From:
To: Control, Development (Planning)
Subject: Fw: Planning Application 25/00028/FUL |Change of use from agricultural land to dog walking
Date: 27 September 2025 12:11:37
Attachments: image006.png

----- Forwarded message -----

"development.control@huntingdonshire.gov.uk"
<development.control@huntingdonshire.gov.uk
Hi,

Further to my email below, I've now added Brampton Parish Council for awareness and comment.

Also an additional photo of a fence and barrier added yesterday to the Park Road boundary.

The objections below still stand and we await advise on the amended application for the site.

Many thanks,



Yahoo Mail: Search, organise, conquer

> ----- Forwarded message -----
>
> **To:** "development.control@huntingdonshire.gov.uk"
> <development.control@huntingdonshire.gov.uk>
>
> **Sent:** Sun, 21 Sept 2025 at 20:50
> **Subject:** Re: Planning Application 25/00028/FUL |Change of use from agricultural land to dog walking

Hi,

I understand Hannah is now on maternity leave and woudl ask for my email below to be directed to the appropriate Planning Team member please.

I look forward to hearing from you.

Hello Hannah

Further to our email exchange below and approval of the above application, I write to request your advice in respect of what I consider to be a significant breach of the Planning Approval granted.

I am now including our two neighbours in correspondence as they share my concerns regarding this breach given we will all be directly impacted by the facility.

I was pleased to see the Planning conditions included the elements you noted below in order to minimise risk of nuisance.

Unfortunately, the applicant has constructed the vehicle entrance and parking area significantly differently to the approved plans and in contradiction of condition 8 discharge submission.

Please see attached photographs which shows the arrangement lacking gates off Park Road, larger overall area, and including inboard gates and fences which can be seen from our property and not shown on the approved plans.

We are extremely concerned that the layout as constructed not only varies significantly from the approved plans, but lacks any formal consultation, ignores professional highways advice and leaves the site open to unauthorised use and over-use.

Not only is this highly likely to cause nuisance, contradict Planning Policies and Applicant commitments, but will be very difficult to police.

I have raised our concerns directly with the applicant and the operator, Holly Lodge, and following this, the applicant has now advised they intend to submit a Planning application to amend the layout. They have both assured me that they will not attempt to open or operate the facility without such submission, appropriate consultation and any approval. I'm not convinced this was their intention ahead of my intervention.

Given none of us received written notification of the application (we're still unsure why), along with the applicant making no attempt to consult with any neighbours prior to the original application, prior to submitting increased parking capacity proposals during Planning consideration, nor prior to making unauthorised layout changes during construction, you will understand our extreme frustration.

As such we would seek your advice on next steps you can take to ensure compliance, and how we can be assured the applicant more properly consults and considers our concerns.

We're aware of the applicant's reasons for the layout change is concern about build up of traffic on Park Road. Clearly, the whole point of the original application and operational limit conditions is aimed at avoiding this. If the applicant still considers this

to be such an issue, then rather than changing the vehicle layout, we have suggested the parking is moved to the southern end, away from the junction, farm access and residential properties. We would urge for the option of such a change to be raised in any review.

I look forward to hearing you.

On Wednesday 7 May 2025 at 18:07:49 BST, > wrote:

Hi Hannah

Thank you for taking the time to provide a detailed response and considering my comments fully and carefully.

Also for confirming a letter was issued. I'm unsure why we did not receive this however unfortunately we do often get mail for others, so could well have been miss-delivered.

The condition on limiting dogs seems reasonable as hopefully will limit people too.

I remain sceptical if cars are limited to 5 and would prefer 3, as will be difficult to police, relying upon the operators to impose robust booking conditions and penalise those that do not comply. I would urge robust condition wording in any planning approval please given the conflict between the applicants report and revised plans allowing too much room for interpretation.

I do hope the highways team carefully consider the risks of increased simultaneous vehicle movements at the junction - as opposed to the original one in, one out proposal.

One other element of concern is permenant or temporary lighting and any PA systems / loud speakers which I trust will be prohibited by condition.

The plans showing hedging on the east boundary towards our property which I would also ask is conditioned to provide a further visual and noise barrier.

I look forward to seeing the full consideration, and if approved the imposed and mandatory conditions.

Kind Regards,

Sent from my Galaxy

-------- Original message --------
From: Hannah Hodges <Hannah.Hodges@huntingdonshire.gov.uk>
Date: 07/05/2025 08:39 (GMT+00:00)

Subject: RE: Planning Application 25/00028/FUL |Change of use from agricultural land to dog walking

Good morning,

I am the case officer for this application and just wanted to give you an update. It is not normal practice to come back to a representation as they are only considered in the officer’s report.

The applicants can submit a planning statement and we have to determine the facts and consider the content. It is not necessary to update it.

I can assure you that conditions would be imposed for the number of dogs being limited to 10, hours of use limited to 7am to 9pm Monday to Sunday and the use will be limited to 1hr sessions. Users shall vacate the dog walking/exercise area after 50 minutes and leave within the last 10 minutes of the session. Each session shall be limited to 5 vehicles per 1 hour session. Neighbours would not get to see or hear of these normally as we consider your comments and consultee comments and produce these. But I wanted to let you know this is what it is currently being considered, but it is subject to change until a decision is issued.

The Highways Authority is the statutory authority considering this application in regards to highways matters.

A letter was sent on the 13.01.2025 to your property and a site notice erected to ensure everyone interested could see this. Notification was u7ndertaken in line with statutory duties to consult.

An officer report will be produced, as on all applications, fully considering the application.

I hope this gives you a bit of an update, as stated above it is not normal practice to respond at this stage but to ensure the report considers all material planning matters.

Kind regards

Hannah

Hannah Hodges

Senior Development Management Officer

Development Services

Corporate Delivery

Huntingdonshire District Council

Pathfinder House, St Marys Street

Huntingdon

PE29 3TN

Email: hannah.hodges@huntingdonshire.gov.uk

Tel: 07547671886

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Please visit the Planning Pages of our website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.