Email- info@postmyplans.co.uk
Web- www.postmyplans.co.uk
Tel: 07555 291 330

Planning Statement

Land at Caverswall Road

Undertaken on behalf of: Jessica Jones

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Application: Change of use to part of the land for use as enclosed secure dog walking field including placement of 2no structures.

The client seeks to obtain permission for the above site where she is looking to operate a small private business for a secure dog walking facility. Previously the site has been used for horses and a storage unit was also present.

The new proposed use will see the same portion of land to be used as a secure dog walking facility where dogs will be able to exercise safely and securely off their lead, (area marked D on the site layout plan). Potential dog owners would visit a dedicated online booking website where they would be able to arrange a 1hr booking slot. As the site will be self serviced the dog owner would be provided with a pin-code to unlock the gate and gain access to use the facility.

The area labelled 'C' on the plan dictates a hard surfaced permeable vehicle parking area (part already in situ from previous years) where 2no cars can be parked to allow for switch over of users so that there isn't any further impact onto the highway network. The existing access way will be utilised which is already in place.

Due to the nature of the business the proposed structure 'A' will be a steel 20ft x 8ft container which will house maintenance equipment for lawn mowing etc and general up keep of the land and its proposed use. It will also include the relevant apparatus and equipment that will be used within the dog walking field too. The colour finish of this will be in dark woodland green to match in with the surroundings.

All other waste related material will be disposed off in structure 'B' which will be a skip that is collected on a regular basis and agreement is put in place with a local waste collection provider. Any dog waste that is left will be collected by a specialist contractor on a weekly basis.

The client has undertaken some market research and the main reason for using this land for the dog walking facility is to assist potential dog owners with overcoming the following:
Exercising your Dog
Puppies yet unable to go for walks
Dogs with Poor Recall
Dog Training
Socialising
Nervous Dogs
Improving Pet owners Mental Well-being

Opening hours will be as follows but the maximum hours have been included as part of the application which will only operate during the longer period of the year.
Spring, Summer Autumn - 7am - 9pm
Winter-8am - 6pm

The client has ensured only the parcel of land that has previously been used for animal use is utilised and that the neighbouring site adjacent to this field also is used for animals too. This will ensure the openness of the area is maintained.

The client looks to work alongside the local community of Caverswall to provide a safe and secure facility for everyone to benefit from and looks to work with the LPA to work towards a positive determination of this application.