

PLANING SUPPORTING STATEMENT

January 2024

Ref No: 2023/0703/TP

Type: FULL PLANING PERMISSION

Location: BARRANCE FARM, NEWTON MEARNS G77 5RR

Proposal: Change of use of agricultural field to commercial dog walking facility, with associated fencing, gates, access and parking.

The following application has been submitted by The Brown Family for a commercial dog walking enclosure following numerous attacks on livestock within the grazing areas of the remaining pastures of Barrance Farm, Kirkhill Road, Newton Mearns, G77 5RR. It is felt that a facility such as this should reduce the risk faced by grazing sheep within the fields at present. The lands at present are used actively to farm, however with growing residential development and the areas surrounding being used for people's leisure, the increase in walkers with dogs has increased significantly.

It is the full intention that the Brown Family propose to operate this facility as an additional sector of their current agricultural business. It will not be sub-contracted to a third party for operation.

The facility will be advertised and controlled through a purpose-built website with online booking and payment facility. Clients will be able to book time slots in advance with a maximum number of 8 dogs allowed by 1 booking at any time. The facility will adhere to 1 client booking at all times to give clients exclusive use of the area.

The access to the enclosure will be on an access code basis, and the code for access will be generated and issued to the client on completion of the booking and payment through the website. The client will receive an email with the entry code and also the code of conduct for the area while in use.

Operational hours will be within the hours of 8am – 8pm in the summer months and in winter the proposed operational hours will be within the hours of 9am and 4pm. No artificial lighting will be provided at the enclosure.

Within the enclosure a timber shelter and picnic bench will be provided as well as a refuge area for general waste and dog waste. The area will be checked regularly, and disposal of all waste made on a weekly basis. All grass cutting and general maintenance will also be addressed on a weekly basis.

If work with livestock or loading of livestock from the surrounding areas is required, then the Brown family will refrain from allowing booking within this period. It is fully the intention not to cause livestock or dogs any form of excitement or stress. Please also be advised that areas of the fencing will be solid timber to reduce visibility from livestock handling area into the enclosure, again with animal welfare in mind.

As the facility will be for exclusive use, the client and advisors do not foresee anymore that 2 cars being present in the hardstand area at any given time. The carpark area has been increased in size to also accommodate livestock loading, which may be small lorry or 4x4 and livestock trailer although this will only be a limited occasion. The current right of way is fully owned by the Brown Family and therefore no works are proposed to any highways or paved areas out with the ownership of the Brown Family.

The existing right of way will not be restricted for walkers and will be maintained by the Brown Family.