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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Cumbria Canine Park Ltd
30 Gilfoot Road
Egremont
CA22 2QD
FAO: Mr James Martin

APPLICATION No: 4/26/2154/0F1

**CHANGE OF USE OF AGRICULTURAL LAND TO A PRIVATE, PRE-BOOKED
DOG EXERCISE AREA (LOW-INTENSITY LEISURE USE), INCLUDING
REINFORCEMENT OF EXISTING BOUNDARY FENCING, INSTALLATION OF
SECURE PEDESTRIAN ACCESS GATE, AND PROVISION OF SMALL
CUSTOMER PARKING AREA
THE BARN, BECK GREEN, DISTINGTON**

Cumbria Canine Park Ltd

The above application dated 19/05/2026 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

Application form, received 19th May 2026;
Site Layout Plan, scale 1:1250, received 19th May 2026;
Location Plan, scale 1:1250, received 19th May 2026;
Fence details, received 19th May 2026;
Flood Warning and Excavation Plan, received 19th May 2026;
Flood Risk Assessment, written by Unda, document reference 97300-Martin-BeckGreen, received 23rd April 2026;
General Management Plan, written by Cumbria Canine Park, received 12th June 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Following approval of the development, opening times to the public must only be between the hours of 07:00 and 20:00 and at no other times whatsoever.

Reason

In the interests of the amenities of surrounding occupiers of the development in accordance with DS4 of the Copeland Local Plan 2021-2039.

4. Development must be operated in accordance with the General Management Plan, written by Cumbria Canine Park and received on 12th June 2026 at all times.

Reason

In the interests of neighbouring amenity and in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

5. Development must be carried out in accordance with the conclusions and mitigations detailed within the Flood Risk Assessment, written by Unda, document reference 97300-Martin-BeckGreen, received 23rd April 2026.

Reason

In order to reduce the risk of additional flooding and in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021-2039.

Informative Notes

Biodiversity Net Gain – Exemption Applies

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: De minimis development.

Coal Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Public Right of Way

Public Right of Way Bridleway 404008 passes along the edge of the development site for approximately 115m.

Given the proximity of the proposed development to the BW 404008 the applicant should contact the Countryside Access Team to discuss the need for a temporary closure or diversion of the Public Right of Way for the duration of any works.

The applicant must be advised that:

- The granting of planning permission would not give them the right to obstruct, close or divert the public right of way.
- The public right of way as shown on the Definitive Map and Statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

07th August 2026

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
 - In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.