

Supporting Statement Unit 1a The Flaxworks, Cleator Moor, CA233DU

This planning statement is in support of a change of use application from office to sui generis to run a dog training studio from the site by Mrs J McQuiston.

I am proposing to open a dog training studio in the unit to serve the surrounding area with dog training classes and one to one training sessions.

The expected opening hours will be Mon – Friday 8am – 20.30pm, Saturday and Sunday 9am – 17pm

The opening hours as above will not be those initially used, it is expected a gradual increase will take place over the next year or so.

For one to one training sessions there would be myself, the client, one or two dogs, with possibly an extra staff member.

For classes, we expect to have a maximum of 6 dogs with owner/handlers accompanying, myself and potentially another staff member/helper.

The parking spaces allocated on the plan, will be plenty for our needs.

In terms of noise mitigation, I'm proposing a pre-visit for each puppy or dog that is enrolling so that I can assess them myself for signs of stress in the environment and willingness and ability to learn. Any excessive barkers can be worked with at home with a gradual introduction to a class situation.

The reason dogs bark in a class situation is usually either over excitement at the activities (under my control) or more often excitement or stress at being near other dogs. I plan to have plenty of false barriers to take some of the pressure from the dogs of working in a room together, so we can use visual barriers if needed. Finally I plan to always have an assistant or helper, so we can work with owners individually where needed for extra support. These measures are similar to those I have used previously when running classes in Seaton Village Hall and Ullock Village Hall, with great success.

In terms of waste provision, I'm proposing a dog waste bin to be attached to the side of the unit, which can be emptied daily. The site is used by many locals to walk dogs on, so this will benefit the area by allowing people to have somewhere to leave waste. Initially I will empty it daily, but if needed I can organise a pick up from a commercial company.

The range of classes proposed may include puppy classes, adult dog classes, scentwork, trick training and one off workshops on issues such as recall, loose lead walking. The policy ST1 is directly relevant to the proposal as with the increase of dog ownership due to the effect of lockdowns and home working, it is more important than ever to have educated dog owners who understand their responsibilities to the wider community to have dogs that are well behaved and under control.