

Bank House
Red Lane
Light Oaks
Stoke on Trent
ST2 7LT
2nd April 2023

Ref : SMD/2023/0065

Dear Sir/Madam

I wish to respond to the objections raised by Dr and Mrs Cupples and M Butler to the above proposed application.

Wetley Moor common is an area open to the public where dogs can be exercised but this is not an enclosed safe environment as not all people feel safe with loose dogs running to them, this is where uncontrolled dogs can encroach on other dogs leading to altercations. Dr and Mrs Cupples feel that the proposed site does not provide an appropriate environment, this is obviously a personal belief of theirs and in my opinion unfounded due to the many successful ventures that have already been opened in other areas.

General Condition:

The proposed exercise area as per the application will be fully enclosed to prevent dogs escaping. This will significantly decrease any risk of animals roaming on the roads compared to the previous use of the field.

Access:

In the objection it is stated that over the past eighteen months there has been a considerable increase in the number of vehicles using Eaves Lane, this may be attributed to the cable laying construction works by National Grid over the last eighteen months which has led to diversions and people using this lane as a short cut. Now that this work has been completed the normal usage should resume.

The developments happening around the area will be short term and not influence the decision on my application.

Monitoring of use of proposed site:

As part of the conditions of use and number of car parking spaces available the number persons using at any given time will be limited and therefore not cause any car parking issues along the lane, In addition to this the previous use of the field led to horse boxes and other vehicles parked on the road, therefore this hazard will be eliminated.

Only the entrance gate to the parking will be opened and access to the area is by a locked coded gate. The code to which is given on booking and closed on exit. This model of operation has already been proved to work on many other sites.

It is stated that the conditions of use will lapse over time – this would be contravening the rules and any such abuse would lead to them being banned from using the facility. I will be in attendance often to monitor usage.

Noise:

Dogs being walked in the field will not cause excessive noise due to the open environment and the presence of no strange dogs. The statement that all dogs bark when chasing balls cannot be applied to all dogs.

Lighting:

The business will only be open in daylight hours. The potential welfare of any user in relation to lighting is totally inapplicable towards any decision of the application.

Dr and Mrs Cupples stated that they had conducted a basic commercial evaluation and concluded that it would not be a viable business venture. This should form no grounds on the decision of the application, contrary to their belief other identical business are proving to be very successful and I am already getting lots of enquires as to when it may open, therefore as they state this would not lead to the need to diversify.

Regarding the National planning framework, there has been significant development at the adjacent property and therefore I do not see how this comment is relevant.

Objections from M butler:

Most of the concerns raised have been addressed above. The concerns raised regarding the close locality to calving pens and breeding stock are questionable as the distance is considerably more than they have stated, and more so the facility will be enclosed and secure.

I take the welfare and safety of animals and people extremely seriously as in the past our family farm has had to deal with attacks on livestock by irresponsible dog owners and loose dogs from the local area. This is one of the benefits of such a facility.

On a daily basis, I, as a veterinary nurse witness at first-hand the distress inflicted on both pet and owner by dog attacks, for this reason alone this is why I am proposing a secure and safe dog walking facility that can be used in the knowledge that it will provide a safe environment for pet owners to walk their pets.

By applying for planning permission I have shown that the proposal would be operated within planning guidance to allay any unfounded concerns from local residents.

Regards

Laura Robinson RVN