. Alone for prolonged periods of time dogs can become anxious, exhibit unnatural behaviour and can bark repeatedly, a situation stressful for their owners and neighbours alike. Dogs are "pack" animals by nature and facilities such as dog care centers offer a positive, safe and controlled environment for these pets when they have to be separated from their owners.

The pandemic has generated an increase in pet adoptions and with the return for some people to their usual working practices, the need for such care is growing within the Ribble Valley and elsewhere. However, several existing dog care facilities have already become oversubscribed and the Valley View Pet Services provides an additional valuable service for this growing need of dog care.

[REDACTED]

[REDACTED] on this course and rarely do I hear or see these dogs. I have also not received any formal concerns from fellow golfers in relation to this facility.

This facility is well screened and the wooden fencing does not “offend the eye” or detract from the panoramic view. Access to this facility has also not intruded on our ability to play golf. Indeed, there are many dog walkers that use the public rights of way through this golf course and their presence does not impact significantly on the golfers; it is the indigenous wild life that is often the distraction.

Dogs are an integral part of our society; consider also the need for assistance and guide dogs, rescue dogs and farm working dogs for example. One would therefore assume that the Ribble Valley Parish Council would want to support initiatives that benefit both dog owners and those without pets within our community equally.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.