

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 13th May 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00495/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 3rd June 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 3rd June 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: Extension to form animal flotation unit

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

- There appears to be no business case supporting documents with this application so Economic Development cannot support this application without full sight of this information. The drawing refers to the use of the flotation unit for toning muscle on animals reared for slaughter – therefore, please can the applicant be requested to, and confirm that, the unit will be included as a part of an agricultural business and submit a business plan, including cash flow projections, in order for it to be evaluated.
- Economic development would also have concerns about the proximity of the flotation unit to an existing consent for holiday lodges, as we do not consider that they would be compatible if both are developed.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 13th May 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00495/FUL

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Extension to form animal flotation unit

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. There are no archaeological implications for this proposal. The western half of the red-line area was archaeologically monitored in 2005 during a top-soil strip. No features or finds were identified. The eastern half has been impacted by track creation. As such, there is a very low chance for archaeological discovery within the proposed development area.

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/00495/FUL
Uniform Ref	15/00946/PLANCO
Proposal	Planning Consultation - Extension to form animal flotation unit
Address	Field No 0328 Kirkburn Cardrona Scottish Borders
Date	1/06/2016
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed No comment

Amenity and Pollution

Assessment of Application

Noise

Water and Drainage

This Application proposes to erect a facility for treating animals.

This Application proposes to use a private drainage system.

This can impact of public health.

Recommendation

Agree with application in principle, subject to Conditions.

Conditions

No development should commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition

Reason: To ensure that the development does not have a detrimental effect on public health.

Informative

Private Drainage System

Private drainage systems often cause public health problems when no clear responsibility or access rights exists for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.

REGULATORY SERVICES



To: **Development Management Service**
FAO Craig Miller

Date: 8 June 2016

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

Ext: 6663

Ref: 16/00495/FUL

Subject: Extension to form animal flotation unit
Field No. 0328, Kirkburn, Cardrona, Scottish Borders

The previous application (15/00563/FUL), which was subsequently refused permission, for a similar proposal on this site requested additional information regarding traffic movements.

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

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 13th May 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00495/FUL

PLANNING CONSULTATION

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Extension to form animal flotation unit

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY

My comments of 20th July 2015 in relation to previous application - Ref No 15/00563/FUL remain relevant and apply to this revised application.

Siobhan McDermott
LANDSCAPE ARCHITECT

21st June 2016

