Stevenson, Claire

From: Goodier, Melanie
Sent: 08 October 2026 12:02
To: Godson, Rebecca
Cc: Development
Subject: AVA/2026/0636 - Change of use from agricultural to dog walking field (Sui Generis) at Cottage Farm, Boothgate, Belper (Our Ref. 26/13117/PL01)
Attachments: Site Location Plan.pdf; Proposed Site Plan.pdf; Site Entrance & Parking.pdf

Hello Rebecca,

Noise
Unrestricted operating hours, activities and dog/customer numbers close to unrelated dwellings could lead to adverse impacts on living/working conditions.

'Item 3' of the 'Design and Access Statement' states:
> 'Any noise from the dogs can be when they get out of the van at the start of the session. Once they get into the field then they are much quieter when they know their new surroundings.'

No operating/opening times are stated in section 21 of the application form, but 'Item 3' of the 'Design and Access Statement' suggests times in relation to external lighting (see comments under 'Artificial Lighting' below).

In one of the earliest applications of this type in the borough (a much less noise-sensitive location adjoining a busy main road), the Appeal Inspector attached conditions relating to operating hours and dog/customer numbers. Our consultation recommendations for subsequent applications have followed this advice. If the operation takes place for 12 months without any complaints, an application to vary the following conditions could be considered:

Condition 1 – Operating hours
The use hereby permitted shall only be open for customers between the following hours:
08:00 to 19:00 on Mondays to Fridays; and
08:30 to 19:00 on Saturdays, Sundays and bank or public holidays.

Condition 2 – Dog/Customer numbers
No more than 2 customers and 4 dogs shall be on the land at any time.

In view of the proximity of the site to unrelated dwellings, I would also advise that the following condition is attached:

Condition 3 – Permitted activities
The application site shall be used for the walking/exercise of dogs on/off lead. The site shall not be used for competitive training or agility activities.

Personal & Temporary permission
As the impacts are difficult to establish at this stage, and will depend on the level and effectiveness of the operator's management/supervision, I would advise that approval is restricted to:
- The activity described in the application and no other purpose in the Use Class;
- A personal permission; and
- A temporary permission not exceeding 12 months to allow sufficient time for any complaints to be assessed and mitigated before full permission is considered.

Artificial Lighting

'Item 3' of the 'Design and Access Statement' states:

'There is no proposal for external lighting. The use would be during daylight hours which would be typically 9am-4pm in the winter and 7-8am to 7-8pm in the summer months.'

The following condition should therefore be attached:

Condition 4 – Artificial lighting
No permanent external lighting shall be installed unless full details of its design, location, illuminance levels, orientation and operating times have first been agreed with the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before use commences.

Waste

Section 7 of the application form states that the plans do not incorporate areas to store/collect waste and section 17 states that the proposal does not involve the need to dispose of trade effluents or waste; however, 'Item 4' of the 'Design and Access Statement' states that 'Waste from the site would be placed into provided bins and emptied regularly by the applicant' and the 'Site Entrance / Parking' drawing (attached) shows a 'Wheelie Bin' next to the parking area. However, solid wastes (including dog faeces) would be considered trade waste and, as such, cannot be disposed of in the main household waste stream. The following condition and Note should therefore be attached:

Condition 5 – Waste collection/storage
Appropriate facilities shall be provided for the proper reception, storage and disposal of all waste materials to minimise nuisance odour and vermin. Faecal waste shall be double-bagged and stored in a sealed container prior to removal via an authorised waste disposal route.

Note 1 (Condition 6) – Waste disposal
Business waste must only be disposed of via a trade waste contract. Further advice is available at https://www.gov.uk/managing-your-waste-an-overview and https://www.ambervalley.gov.uk/rubbish-waste-and-recycling/trade-waste/.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 06 October 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0636

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0636

Proposal:
Change of use from agricultural to a dog walking field.

Development Type:
Change of use

Location:
Cottage Farm Boothgate Belper Derbyshire DE56 2BP

Applicant:
Mr + Mrs Hogg
Cottage Farm Boothgate Belper Derbyshire DE56 2BP

Agent:
Mr C Froggatt
Cottage Farm Boothgate Belper Derbyshire DE56 2BP

Case Officer Details:
Name: Rebecca Godson
Telephone: 01773 841599
E Mail: rebecca.smith@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0636

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager