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SHEN Planning  
5 February 2024

**APPLICATION: 24/00050/FUL**

**DEVELOPMENT: Change of use from commercial unit to dog daycare centre.**

**LOCATION: Unit B, Foxhunters Industrial Estate, Foxhunters Road, Whitley Bay, NE25 8YG.**

## **1.0 INTRODUCTION**

- 1.1 SHEN has been instructed to review and progress planning application 24/00050/FUL.
- 1.2 The development is located at Unit B, Foxhunters Industrial Estate, Foxhunters Road, Whitley Bay, NE25 8UG. The site is an established commercial unit.
- 1.3 The original planning application (24/00050/FUL) was deemed invalid on the 16th January 2024, and the application was required to address detailed matters to progress the application.

## **2.0 VALIDATION MATTERS**

- 2.1 The reasons provided by the LPA for making the application invalid state: *Having looked at the application to check whether the statutory requirements have been met, I have to advise you that your application is invalid and cannot be progressed until the following matters have been dealt with:*
  - a) *Please submit drawings showing the existing and proposed floor plans of the development to a scale of 1:50 or 1:100. (plans should be to a metric scale and should include written dimensions or a scale bar).*
  - b) *Please submit a proposed site plan at scale of 1:200 or 1:500. Please show on the site plan the number of in curtilage car parking spaces which will be provided for the proposed use. You would just need to mark out the parking spaces on the site plan.*
  - c) *The plan should also include;*
    - i) *The Direction of North*
    - ii) *The footprint of the proposed development (where applicable) and all buildings to be retained with written dimensions and distances to the site boundaries.*

2.2 *The following information should also be shown unless these would not influence or be affected by the proposed development:*

- i) All the buildings, roads and footpaths on land adjoining the site including access arrangements.*
- ii) All public rights of way crossing or adjoining the site.*
- iii) The position of all proposed trees and those to be retained on the site, and those on adjacent land.*
- iv) The extent and type of any hard surfacing including any parking facilities.*
- v) Boundary treatment including the type and height of walls or fencing.*

2.3 *You will need to provide a supporting statement which sets out the way the business will operate, e.g. opening hours, will drop offs/pickups be on an appointment-based system, how many dogs will be on-site at any one time, how many staff will be on-site at any one time, will there be any overnight boarding, is there an external area to exercise the dogs? As much information as possible will help us to consider the proposal.*

### **3.0 SUMMARY AND CONCLUSION**

3.1 In summary, the accompanying Planning Statement provides the information requested in the recent letter to advise the application can be validated, and additionally a comprehensive overview of the development.

3.2 If you require any further information or wish to discuss matters further please do not hesitate to contact SHEN on the following details:

