

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/00494/FUL
Uniform Ref	16/00821/PLANCO
Proposal	Erection of poultry building and erection of alter, sacred well and stance for statue
Address	Field No 0328 Kirkburn Cardrona Scottish Borders
Date	10/5/16
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

Air quality
Noise
Nuisance
Private Water Supply

This is an Application for Consent to erect a poultry building and other structures.

Some of these activities have the potential to impact on public health and amenity.

A Environmental Statement should be provided for this proposal and should detail,

- A full description of all activities proposed on site.
- An assessment of the impact of the proposed activities on the local environment with attention being given to emissions to land air and water (including noise). The Assessment should encompass cumulative impacts with other activities underway or having Planning Consent at this time.
- An assessment of traffic impacts resulting from the Development and any cumulative impacts with other activities underway or having Planning Consent at this time.
- Full details of water supply and drainage arrangements for the Development.
- Details of proposed poultry numbers on site, including any existing poultry facilities.

Recommendation

Further Information Required Before Application is Determined

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 26th April 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00494/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th May 2016, 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 17th May 2016, 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 poultry building and erection of alter, sacred well and stance for statue

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation on this application. I have previously responded to other applications for this site and those adjacent. I would particularly draw your attention to my comments made with respect to application 15/00522/FUL. These remain valid.

To summarise, there is no objection to the application, however I am concerned about potential cumulative impacts to the setting of the regionally significant churchyard to the west. In order to make an assessment of this potential impact I require:

- A photomontage and wireframe from the churchyard showing the development
- Photos from the development site towards the churchyard

In addition, my prior response recommended an condition for an archaeological evaluation prior to development.

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 26th April 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00494/FUL

PLANNING CONSULTATION

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OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

Economic development cannot support this application for the following reasons.

- We will require sight of a business plan for the poultry business and cash flow projections.
- The poultry industry is highly regulated. Clear Span steel framed poultry buildings with food safe linings are the preferred option for poultry production. The incorporation of facilities for raising drinkers and feeders (weighing, handling and loading facilities) to aid access for handling equipment would also have to be included in addition to adequate lighting, litter provision and ventilation. This re-submission of the application for poultry housing does not have enough detail for us to respond.

Economic development would suggest and would request clarification that advice is sought from qualified agricultural advisers/engineers prior to submitting drawings to ensure that they comply.

- Economic development would also have concerns about the proximity of the poultry unit to an existing consent for holiday lodges, as we do not consider that they would be compatible if both are developed.

