

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 8th September 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01114/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 29th September 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 29th September 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 cold store/hay store

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

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.
- 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.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 8th September 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01114/FUL

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of poultry cold store/hay store

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY

I have has a look at this application and note that the height of the building is 2m lower than the proposed building that made up the refused application (15/00563/FUL) Nonetheless, I remain concerned that the proposal will have a negative impact on the quality of the Special landscape Area and especially on views driving along the minor road immediately to the north and the immediate area. There is nothing in the submission that shows cross sections or relationship to the other consented buildings and that demonstrates how the buildings would work on this sloping site. Nor has any landscape mitigation been proposed to help reduce the impact from sensitive receptors. I therefore, on landscape and visual grounds, would not support this application.

Siobhan McDermott
LANDSCAPE ARCHITECT

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/01114/FUL
Uniform Ref	16/01784/PLANCO
Proposal	Agricultural shed for rearing broiler chickens
Address	Field No 0328 Kirkburn Cardrona Scottish Borders
Date	26/9/16
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed No comment

Amenity and Pollution

Assessment of Application

Noise

This is an Application to erect a poultry cold store and hay shed.

Refrigeration equipment can cause noise problems if not properly installed and maintained.

Recommendation

No objection 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 the nearest noise sensitive dwelling (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: Archaeology Officer

From: Development Management

Date: 8th September 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01114/FUL

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of poultry cold store/hay store

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no archaeological implications. I previously responded with respect to application 15/00563/FUL which contains more detailed comments.

REGULATORY SERVICES



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

Date: **18 Oct 2016**

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

Ext: **6663**

Ref: **16/01114/FUL**

Subject: Erection of poultry cold store/hay store
Field No. 0328 Kirkburn, Cardrona, Scottish Borders

There have been previous applications for various agricultural type developments on this site. The current submission is for a relatively small scale building to be used for agricultural storage. This type of development is unlikely to generate a significant number of traffic movements given the size of the unit.

Access to the site is to be via the existing junction, which is to be upgraded as per a separate application (15/01206/FUL). As such, I would be seeking for a condition to be attached to any consent for this current application requiring the access to be upgraded, as per the application 15/01206/FUL, prior to the storage unit becoming operational.

AJS

