

Stuart & Elizabeth BURRELL



25th July 2025

To Russell Brown (Case Officer)

Wiltshire Planning Department

OBJECTIONS TO: Planning application PL/2025/05347

Despite there being a 'List of Consultees & Neighbours', we wish to advise you that many of our neighbours were NOT consulted/informed about this application, and we only learnt about it from them by text from one who is on the Winsley Parish Council and a visit from another nearby. Despite Mr S Burrell meeting the owners, they didn't say anything about their proposal nor did they mention it in a telephone conversation with Mrs Burrell or email with Mrs S Dustan. At that time, we had not received the Council's Notification letter. This was just as we were going on our holidays hence the delay in submitting our comments on our return.

Our objections to the above planning application are as follows:-

1. Highway Safety and Traffic

This proposed 'change of use' application from agricultural use to a 'Dog walking' field will substantially increase the volume of traffic crossing and joining a main route between Bath and Bradford on Avon with a speed limit of 40mph which is, also, a major route for the D1 buses; this has been illustrated by our neighbours giving you details of projected car numbers etc. using a new 2 lane road along the full length of their boundary behind the elderly neighbour living at 243A next to the entrance; this is excessive for this small, rural area.

The new cycle and pedestrian path/pavement is a major route for schoolchildren walking/cycling including joggers to/from Winsley to/from St Lawrence School and BOA so will become extremely hazardous to users and increase the likelihood of an accident; the road has, also, been substantially narrowed with many cars clipping the edges as they cannot see the curb as the white line is not on the edge of the path and the road is now too narrow, especially, when turning the blind corner from the by-pass at the roundabout. It is a big hazard for anyone as the entrance/gateway cannot be seen

around the curve in the road and when it is dark it is PITCH BLACK by the gate and will be very dangerous as there are no streetlights. At the entrance to the site there are 2 bus stops – one by the site entrance and one across the road opposite at the track entrance to our paddock and agricultural land behind. We grant access to the farmer/owner of the land behind us at the end of the track by granting him a Right of Way which he uses for agricultural machinery and cars. This track is 50 yards away from our main gates towards BOA which means the track, paddock, our house and garden is the full width of the application site opposite; whatever happens there, it will affect us as we, and the public, CAN see the proposed development from the pavement/road straight over the first, open field next to the road N.B. we regularly did weedkilling along the pavement, along the site/road wall, but now it is not done and becoming overgrown.

The application says the site CANNOT be seen from a public road etc. but it CAN! We believe this application should be refused for Safety reasons.

2. Conservation of Agricultural Green Belt Open Land

We have lived here for over 40 years and we are now elderly ourselves, as is our neighbour whose driveway (243A) is next to the site entrance which will become even more dangerous for her and her family.

The site has always been agricultural with little traffic from agricultural machinery and a few cars occasionally. When the last farmer died in 1997, his widow took over, sold her home and some land [which has had a few owners since] but retained the site land over which we had a formal Farm Business Tenancy with her from 1st July 1998 until 31st March 2025 until the new owners purchased the land.

As the immediate neighbours have already commented, this application proposes to erect high 6ft fences and gates around the perimeter of the dog park in the far field.

This would seriously impact and harm the view of the “protected openness of agricultural green belt” and this is not in keeping at this location.

3. Safeguarding the countryside

The proposed agricultural field and all the surrounding agricultural grazing land is divided by natural hedgerow and dry-stone walling which is in keeping with the agricultural surroundings and protects the “open-ness” of the agricultural green belt. We complied with all of Defra’s directives during our tenancy but now it looks to no avail as people will pollute it and leave rubbish and dog waste which is not beneficial to the land!

The proposed application would significantly destroy the “agricultural open-ness” of this area as the dog containment fencing and buildings will destroy it and they will be very visible from the public highway. We have mainly grazed sheep and a few cattle but

for a few years we had horses on it but, even then, maintaining them over a busy road and through the gateway [to the proposed site] was hazardous. Uncontrolled Dogs do like chasing/killing wildlife and sheep if they escape but they can, also, cause abortions. We, also, have wildlife with regular visits from bats here and flying over the new dog site; when we had a tree down across and blocking this main road B3108 in the storms, we even left the tree trunk standing 15 feet tall because of the bats!

4. Noise disturbance, nuisance and smells

Noise

We believe the proposed business will create a significant noise disturbance in the area and, especially, to adjacent neighbours as the prevailing winds, especially in the winter, are northerly and blows over the site towards us and BOA; we, already, experience dogs barking from our side of the road [opposite the site] where there are only 2-3 dogs plus geese etc. as the westerly winds blow the noise towards us.

We, also, believe that the presence of dogs will have a detrimental effect on the current wildlife/animals that live in the dog-walking field and the surrounding area, which has always been pasture, and may aggravate grazing cattle on the nearby farms and sheep in the adjacent fields with the potential for attacks from 'escapees'!

We shall, also, hear the car noise disturbance as they stop/start with queues behind them before driving up and down the proposed track every day from 'dawn to dusk' or in the pitch black from the gateway and returning to the road.....and hear the shutting of gates; we experienced this type of noise when the new pavement was put in by the Highway contractors and the road was then substantially narrowed.

Nuisance

How will the dog-walkers be monitored for disturbances or damage to occupiers of any adjoining land or users of the site and public road?

Smells and hazards from Dog Waste

The dog waste could be a hazard if left undetected on the ground and not collected and put in the waste bins thus inviting disease to a once pristine pasture. How will pollution of the environment be managed e.g. water, air, noise or soil with 100's dogs urinating plus potential contamination by the use of chemicals, sprays etc?

Smells may become obnoxious to neighbours, especially during the summer months as the dog bins are to be sited in the proposed car park next to the residential properties. The site for the larger waste collection container has not been identified on the planning application and details are vague as to its emptying and has **not** been fully provided by an independent company, therefore, what happens if they overflow? It also adds to the traffic to the site and if big trucks are used, then it is a potential hazard on the road.

5. Buildings on Agricultural Green belt setting a Precedent for future Developments

We object to this application if it is approved as it will set a precedent for more people to buy up bits of agricultural green belt land to turn it into lucrative development sites for alternative uses; I, Elizabeth, have already received offers to sell my paddock to enable

this to happen but turned it down in order to maintain the green belt and countryside together with our privacy.

If this application is permitted and the shipping container and covered rain shelter cabin are sited, it will set a precedence for the erection or conversion of other structures on any surrounding agricultural green belt land and possibly barns and outhouses.

We understand that there are many dog parks in this area, and many are on land that farmers own and cannot use because it is scrub etc. so that is a great way to use that land but not here! However, this land has always been agricultural and the new owners do not live here and, unknowingly to us, wanted to change the land-use to enable a business to be set up. We, therefore, do NOT think it is appropriate at this location and, therefore, recommend that the application be refused.

6. Unmanned Business

The Application Form states '1 Full-Time employee' is proposed, but at the same time it is said that the site, with its proposals, will be 'unmanned' so where is the employee going to be situated and how will they know about noise, privacy and security disturbances if they are not on site? If there is any damage caused by dog-walkers to neighbouring properties or animals, do the owners have adequate insurance to pay for repairs and vets bills? Also, the owners usually drive to the site as there is no access on foot across the fields.

As they do not live on the land, the only way they can manage the business is to monitor it remotely, online or by telephone but who will carry out this and view the CCTV 24 hours a day and what will happen to the footage? This is an intrusion on the privacy of neighbours and the public but will there be security lights flashing on/off when there is a passerby on the pavement?

If there is noise, smell, privacy disturbances or break-ins then the responsibility appears to rest with the neighbours who view it to report it to the owners or to the police which is completely unsatisfactory and is an intrusion on their time!

The Application Form also states 'Are Hours of Opening' relevant to this proposal and the answer was 'No' BUT the site is to be opened every day for very long periods so that cannot be correct! Please see the comments and details made by Julian and Lesley Oldaker.