

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 15th November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01422/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 6th December 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 6th December 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 cattle building with welfare accommodation

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

Economic Development cannot support the application for the erection of cattle building and welfare accommodation in field no 0328, Kirkburn, Cardrona:

This is due to the close proximity of the proposed location of the cattle building and welfare accommodation to the existing approved application for holiday lodges and laundry building 15/00831/FUL (superseded by 16/00892/FUL). It is the opinion of Economic Development that housing cattle and agricultural buildings so close to holiday lodges would detract from a quality visitor experience.

REGULATORY SERVICES



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

Date: **21 Nov 2016**

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

Ext: **6663**

Ref: **16/01422/FUL**

Subject: Erection of cattle building and welfare accommodation
Field No. 0328, Kirkburn, Cardrona, Scottish Borders

Planning applications have been lodged and determined for a similar proposal opposite this site. The first application (15/00947/FUL) was refused in part due to lack of information on transport movements. The subsequent application for the same site (16/00114/FUL), whilst also refused, did include a transport statement detailing traffic movements associated with the business.

No Transport Statement has been submitted for the current application and whilst it is for a similar type of development, the business model may differ. As a result of this and in line with previous applications, I will require a Transport Statement to be submitted in order for me to make an informed decision on this application.

Until I receive this additional information, I am unable to support this application.

AJS

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/01422/FUL
Uniform Ref	16/02256/PLANCO
Proposal	Erection of cattle building with welfare accommodation
Address	Field No 0328 Kirkburn Cardrona Scottish Borders
Date	30/11/16
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments.

Amenity and Pollution

Assessment of Application

*Air Quality
Noise
Nuisance*

This is an Application to erect a cattle building.
These have the potential to impact on adjacent occupiers.

Recommendation

No Objection subject to Condition.

A plan for the management and control of potential nuisances (including noise, odour, air quality, flies and other pests) that would be liable to arise at the site as a consequence of and/or in relation to the operation, individually and/or cumulatively, requires to be submitted to and approved in writing by the Planning Authority. Thereafter the approved nuisance control management plan shall be implemented as part of the development.

Reason :To ensure that the operation of the buildings has no unacceptable impacts upon the amenity of the surrounding area or upon the amenity of any neighbouring residential properties.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 15th November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01422/FUL

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of cattle building with welfare accommodation
Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. I refer you to comments I have made in respect of applications for both the proposed development site and the refused application sites to the south of this. I am concerned that this proposal will have a detrimental impact to the setting of the unscheduled, regionally significant, site of Our Lady's Church and churchyard. The application does not include a screening proposal as consented in previous applications that could mitigate this impact. As currently proposed I do not feel I can support this application.

If, however, the application is ultimately consented I recommend that conditions attached to previous consents for this application site be carried forward.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 15th November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01422/FUL

PLANNING CONSULTATION

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of cattle building with welfare accommodation
Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY

Description of the Site

The site is a part of a larger north facing field on the southern side of the Tweed valley.

The site lies wholly within the Tweed Valley Special Landscape Area (SPA) and the designation recognises the special character of the valley landscape in the Designation statement as follows:

'The broad Tweed Valley is typical of the Borders, and is the most familiar of the Borders valleys.

Accordingly it has a strong sense of place, with certain views being instantly recognisable. The varied mix of landscape elements is highly representative, with forestry, woodland, open hillsides and pastoral farmland all juxtaposed. Added to this mix is a range of settlement types, with the valley providing the setting to several settlements. The landscape unfolds as the viewer follows the river through the valley, presenting new vistas alternately dominated by forestry, as around Walkerburn, or by the steep rocky slopes above Innerleithen. The contrast between the well settled valley and the bare heather and grass moors and landmark hills is striking. Well-designed forestry actively contributes to this visual experience in places.'

The Inventory Designed Landscape of Kailzie lies immediately across the minor road to the north. The field slopes

Nature of the Proposal

The proposal is for the erection a 36 x 12 x 7.5m high shed with staff facilities.

Implications of the Proposal for the Landscape including any Mitigation

There is precedent for development in this location – 4 holiday sheds and a laundry building having been approved in this location previously.

Due to the sloping nature of the field the 7.5m tall shed has the potential to be visible from the north side of the valley and more locally from the B7062 immediately to the north of the field.

I have tried to calculate from previous submissions, given the lack of information supplied in support of this application, what the ridge height of the building will be above ordinance datum (AOD) and suggest that as

access will be off the existing track which is approximately 103.00 AOD, the ridge height of the 7.5m tall building, will be in the region of 110.5 AOD. The site plan and sections submitted in support of 15/00965/FUL shows 5no (the five highest) tree heights ranging from 105.30 – 110.43 AOD so I am not satisfied that the shed, seen from the A72 across the valley, will be adequately screened. (Please note my calculations are based on rather limited information gleaned from previous applications that has not been rigorously tested on site)

The intervening slope may help limit views into the site from the local B7062 road.

Conclusion

The submitted information was very limited nonetheless my calculations suggest the apex height of the building will overtop the existing trees to the north and so will be visible from surrounding areas. Therefore on landscape and visual grounds, I do not support this proposal.

Should consent be granted we would want to see a robust planting scheme to be a condition of the approval to help set the development into the local landscape.

Siobhan McDermott
LANDSCAPE ARCHITECT