

# REGULATORY SERVICES



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

Date: **18 Sept 2017**

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

Ext: **6663**

Ref: **17/01113/FUL**

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**Subject: Erection of tractor shed**  
**Filed No 0328 Kirkburn, Cardrona, Scottish Borders**

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I have no objections to this relatively small unit for storing an agricultural vehicle within the existing compound at Kirkburn.

**AJS**

**Scottish Borders Council**

**Regulatory Services – Consultation reply**

<b>Planning Ref</b>	17/01113/FUL
<b>Uniform Ref</b>	17/02484/PLANCO
<b>Proposal</b>	Erection of tractor 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 Tractor Shed.  
Noise from vehicle maintenance and operations can cause noise annoyance and affect the amenity of other occupiers.

**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 residential 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 residential amenity of nearby properties.*

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 11th August 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01113/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 tractor shed

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

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY

### Nature of the Proposal

The proposal is for the erection of a tractor 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. At this (east) end of the existing shed I would have preferred to see a shed of a similar height to the existing, to limit any potential impact when seen from the B7062, 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, and that there will be only limited visual effect on receptors on the B7062, 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: 17/01113/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 tractor 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.