

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : 09/00270/FUL

To : Robin & Alison Tuke Hardiesmill Place Farm Hardiesmill Road Scottish Borders TD3 6LQ

With reference to your application validated on **18th March 2009** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Conversion of agricultural building to form commercial kitchen and butchery unit

at : Hardiesmill Place Farm Hardiesmill Road Gordon Scottish Borders TD3 6LQ


the Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 **subject to the following condition:-**

that the development to which this permission relates must be begun within five years from the date of this consent.

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated.

**Dated 8th May 2009
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


Head of Planning & Building Standards

Application reference : 09/00270/FUL

SCHEDULE OF CONDITIONS

- 1 Noise levels emitted by any plant and machinery used on the premises must not exceed Noise Rating Curve NR30 when measured at the façade of the nearest noise sensitive dwelling.
Reason: To safeguard the amenity of the surrounding area.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

The installation should comply with the DEFRA publication Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.

Please find attached a copy of a consultation response received during the process of the planning application from Scottish Borders Council's Contaminated Land Officer for your information.

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – **0800 800 333**

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address:

The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of



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reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act

SCOTTISH BORDERS COUNCIL

**APPLICATION FOR PLANNING PERMISSION TO BE DETERMINED UNDER POWERS DELEGATED
TO THE HEAD OF PLANNING AND BUILDING STANDARDS**

PART III REPORT

REF : 09/00270/FUL

APPLICANT : Robin & Alison Tuke

AGENT : None

DEVELOPMENT : Conversion of agricultural building to form commercial kitchen and butchery unit

LOCATION: Hardiesmill Place Farm
Hardiesmill Road
Gordon
Scottish Borders
TD3 6LQ

TYPE : FUL Application

Observations by Development Control Officer - Miss Karen Hope

This application seeks full planning consent for the conversion of an existing agricultural building to form a commercial kitchen and butchery in association with the livestock at Hardiesmill Place Farm. The commercial kitchen / butchery would be used in conjunction with the operations at the existing farm.

No objections have been raised by Westruther and Gordon Community Council and no neighbour objections have been received.

There are no planning policy difficulties with the proposal.

Recommendation:

It is recommended that the application be approved subject to the following condition:

1. Noise levels emitted by any plant and machinery used on the premises must not exceed Noise Rating Curve NR30 when measured at the façade of the nearest noise sensitive dwelling.
Reason: To safeguard the amenity of the surrounding area.

Informative:

The installation should comply with the DEFRA publication Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.

Please find attached a copy of a consultation response received during the process of the planning application from Scottish Borders Council's Contaminated Land Officer for your information.

Miss Karen Hope
Senior Planning Officer

Recommended On: 7 May 2009

