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Orchard End
Bush bank
Hereford
HR4 8EN

10th July 2012

Planning Services
PO Box 230
Hereford
HR1 2ZB

Dear Sir or Madam,

Planning Application N121547/F – Bank House, Herefordshire HR4 8EW

With reference to your letter dated the 21st June 2012 we wish to register our objection to this application.

When we purchased our bungalow in 1998 the searches by our solicitor confirmed that this was a residential area. This planning application is not in keeping with the existing dwellings in Bush Bank.

Nuisance

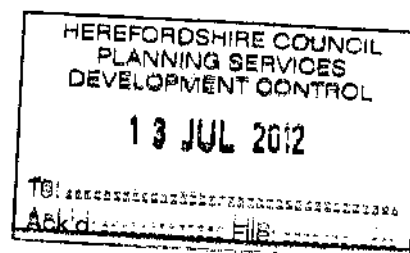
The outdoor training area for dogs, which is used most days, is situated next to the bottom of our garden and whilst it is partly screened during the summer months by a hedge the situation is very different in the winter as the hedge loses its leaves and the floodlights are visible from our bungalow. This situation causes stray light to flood the back of our property including our kitchen, dining room and lounge and we can see their floodlights from inside our home. This issue is very intrusive and annoying.

Illumination of this and the surrounding area is provided by 4 column mounted high output floodlights.

Access and Safety

Your report states that access is into a 30 mph zone, this is not correct. The speed limit on this part of the A4110 by the junction to Upper Hill is 40 mph.

The tendency is for most vehicles to travel at well above the 40 mph including HGV's and police cars. Whilst the stopping distance for a HGV travelling at 40 mph is less than 120 metres, a vehicle travelling at 50 mph is around 120 metres. The exact distance from the brow of the hill to the entrance of Bank House and would include any vehicle waiting to turn right into the entrance of Bank House. This does cause at present a highly dangerous hazard and would present in the future, an even greater risk to all motorists using the A4110 if the number of cars using the access increased.



I believe that the previous owner of Bank House applied for planning permission to build several homes in the paddock but the application was refused because of the unacceptably dangerous nature of access to the property.

There was a serious incident several years ago which involved a police patrol car travelling north along the A4110 causing a collision with a car whilst it was waiting to turn right in to the entrance of Bank House. The driver of this car happened to be the previous owner of this property.

Environmental objection

Will you please explain why when a dog is on site for five weeks (Vislor web site), this is not boarding. There is also the issue of waste and the environmental consequences of large numbers of dogs in one place (excrement etc)

I would like to draw your attention to another inaccuracy in both drawings 9288/1 and 928/2. A dotted line in the training and exercise field is identified as 'existing hedge and fence'. This does not exist.

Noise

The present use of the site frequently generates noise from barking dogs and raised voices. We find the noise levels very intrusive especially when we sit in our garden in the summer months and believe that the continuing and increased noise levels would greatly impede our enjoyment of our home. We are very concerned that something with such a nuisance value does not require consultation and permission, before approval. We were not consulted about this development and had we had the opportunity to object in the first instance we would have done so.

A further concern in regard to this application is that it does not list any conditions of future business activities, for example, the expansion of the business in the future, the maximum number of dogs, hours of operation for indoor and outdoor activities.

We believe that the evidence submitted to you illustrates beyond all reasonable doubt that in the interests of safety and the well being of the residents of Bush Bank that this application should not under any circumstances receive your approval.

Yours faithfully



Ray Danenbergs