



Thurlaston Parish Council
Thurlaston
Rugby

19th May 2022

Chris Davies (Posted by email to chris.davies@rugby.gov.uk)
Development Team
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Chris,

Re: Planning Application R22/0375
Green Gate Field, Main Street, Thurlaston, CV23 9JS
Change of use of part of existing poultry/pony field to a dog exercising area,
and erection of fencing

This document is Thurlaston Parish Council's (TPC) representations regarding planning application R22/0375.

The proposal concerns a change of use of private pasture land to be made available as a public amenity for the purpose of a dog exercise area. TPC has no objection to the proposal subject to a number of conditions being satisfied.

Impact of the Facility on the Neighbourhood

For understandable reasons it is not possible to determine the number of people that will choose to use the area, neither is it possible to know what the concurrency of users might be – there may be busy periods when several dog walkers use the facility at the same time. The applicant suggests users will mostly travel to the site on foot; this supposition is unproven and we propose adequate vehicle parking facilities should be provided for all eventualities.

The applicant has not provided details of how the facility will be managed - such as bookings, access controls, site security during daylight and night time. There is the potential for there to be congestion and for disturbance to neighbours and possibly other road users. We are particularly concerned that immediate neighbours (in properties known as Fernleigh and Clydfan) do not suffer increased nuisance as they already have a shared driveway due to the close proximity of Main Street bridge. We are advised this driveway situation is shown on the respective property title deeds and reflects safety considerations due to the closeness of the bridge over the motorway.

TPC proposes that there needs to be a clearly defined responsibility on the owner to ensure the site and surrounding area are safely managed without nuisance to neighbours. The site operating hours also need to be specified and appropriate provision made for the management of dog waste.

Site Access and Traffic

The entrance to the field is located on the south side of Main Street bridge adjacent to the beginning of a residential area. With respect to vehicle movements TPC makes the following observations:

- 1) The proposed facility will in part share an access route with (i) Fernleigh/Clydfan, (ii) a farm track to a pony field, and (iii) in close proximity to a permanent cart used for the sale of eggs. There is a need to ensure that there will be space for visitors to any of the above facilities to park their motor vehicles safely, not on Main Street, and without causing nuisance to neighbours.
- 2) Visitors using vehicles to the proposed dog exercise paddock and the pony area must be able to park on the field in such a manner that they can enter and leave the site in a forward direction and that this requirement is backed up by appropriate signage. As such, there is a requirement to ensure that appropriate reversing and turning space is provided on the field. It is important to ensure the proposed field hardstanding area is adequate so that at busy periods it will have capacity to park all vehicles and manoeuvre them to meet the requirements of (1) above.

Summary

TPC does not object to the proposed development. However in order for the facility to be used safely and not be a nuisance to neighbours we propose the following conditions should be applied:

- a) The site must be proactively and safely managed to ensure activities do not cause nuisance to neighbours, particularly where there is a shared driveway;
- b) There is adequate onsite parking to cater for **all** visitors (to both the dog exercise area and pony field at the rear of the dog paddock);
- c) The parking area must be designed to ensure all vehicles attending the site can access and egress the area whilst vehicles are being driven in a forward direction.

Yours sincerely,

Dr Keith Boardman
Chairman Planning Subcommittee
Thurlaston Parish Council