

Oliver Hoban

From: Environmental Health
Sent: 10 June 2026 13:00
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2154/0F1 - THE BARN, BECK GREEN, DISTINGTON

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

Thank you for the above planning consultation.

Environmental Health's remit is primarily concerned with residential amenity with this application. Planners may wish to consider if a general management plan should be required as an approved document. This could include noise management, cleansing schedule and maintenance plan, together with contact details and measures for recording and dealing with any complaints.

Environmental Health would be happy to assist the applicant with this if required.

Planners may also consider if there should be a time limit on the use of the dog exercise area, avoiding its use during unsocial hours.

There are no details of any external artificial lighting, so presumably the site would be not be used during hours of darkness.

The applicant should also be wary of any nearby agricultural land with livestock present, given that The Dogs (Protection of Livestock) (Amendment) Act 2025 came in to force in March 2026.

The proposed use as a pre-booked dog exercise area would fall outside of the animal licensing regime although the applicant should be aware of good industry guidance (Pet Industry Federation membership for instance).

We note the current objection of the Environment Agency to this application.

On a similar note, Council mapping shows that there are several public sewers and access manholes on / under this site and United Utilities may have a viewpoint on this.

In summary, Environmental Health do not object to this proposed development and offer the following possible conditions:

- **General Management Plan**

No building or use hereby permitted shall be occupied or use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, a General Management Plan, setting out measures the control of noise, the recording of any complaints and measures taken, contact details for any person/s responsible for the site, and cleaning and maintenance policies.

The approved General Management Plan shall be complied with throughout the duration of the use.

Reason: To safeguard the amenity of nearby premises and the area generally.

- **Hours of Operation**

The use of the site shall not be carried out outside the hours of (xxxx) to (xxxx) Monday to Saturday and on Sunday (xxxx) to (xxxx).

Reason: To safeguard the residential amenity of nearby occupiers.

Regards

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