

**2024-04-26**

**MAINS OF DRUMDUAN, DESS, ABOYNE, AB34 5BN  
CHANGE OF USE OF FIELD AND ERECTION OF FENCING TO FORM DOG PARK.**

## INTRODUCTION

Mains of Drumduan Farm is a registered farm situated 4 miles from Aboyne and 3 miles from Kincardine O Neil on the A93 Main North Deeside Road which runs between Aberdeen and Braemar. The LPID location code is 66/038/0071. The farm extends to 30.19 hectares and the land parcels involved in the application are LPID numbers 8 and 9 extending to 1.72 hectares.

## PROPOSAL

The proposal is to provide a Dog Walk/Exercise area in land parcels 8 and 9. The development is considered to be a viable diversification of use of agricultural land and is of a type and scale as encouraged by Planning Policy relative to a rural setting and environment.

## SITE

Land parcels 8 and 9 are located on the south east edge of the farm adjacent to the A93. It is an irregular area of undulating agricultural field currently in grass for cattle grazing.

The site is bounded on the South by the A93, to the West by fields and to the east by woodlands both of which are part of Mains of Drumduan Farm, to the North West by a private house and garden and to the North East by a commercial transport yard and sawmill which is under the control of the applicant.

A private access road owned by the applicant and serving the environs of the farm runs alongside the land on the west side.

The site is currently fenced with stock proof fencing.

## DESIGN

Existing fences will generally be retained but will be adjusted if necessary to accommodate visibility splays. This is dealt with in more detail below.

A new 2.00m stock proof fence will be erected within existing fence lines around the land. The fence can typically be described as a deer fence as the specification is similar to the used in forestry and deer farming and is not therefore an unusual feature on agricultural land. The fence consists of rabbit mesh at low level and rylock mesh at upper level secured to either timber or galvanised posts. The fence line will be kept clear of the visibility splays. The same fence design will be used to form a user car park and access arrangement at the south east corner of the proposal site. Vehicle and pedestrian gates incorporated into the fence will be to the same design and height as the main fence.

## ACCESS

Access to the proposal is via an existing track on the west side to the site. The track will be widened and provided with swept/radiused junction lines with the A93 and will be surfaced with tarmac for the first 5m. The remainder of the track extending to the facility entrance gate will be made wider and finished with consolidated free draining hardcore.

A new refuse bin collection stance to serve both the facility and properties located further along the track will be created as part of the work.

Visibility splays will be created and maintained in both directions at the junction. The visibility splay are located either on land owned and controlled by the applicant or over road side verges.

Access road improvements together with systemised entry and exit fence design will ensure free flow of user vehicles to and from the site and no vehicle stacking on the main road.

## MANAGEMENT INFORMATION

**HOURS OF USE:** Daylight hours generally and no later than 10.00pm.  
User time slots of hour and half hour periods

**USER ACCESS:** Online booking system.  
Access will be secured by combination lock  
Booking system will confirm time slot and user specific access code

**FACILITIES:** Open free run exercise areas  
Play areas with obstacles and jumps,  
Training area

**WASTE** As part of the access rules, users will be requested to provide and take away their own waste bags although management will have an on-site stock in the event of forgetfulness. Compliance will be monitored on an as needs basis.

**SHELTER:** An on-site shelter will be provided for adverse weather conditions and storage of play equipment

**LAND MANAGEMENT** Land management and maintenance inspections will be carried periodically out as part of normal agricultural work