

Development Management Sub Committee

Wednesday 22 September 2021

**Application for Planning Permission 21/02595/FUL
at Land Adjacent to, 69 Lauriston Farm Road, Edinburgh.
Change of use from agriculture to a private hire dog field
with associated fencing and other temporary (removable)
structures.**

Item number

Report number

Wards

B01 - Almond

Summary

The proposal is acceptable in this location and complies with the Local Development Plan. It is an appropriate use of the site and scale and, with the use of conditions relating to the height and design of the fence and a landscape plan, will not detract from the Special Landscape Area or from the setting of the Historic Garden and Designed Landscape. There will be no significant impact on ecology and nor on neighbouring amenity, with the use of conditions relating to hours of operation. There are no transport or archaeology issues. There are no other material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEN10, LEN11, LEN07, LEN03, LEN13, LEN16, LEN08, LEN09, LDES05, LTRA02, LTRA03, NSG, NSGCGB, NSGD02, OTH, HESSET, HESBND,

Report

Application for Planning Permission 21/02595/FUL at Land Adjacent to, 69 Lauriston Farm Road, Edinburgh. Change of use from agriculture to a private hire dog field with associated fencing and other temporary (removable) structures.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is a triangular shaped field on the north west side of Lauriston Farm Road. It is mainly flat and currently laid with overgrown grass. The boundary along Lauriston Farm Road is a timber post and horizontal wire fence just under a metre high. Taller fence posts have been erected behind the fence. A low stone wall runs along the northern boundary and a high stone wall forms the western boundary, beyond which are mature trees and woodland. Access to the site is from the access to Lauriston Farm restaurant.

To the north is Lauriston Farm restaurant and car park and a house and beyond that is fields and then Silverknowes promenade and beach. To the west is Lauriston Castle, a category A listed building (ref: LB28019; date of listing 14/7/1966), and grounds and to the south and east is residential. The grounds of Lauriston Castle are an Inventory Garden & Designed Landscape (ref GDL00255; date added 1 July 1987). Further to the east is Silverknowes Golf Club and club house.

Lauriston Farm Road has residential development to the south and east. The surrounding area also consists of grazing fields and open space. Lauriston Farm Road is a key route to Silverknowes and Leith.

2.2 Site History

12 May 2020 - enforcement enquiry received for erection of fence and alleged change of use of land at northwest side of Lauriston Farm Road (reference - 20/00236/EOPDEV). This is pending whilst the current application is being determined.

1 March 2021 - application withdrawn for change of use from agriculture to a private hire dog field, erecting a 1.8m tall fence, 2m in from original fencing around the perimeter of the field, building a small open front shelter, 3m by 2m and 2m tall, building a temporary structure for private use (application number 20/01927/FUL).

Main report

3.1 Description of the Proposal

The proposal is for the change of use from agriculture to a private hire dog field with associated fencing and two timber structures. The field would be used for dog training and exercise.

One of the proposed structures is a shelter on the north of the site and the other will be positioned to the south of the site for storage of maintenance equipment. The shelter (Structure 1) will be 2 metres high, 3 metres long and 2 metres deep. It will be open at the front. The maintenance store (Structure 2) will be 2 metres high by 2.5 metres long and a depth of 1.8 metres deep. Both will have a single pitched sloping roof plane.

A new fence is proposed along both the northern and eastern boundary behind the existing boundary treatment. The existing west high stone wall boundary will remain with no new fence proposed in front of it. The fence will be green PVC coated chain link fence attached to wooden posts and be 1.8m high and set back, 2m in from existing sheep fence. A timber close boarded fence is proposed for the southern part of the site between Lauriston Farm Road and Lauriston Castle grounds stone wall.

Access would be from the north east corner of the application site from the access road into Lauriston Farm restaurant just in from Lauriston Farm Road and through proposed gates. The gates will be 1.8 metres high with one for vehicular access and one for pedestrian access. They will be positioned side by side. Both gates will be constructed from a heavy box frame clad with welded mesh. A wooden gate will also be erected and positioned to the southern section of the field to a private area. No definitive parking space will be provided on site although informal parking for one car could be accommodated at the proposed access to the dog hire field.

Scheme 2

Key and depictions on map clarified.

Supporting documents

The following information has been submitted in support of the application and is available to view on the Planning and Building Standards Online Services:

- Noise Impact Assessment
- Planning Statement
- Preliminary Ecological Assessment
- Supporting Statement
- Supporting Information (Edinburgh Dog Behaviour)

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposal is acceptable in principle;
- b) The proposal will harm the setting of the adjacent listed building (Lauriston Castle) and the Inventory Garden and Designed Landscape;
- c) The proposal has any impact on nature conservation, natural heritage or ecology;
- d) The impact on amenity is acceptable;
- e) The proposal will have any transport impacts;
- f) There are any other material considerations and
- g) Any material comments have been addressed.

a) Principle of development

Local Development Plan policy Env 10 (Development in the Green Belt) sets out criteria where development in the Green Belt will be permitted, provided it does not detract from the landscape quality and/or rural character of the area. Part a) of policy Env 10 is applicable and states that for the purposes of...countryside recreation... any buildings, structures or hard standing areas are of a scale and quality of design appropriate to the use.

The Guidance for Countryside and Green Belt refers to appropriate uses in a countryside location where there is a requirement for the land resource and it is compatible with an agricultural or natural setting.

Policy Env 11 (Special Landscape Area) states that planning permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape Areas on the Proposals Map.

Policy Env 18 (Open Space Protection) states that proposals involving the loss of open space will not be permitted unless it is demonstrated that: a) there will be no significant impact on the quality or character of the local environment and b) the open space is a small part of a larger area of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and c) the loss would be detrimental to the wider network including its continuity or biodiversity value and either

d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or e) the development is for a community purpose and the benefits to the local community outweigh the loss.

The proposed use requires the land resource as the private dog hire field, for training and exercise, would be carried out on the existing field where its semi-rural countryside location is essential for the nature of this activity. The use is an appropriate use of the land subject to any associated works being of a scale and design that do not detract from the character and quality of the area.

The proposed security fence would be a lightweight addition constructed of green wire mesh and set 2 metres behind the existing roadside boundary fence. The two proposed timber structures are small scale and will have a backdrop of an existing building and an existing high stone wall with mature woodland behind the wall. To minimise the impact on the openness of the field and retain some views of the site, it is recommended that a condition is attached for the fence to be a maximum height of 1.5 metres. They will not detract from the open setting of the field. The scale, form and design of the fencing and structures are appropriate to this countryside location and will not detract from the landscape quality and or rural character of the area. However, it is recommended that the close boarded fence at the south west corner of the application is not consented, should permission be granted for the proposal, as it will result in a visually intrusive feature and upset the open character of the field.

To ensure a high quality of landscaping can be achieved on site appropriate to the designated area and to provide a lasting contribution even beyond the life of the consent, it is recommended that a condition be attached to any grant of planning permission. Such a landscaping plan should set out the proposed species mix, size of nursery stock at planting and rate per linear metre in order and details of ground preparation, weed suppression matting etc and proposed maintenance.

The wider Special Landscape Area encompassing the open space and field northwards and the Firth of Forth Special Protection Area (SPA) will remain unchanged and, therefore, will not experience a detrimental impact from the proposal.

The proposed small-scale structures be positioned on part of the open space where there is a cluster of buildings and development, such as farm house and a restaurant and next to a high stone boundary wall. The proposed fence has the potential erode the sense of openness of Lauriston Farm Road. It is acknowledged that the proposed use of the site requires some form of enclosure and, therefore, a condition is recommended to ensure the design of the fence will not impede the visual and semi-rural character of Lauriston Farm Road. As such, the proposals will not detract from the overall quality or character of the local environment. The application site is a small part of a larger area of open space stretching northwards to the River Forth coastline. The area benefits from a significant over provision of open space and a significant amount of open space will remain in the surrounding area. The change of use of the small area will not detract from the continuity or biodiversity value of the area nor from the existing open space. The open space itself will not be lost but used differently and there will be a local benefit for local residents wishing to use the space.

Although the proposal is for a commercial development, it will also be available for the community to use, albeit through the booking system.

In this context, the countryside location is essential for the proposed use and the development does not detract from the landscape quality or rural character of the Green Belt. It complies with criterion a) of policy Env 10. The proposal will not have a significant adverse impact on the special character or qualities of the Special Landscape Area or on the open space. The proposal complies with criteria a), b) and c) of policy Env 18. The minor infringement of criteria d) and e) in terms of local benefit and community purpose is acceptable in this case.

The proposal complies with LDP policies Env 10, Env 11 and Env 7 and the minor infringement of Env 18 is justified in this case.

b) Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states: -

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Historic Environment Scotland's guidance note Managing Change in the Historic Environment: Boundaries states walls and fences can be valuable in their own right as major elements in the design of a historic building and its setting.

Historic Environment Scotland's guidance note Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It states that factors to be considered in assessing the impact of a change on the setting of a historic asset or place include the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this and the ability of the setting to absorb new development without eroding its key characteristics and the effect of the proposed change on qualities of the existing setting.

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 7 (Historic Gardens and Designed Landscapes) states that development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value.

The proposal will not detract from the setting of Lauriston Castle as the Castle sits behind a high stone wall and a tree belt. The scale of the proposed works is such that they will not have a detrimental effect on the setting of the Castle and its boundary will remain intact and untouched.

The boundary wall with Lauriston Castle and its gardens will not have any fencing in front of it. The Castle and Gardens are not readily visible from the application site on this part of Lauriston Farm Road. The mature trees within the grounds will still be seen and will continue to provide a backdrop to the application site and streetscape. The proposed perimeter fencing will enable views of the Castle garden boundary wall. The timber shed proposed to the southern part of the site will be nearest to the more built up part of Lauriston Farm Road and will nestle under the canopies of the trees. Overall, the application site will continue to be mostly laid to grass which currently provides a setting to the Castle boundary wall with trees behind. The proposal will not have an adverse effect on the setting of the Historic Garden and Designed Landscape.

The proposal will not detract from the special architectural and historic interest of the listed building nor harm its setting and conforms with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policies Env 3 (Listed Buildings - Setting) and Env 7 (Historic Gardens and Designed Landscape).

c) Nature conservation, natural heritage and ecology

Policy Env 13 (Sites of International Importance) sets out criteria which would make development on such sites acceptable.

Policy Env 16 (Species Protection) states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless: a) there is an overriding public need for the development and it is demonstrated that there is no alternative; b) a full survey has been carried out of the current status of the species and its use of the site; c) there would be no detriment to the maintenance of the species at "favourable conservation status"; and d) suitable mitigation is proposed.

The application site does not abut the Firth of Forth Special Protection Area (SPA) and will not have any impact on its special qualities and natural heritage importance.

The Preliminary Ecological Appraisal and supporting information detail survey findings and the proposed ecological mitigations and enhancements to be included as part of the proposals. The mitigation measures are: retain a 2m buffer between the existing sheep fence and proposed fence along the south-eastern and northern boundaries; planting of a native hedge and planting an area of the field with native wildflowers. On the basis of this information, there is no significant ecological constraint to the proposed development of this site.

Outwith the hours of operation, the field would still be accessible for certain species, e.g. birds, and new biodiversity opportunities will be provided through proposed landscaping. The Preliminary Ecological Appraisal did not identify any protected species on site and recognised that the habitat would not support a variety of such species.

The proposal complies with policy Env 16. There is no objection to this application in relation to policy Env 16.

d) Amenity

LDP policy Des 5 (Development Design - Amenity) states amongst other criteria that development will be granted where the amenity of neighbouring developments will not be adversely affected in relation to noise, daylight, sunlight, privacy or immediate outlook.

Environmental Protection has advised that it has no objections to the application subject to conditions relating to the provision of an acoustic barrier, hours of operation and restrictions to times of grass cutting and hedge trimming.

The acoustic barrier recommended by Environmental Protection would take the form of a closed boarded/overlapping timber fence installed along the perimeter of the site along Lauriston Farm Road, inside of the proposed tree / hedge planting. Environmental Protection is of the opinion that the proposal with a suitable noise barrier would not adversely affect the amenity of residents.

However, the appearance of the site is currently open from the road and the site is also a Special Landscape Area. A solid fence would provide a stark and harsh boundary where a soft boundary exists and is an established characteristic of the area to the north of Lauriston Farm Road and the western part of Silverknowes Parkway. Its design would not be appropriate as it would change the open character and appearance of the application site and streetscape.

In addition, traffic noise, albeit intermittently, will provide some element of background ambient noise.

In these circumstances, the acoustic barrier is not required. The supporting information includes a report from a dog behaviourist pointing out that whilst barking should be considered a potential issue, a secure field is not the same as a day care facility for dogs and barking will be minimal. Any activities taking place within the premises which may generate unsatisfactory noise level to the detriment of residential amenity could be controlled through statutory nuisance provisions.

The recommended condition restricting hours of operation is acceptable. However, the recommended condition on the hours for grass cutting/hedge trimming is unreasonable, unnecessary and not enforceable and does not comply with the tests in Planning Circular 4/1988 (the use of conditions in planning).

There will be no loss of daylight to properties opposite as the overshadowing from any structures or the fence and any landscaping will fall on within the application site or onto the public road.

Outlook from the properties opposite will be affected; however, private views are not protected in terms of material planning considerations.

The proposal complies with Des 5.

e) Transport

LDP policy Tra 2 (Private Car Parking) states permission will be granted for development which complies and does not exceed the Council's guidance on parking.

LDP policy Tra 3 (Private Cycle Parking) states permission will be granted for development which complies and does not exceed the Council's guidance on cycle parking and storage.

The Roads Authority has advised that it has no objections to the application and that the parking and the arrangements proposed are satisfactory.

No car parking is proposed within the proposal site boundary although one vehicle could be accommodated at the access area to the field. Parking is available on street and the applicant has advised that the car park for the Lauriston Farm restaurant can be used and has been agreed. They are outwith the boundary of the application site and cannot be included in the assessment or subject to conditions. However, the use and scale of the development is not anticipated to generate any significant increase in car journeys or impact on the surrounding road network.

No cycle parking is proposed. However, there is adequate space for suitable cycle provision to be accommodated on-site for example in the shelter.

The proposal therefore complies with policies Tra 2 and Tra 3.

f) Other considerations

Archaeology

LDP Policy Env 8 (Protection of Important Remains) states that development will not be permitted which would damage or destroy non-designated archaeological remains which the council considers should be preserved in situ.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) states that planning permission of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and if required a field evaluation.

The City Archaeologist has advised that this application has no significant archaeological impact.

The proposal complies with policies Env 8 and Env 9.

g) Public comments

Material objections

- Green Belt and Countryside designations and Local Development Plan. Addressed in 3.3a)
- contrary to Special Landscape Area (SLA) - Special Landscape Area Southern Forth Coast. Addressed in 3.3a)
- contrary to policy Env 18 (open space). addressed in 3.3a).
- scale of activity. Addressed in 3.3a).
- impact on traffic and parking - increased traffic; more parking occurring on street; encourages car journeys; congestion; air pollution; positioning of access. Addressed in 3.3e).
- impact on local and natural environment and impact on biodiversity and wildlife; Notable Habitat of Natural Grassland; Local Biodiversity Site. Addressed in 3.3c).
- landscaping; - visual impact of hedge planting and fence; use of sympathetic native shrubbery; form of boundary (fence). Addressed in 3.3a).
- noise - dogs barking (in a residential area); Noise Impact Assessment; underlying traffic noise; (no noise from sheep or cattle grazing)
- -operating hours; more noise/background noise. Addressed in 3.3d)
- loss of light. Addressed in 3.3d)
- -outlook - visual attributes of land; impact of open views of field. Addressed in 3.3a) and 3.3d).
- detract from amenity of Lauriston Castle. Addressed in 3.3b).
- Right to Roam and public access. The public have a right to access the land provided they do so in line with the Land Reform (Scotland) Act.
- Advertisement - bad neighbour. Advert undertaken in terms of regulations.

Support comments

- useful amenity for the many dog owners in the area; providing facilities within Edinburgh rather than travelling a long distance out of town.
- changes to the field are temporary. There are many dogs (nervous/behavioural issues) that would benefit from a private exercise/training area.

Non material comments

- booking system - three dogs in field at any one time (support). This cannot be controlled by planning conditions.
- lease - limit to two years. This is not a material planning consideration.
- bequeathed land - not to be used for commercial use, only to be used for agriculture; contrary to terms and conditions of bequeathed land. This is not a material planning consideration.
- litter and dog waste. The applicant or operator is responsible for the removal of waste from the site.
- maintenance and future maintenance. This is the responsibility of the operator.

- behaviour of dogs/aggressive nature of dogs. This is not a material planning consideration.
- future development or use - e.g. housing or for community use. Only the planning application submitted to the planning authority can be considered. No consideration of possible future uses or development can be considered.
- be located elsewhere or in part of site. Only the planning application submitted to the planning authority can be considered. Existing gate for public access.
- self-entry and no supervision. This is the responsibility of the applicant or operator. Not a material planning consideration.
- -commercial viability. This is not a material planning consideration in this case.
- drainage and flooding. The proposal will not carry out any building engineering work on the site and, therefore, this is not a material consideration for this application.
- including this field in any proposed Eco Agriculture development of the Estate. This is not a material planning consideration.
- no evidence of local and daily demand. This is not a material planning consideration.
- reinstating loss to biodiversity after lease ends. This is not a material planning consideration.
- commercial activity. This is not a material planning consideration.
- cumulative impact of parking from allotments and closure to cars of Silverknowes Road. Only the impact of the proposed development on the application site can be considered.
- Enforcement enquiry - Planning legislation allows for retrospective applications.
- discrepancies and anomalies in the supporting documents. Only the consented drawings will be approved, should planning permission be granted. Supporting documents are for information only and are not formally approved in any forthcoming planning permission.

CONCLUSION

The proposal is acceptable in this location and complies with the Local Development Plan. It is an appropriate use of the site and scale and, with the use of conditions relating to the height and design of the fence and a landscape plan, will not detract from the Special Landscape Area or from the setting of the Historic Garden and Designed Landscape. There will be no significant impact on ecology and nor on neighbouring amenity, with the use of conditions relating to hours of operation. There are no transport or archaeology issues. There are no other material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions :-

1. Further details of the design of the new fence are required. Samples may be requested.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
3. The proposed new fence on Lauriston Farm Road and the northern boundary of the application site shall be limited to a maximum height of 1.5 metres high.
4. Notwithstanding the approved drawings, the timber fence on the south west part of the application site is not consented.
5. The private hire dog field shall only operate between the hours of 07:00 hours and 19:00 hours.
6. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons:-

1. In order to safeguard the landscape character.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to enable the planning authority to consider this matter in detail.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to safeguard the character of the Special Landscape Area.
6. In order to ensure that the approved landscaping works are properly established on site.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised in 21 May 2021 and 25 public comments have been received, including from Davidson's Mains and Silverknowes Association. Of these 21 were objections, 3 were support and 1 was a general comment.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Local Development Plan - Green Belt, Special
Landscape Area and Local Nature Conservation site.

Date registered

11 May 2021

Drawing numbers/Scheme

01, 02A, 03-07,

Scheme 2

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jackie McInnes, Planning officer

E-mail: jackie.mcinnnes@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

LDP Policy Env 11 (Special Landscape Areas) establishes a presumption against development that would adversely affect Special Landscape Areas.

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 13 (Sites of International Importance) identifies the circumstances in which development likely to affect Sites of International Importance will be permitted.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-statutory guidelines DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Other Relevant policy guidance

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Managing Change in the Historic Environment: Boundaries sets out Government guidance on the principles that apply to altering boundary treatments of listed buildings.

Appendix 1

Application for Planning Permission 21/02595/FUL At Land Adjacent To, 69 Lauriston Farm Road, Edinburgh Change of use from agriculture to a private hire dog field with associated fencing and other temporary (removable) structures.

Consultations

City Archaeologist

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the change of Change of use from agriculture to a private hire dog field with associated fencing and other temporary (removable) structures.

The site on the SE boundary of the historic Lauriston Castle Estate an area of archaeological potential. However, having assessed the potential impact of this scheme given the limited scale of proposed ground-breaking works I have concluded that this application has no significant archaeological impact.

Environmental Protection

Environmental Protection has no objections to this application subject to the recommended conditions below:

Conditions

- 1. An acoustic barrier in the form of a closed boarded / overlapping boards timber fence shall be installed along the perimeter of the site along Lauriston Farm Road, inside of the proposed tree / hedge planting. The fence shall be 1.8m in height, and a minimum mass of 10kgm/2, with no holes or gaps anywhere in the fence, including with the ground.*
- 2. The private hire dog field shall only operate between the hours of 07:00 hours and 19:00 hours.*
- 3. Grass cutting and hedge trimming shall only take place during the hours of 07:00 hours and 19:00 hours.*

Assessment

The application site is located in an agricultural field at Lauriston Farm Road, Silverknowes, Edinburgh. Lauriston Farm and a restaurant are located directly to the north. On the other side of the road directly opposite the field are located residential

properties following the line of the road in a northerly direction. The western boundary of the site is the boundary wall and the grounds of Lauriston Castle. The southern corner of the site is the same boundary wall and Lauriston Farm Road.

The proposal is to provide a safe and secure area for dogs to run around etc off the lead. Dogs will be limited to three maximum at any one time.

A number of objections have been received concerning the application and the concern is that neighbour's amenity will be affected by dogs barking noise. To support the application a Noise Impact Assessment (NIA) was submitted. The NIA concluded that when three dogs barked at the same time the noise was assessed as a major impact and a moderate impact for one dog barking.

The option of temporary consent was explored with the Planning Officer, as a way of allowing the impact of the development to be assessed. However, it was advised that this could not be progressed as per the advice in the Planning Circular 4/1998.

It is difficult to assess noise from this proposal and make realistic assumptions on how frequently dogs may bark. The NIA suggested a noise barrier as mitigation, although it concluded it would only result in a 2-3dB improvement. It is our view that this is a conservative assumption and a correct specification of noise barrier would result in 5-10dB improvement. Therefore, it is our opinion that the proposal with a suitable noise barrier would not adversely affect the amenity of residents. Consequently, a suitable condition has been recommended.

To minimise any dog barking noise very early in the morning or later in the evening when the background noise level is lower, a condition has been recommended restricting the hours of operation. A similar condition has been recommended to ensure grass cutting and hedge trimming with noisy machinery does not take place at a time that would cause significant disturbance to residents.

In conclusion, Environmental Protection has no objections to this application subject to the attached conditions.

Roads Authority

Summary Response

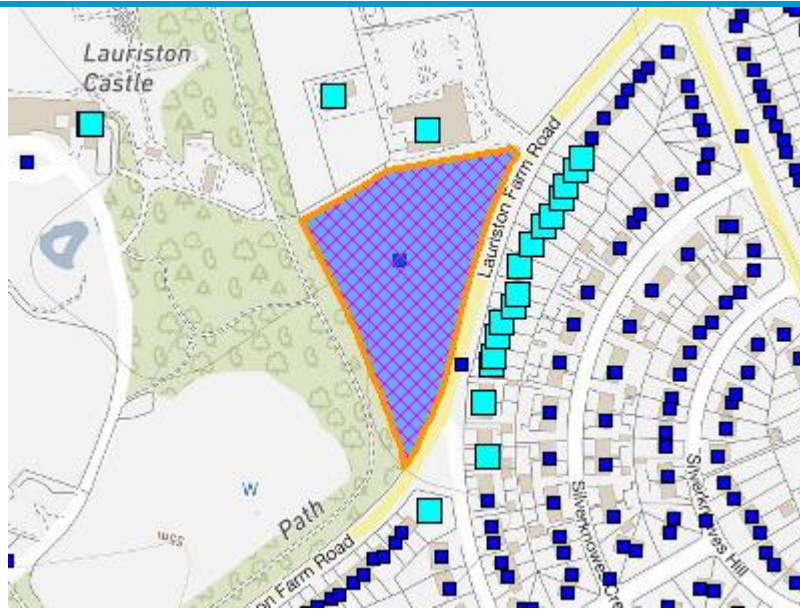
No objections to the application.

Full Response

No objections to the application.

Transport note the applicants comments with regard to parking and the arrangements proposed and consider these satisfactory.

Location Plan



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