

Plumley Toft and Bexton Parish Council response to

Planning Application 23/4748M Land at Trouthall Lane, 11th January 2024

There is no evidence for a requirement of such a facility in the local community as is necessary to justify any development on green belt land under the NPPF.

There is substantial evidence that such a facility is not required by the local community. (Please see the volume and nature of the many objections you have received from local residents)

The site is agricultural and has been used for several years to graze sheep, produce a hay crop or occasionally graze horses. There is no justification to remove this use which is productive and in keeping with the nature of the area.

The application would reduce the openness of the greenbelt, change its character and result in a loss of agricultural land. This is not an application to use a field for walking dogs but one to substantially alter the existing field with internal fences, car parking spaces, gravel paths, mounds, a sandpit; it will have a completely different character not in keeping with the area.

The planning statement wrongly states that most dog walkers have to walk on the road due to a shortage of footpaths in Plumley. There is an extensive footpath network which is free to use.

There is no pavement or in many places grass verge on Trouthall Lane, where the new hedge blocks the visibility splay (at no 42) up to the railway bridge and under the railway bridge. The access to this site is at a blind spot immediately after Trouthall Lane passes under the railway. At that point Trouthall Lane is single carriageway. Visitors to the proposed development are at high risk of colliding with pedestrians or vehicles when looking for the Dog Run gateway or of exiting from it, because of the detailed configuration of the access gateway and the existing trees and shrubs which surround it.

There is nowhere on the road or verge of Trouthall Lane where visitors waiting to enter the site for their session to start can park without causing a dangerous obstruction.

The proposal will not be viable with the number of users proposed. There is a risk of much higher usage than quoted and further planning applications for additional development or alternative use.

Two car parking spaces on site would not be viable leading to further development or cars parked on the road as above.

The site is just across the railway line from existing houses who will suffer the noise from the dogs barking continuously when the park is open. There will also be noise from owners calling the dogs with shouts or whistles and possible chatter and laughter. The assertion that any noise would be dissipated or masked by traffic on Trouthall Lane is simply absurd.

The application does not recognise that there are a considerable number of residential properties close to and overlooking the site and their quiet enjoyment of their properties would be deleteriously affected.

There is no noise survey, environmental impact survey or traffic impact survey to back up any of the unfounded assertions in the application.

There is no mention how the site would be cleaned and maintained given the large amount of dog waste that will be involved.

There is no mention of the required insurance, health and safety, access for emergency vehicles, facilities, regular inspections and onsite monitoring which is required for a pay to use site.

There is no security and a risk of use by Vandals, drug users and fly tippers.

Lack of consultation as only 2 properties consulted, those closest to the site were not .

If you want to comment on this application please click onto the following link

<https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4748m>