

DC Admin

From:
Sent: 30 July 2025 22:28
To: DC Admin
Subject: Application Number: 2025/62/91606/E

Categories:

Application Number: 2025/62/91606/E

Creation of a “Dog Hotel” at the Reservoir House, Whitley Road, Whitley Lower.

To whom it may concern

I should like to object to the above application for planning for the following reasons: -

1. Noise - The creation of a “dog hotel” for 30 resident dogs will create a significant noise disruption for the village of Whitley. The Reservoir House is at one of the highest points in the village and at the summit of the valley and as such noise travels a considerable distance as there is no natural dampers such as trees or buildings to muffle the sound. Thirty dogs in one small complex, I suspect will create intense noise from barking and howling, and these animals will be resident at this “Dog Hotel” 24 hours a day. The plans for noise reduction is wholly inadequate with the suggestion of a 2 m high wooden fence, and mesh type fence in the exercise area. Any noise created will go either through or over these barriers.
2. Bats – The area where the proposal has been submitted is known to be an active area for bats (good numbers of bats fly every night in this area), and there appears to have been no consideration of impact on any type of wildlife.
3. Parking - the application suggests that there are 4 parking spaces already available. There is some parking at the Reservoir House (I am unsure whether it would allow 4 cars) and are situated at the opposite end of the proposed site and are not accessible from the proposed new entrance, therefore I would question how these can be used. The applicant would only be adding 4 new spaces, and not 8 as stated in the plans.
4. Traffic – Whitley Road is designated as 30 mile per hour zone; however, it is well known that traffic speeds up and down the road in excess of this limit. This is supported by West Yorkshire Police utilising speed trap cameras on a number of occasions. The sight lines for the proposed new entrance are wholly inadequate, as vehicles will have to inch out of the entrance to proceed onto Whitley Road, the site at present has an extremely high hedge which will also impede clear views of the road. If the hedge was cut down, then that would have an ecological impact as it is a mature hedge in a green belt area where wildlife is abundant.
5. Increase in car use – Whitley has limited public transport with a bus service between 09.00 – 17.00hours on an hourly basis Monday to Saturday and no early morning, evening or Sunday service. Therefore, travelling to this “dog hotel” will necessitate a car journey on the majority of occasions, this will have an impact on the amount of traffic in the local area.

6. Green belt – the site is situated in green belt land, and the impact of a dog hotel would be detrimental to the ethos of green belt land. This proposed site has never been a commercial property and states in the application that it is residential. It is not appropriate to develop a dog hotel on this site as there is clearly no prior commercial usage. There are plenty of other brownfield sites that could be utilised successfully for a venture such as this.

Yours sincerely