

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/25/3359213

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/25/3359213

Appeal By MS. JESSICA JONES

Site Address
Land off Caverswall Road
Caverswall
Nr Stoke on Trent
Staffordshire
ST11 9EL
Grid Ref Easting: 394447
Grid Ref Northing: 343420

SENDER DETAILS

Name MR TREVOR WILLIAMS

Address
School Lane
Stoke On Trent
ST11 9EL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☒ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☒ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I own the land joined to the dog field and a home in the village (The Green). I am extremely concerned about the proposed business. The online platform is not an effective way of running a dog field and does not reduce the risk of dangerous incidents. There is no way of monitoring how many or what breed of dogs use the field.

There are a number of purpose built dog fields that already exist within the local area. There is one within 2.5 miles of the proposed site that has all of the appropriate facilities that the proposed site does not have. They have an indoor and outdoor dog field with appropriate fencing, dog and human first aid kits, on site members of staff, a reception area where they monitor who is using the fields, separate entrances so that no dogs pass each other and the agility equipment for training.

The scout hut which share a fence line with the proposed site hosts various cubs groups, scout groups and children's parties throughout the week days, nights and weekends. They also camp outside during the summer months. Safeguarding the children is a major concern for two main reasons the dogs and the strangers. The field will bring strangers to the village and they are able to see the children through the railings which is a safeguarding concern. In order to safeguard the children in the scout hut grounds the gates will need to be closed to stop any dogs that escape entering the grounds, that means that the parents will be unable to use the car park resulting in them parking on the road and grass verge causing a danger to the road users and making it very difficult for traffic entering and leaving the dog field to see oncoming traffic.

The bus stop which is located right beside the dog field entrance has been recently refurbished by the council. This is used by the children who catch the school bus there in the morning and return in the evening.

I am concerned that the owners of the proposed site will not follow the guidelines stipulated in the planning permission as I witnessed them hiring out the dig field to 4 adults with 2 dogs within a week of them having the planning permission refused. The show complete disregard for the process as they also built the enclosure before even submitting the planning application.

They were also aware that we keep our dressage horses in the field next to theirs before adding the dog enclosure which not only puts the horses health in danger but also ourselves who look after and ride the horses.

This application has caused us a tremendous amount of stress and unrest for a large proportion of the village.