

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Scott Shearer**

Date: 18 Sept 2017

From: **Roads Planning Service**  
Contact: **Paul Grigor**

Ext: 6663

Ref: 17/01112/FUL

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**Subject: Erection of hay shed**  
**Field No 0328, Kirkburn, Cardrona**

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A similar proposal was considered under application 16/01506/FUL and the additional information requested at that time has not been submitted as part of this application. I have copied the previous response below;

*Similar proposals for agricultural storage buildings in this area which are served by the same access have requested additional information regarding traffic movements, in order to assess the impact these proposals would have on the junction with the public road.*

*The current submission does not include any information on the number, type and frequency of vehicular movements associated with this proposal. As a result, I am unable to make an informed decision of the impact this proposal will have on the junction with the public road and the section of private road leading to the site.*

*Until I receive this additional information, I must recommend refusal of this application.*

**AJS**

**Scottish Borders Council**

**Regulatory Services – Consultation reply**

<b>Planning Ref</b>	17/01112/FUL
<b>Uniform Ref</b>	17/02485/PLANCO
<b>Proposal</b>	Erection of hay shed
<b>Address</b>	Field No 0328 Kirkburn Cardrona Scottish Borders
<b>Date</b>	6/9/17
<b>Amenity and Pollution Officer</b>	David A. Brown
<b>Contaminated Land Officer</b>	Reviewed – no comments

**Amenity and Pollution**

**Assessment of Application**

Noise  
Nuisance

This is an Application to erect a Hay Shed.

Noise from vehicle maintenance and operations can cause noise annoyance and affect the amenity of other occupiers.

These developments can also subsequently be used for other purposes which may impact on local amenity.

**Recommendation**

Agree with application in principle, subject to Conditions

**Conditions**

*Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2*

*Reason: To protect the amenity of nearby properties.*

*All plant and machinery shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.*

*Reason: To protect the amenity of nearby properties.*

*The shed shall not be used for any purpose from which environmental or amenity impacts may arise without first submitting a Management Plan, for the prior approval of the Planning Authority.*

*Reason: To protect the amenity of nearby properties.*

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 11th August 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01112/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 1st September 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 1st September 2017, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Cleek Poultry Ltd

**Agent:** N/A

**Nature of Proposal:** Erection of hay shed

**Site:** Field No 0328 Kirkburn Cardrona Scottish Borders

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY – 31 Aug 2017

### Nature of the Proposal

The proposal is for the erection of a hay shed onto the end of the existing shed.

### Implications of the Proposal for the Landscape including any Mitigation

I note that a topographical survey, showing the tip height of trees on the north side of the B7062 (within the Kailzie estate) This information demonstrates that the existing trees along the north boundary should adequate screening the shed when seen from this direction across the valley.

The roof height will be approximately 2.5m above the roof height of the existing shed but given the assessed tip height of adjacent trees, it should not be an intrusion in the landscape when seen across the valley.

### Conclusion

**Given that the topographical survey shows that the roof height will be lower than the adjacent trees and thus will be screened from views across the valley, on landscape and visual grounds, I do not object to this application.**

Siobhan McDermott  
LANDSCAPE ARCHITECT

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 11th August 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01112/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 1st September 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 1st September 2017, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Cleek Poultry Ltd

**Agent:** N/A

**Nature of Proposal:** Erection of hay shed

**Site:** Field No 0328 Kirkburn Cardrona Scottish Borders

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

There are no archaeological implications for this proposal. The site in question underwent a watching brief in 2005 which failed to identify archaeological features or finds.