

Philip

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Orchard End  
Bush bank  
Hereford  
HR4 8EN

6<sup>th</sup> October 2012

Planning Services  
PO Box 230  
Hereford  
HR1 2ZB

Dear Sir or Madam,

**Planning Application N122400/F – Bank House, Herefordshire HR4 8EW**

With reference to your letter dated the 10<sup>th</sup> September 2012 we wish to register our objection to this application. We would ask you to read our objection in conjunction with our previous letter in regard to application N121547/F for Bank House, Bush Bank.

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

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. The lights flood the back of our property including our kitchen, dining room and lounge. This issue is very intrusive and annoying.

Illumination of this and the surrounding area is provided by 4 column mounted high output floodlights, these lights are visible from inside our home.

**Access**

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

The tendency is for some 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.

The previous owner of Bank House applied for planning permission to build several homes in the paddock but, the application was refused because the access to the property was deemed dangerous by the planners and therefore the application to build was refused.

The second incident involved a 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. This happened to be the previous owner of this property.

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.

We find the noise levels very intrusive especially when we sit in our garden in the summer months and believe that the continuing and any increased noise levels would greatly impede our enjoyment of our home.

The present use of the site frequently generates noise from barking dogs and raised voices.

We are very concerned that something with such a nuisance value does not require permission and consultation, 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, 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, the well being of the residents and the enjoyment of our leisure time at weekends that this application should not receive your approval.

Yours faithfully

Lesley and Ray Danenbergs