
From: b3 - Bruce <b3architecturaldesign@gmail.com>
Sent: 11 April 2023 13:55
To: North2
Subject: Re: Planning Inspectorate APP/B3438/W/23/3314564: Knypersley Mill Farm
Judgefield Lane, ST6 8UG

Dear Mr Scott,

Firstly, my thanks to you for collating this information and allowing us the chance to pass comments. From what I can understand you would like our comments via email as we cannot add any additional content / documents now.

With regard to the LPA Suggested Conditions:

Condition 1 - Agree / No objection

Condition 2 - Agree / No objection

Condition 3 - Agree / No Objection

Condition 4 - The submitted Design and Access Statement and Noise Management Strategy both suggest the number of dogs be restricted to 6. We would prefer 6 dogs to be conditioned as opposed to the 4 suggested by the LPA. As per the pragmatic comments made by Mr A. Machin (a nearby resident) dogs do bark however, the offence caused by this is often imperceptible. The reason the number 6 is suggested is that many professional 'Dog Walkers' have insurance cover for up to 6 dogs at a time. To limit the number to 4 would cause harm to both the applicant and the businesses which come to use the site.

Condition 5 - This appears an odd condition, it appears to be looking to restrict any 'temporary development' regardless of its permanence or lack thereof. At this stage we have considered how users of the field might take cover in moments of adverse weather and we have not proposed any man-made shelter. The site does benefit from trees to the boundary that would provide some shelter and it is unlikely that users will book the field at times when poor weather is expected however, this is not to say that in the future we would not wish to apply to site a small shelter. If this condition is retained my only hope is that SMDC would be more supportive to our diversification activity in the future.

Condition 6 - We would urge that this condition be given a slight amendment along the lines of: "If the exercise area is out of use for prolonged periods (circa 2 months plus) then all exercise / agility equipment shall be removed from the land".

The current wording: "When the exercise area is not actively in use by dogs exercising or training on the land, all agility apparatus, obstacles, and equipment shall be removed from the land." appears to suggest that equipment is removed overnight, this would limit the quality and amount of equipment which would hinder the business.

With regard to Mr Hurst's email from 11-4-23 I note a later paragraph suggests *"The assessment identifies replacement of hedgerows and drystone walls by replacement by fences as an incongruous landscape feature – the appeal proposal specifically proposes the erection of particularly high wire fences to enclose the site."* I am unsure what is meant by this but I can confirm there will be no removal of drystone walls or hedges rather the creation of a dog-proof fence to enclose the field, much like the type of fence used to enclose livestock in a rural setting like this. Naturally, there is a duty of care to the animals meaning the fence is 1.8m height / 6 ft

to prevent the more athletic breeds hurdling over a boundary, this seems quite an ordinary aspect of 'development' to me as an Agent.

Finally, with regard to the comments by Mr A Machin we are thankful for the support from a neighbour of the site.

Knypersley Reservoir, Knypersley Mill Farm and Greenway Bank are beautiful spots enjoyed by people from far and wide, I myself relish any opportunity to bring the family (and dog) as I am sure you would too, Mr Scott. It is an attractive landscape as Mr Hurst has rightfully mentioned but without allowing people the opportunity to enjoy this land what is its purpose? An over-preservative approach to land management will not benefit communities. This comment is more philosophical rather than being a comment where action is necessary.

Thank you once again for taking the time to consider our opinions on behalf of Mr Hall.

Kindest Regards

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Bruce Johnson

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** Please note my new mobile contact, this will be 07896 608270 in the future, please disregard any different previously saved contact number**

On Tue, Apr 11, 2023 at 11:32 AM <North2@planninginspectorate.gov.uk> wrote:

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

Twitter: [@PINSgov](https://twitter.com/PINSgov)

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