

PLANNING AND BUILDING STANDARDS COMMITTEE

6 MARCH 2017

APPLICATION FOR PLANNING PERMISSION

ITEM: 16/01430/FUL
OFFICER: Lucy Hoad
WARD: East Berwickshire
PROPOSAL: Erection of poultry building and associated works
SITE: Hutton Hall Barns Hutton Scottish Borders
APPLICANT: Maclean Eggs Ltd
AGENT: Kevin White Architecture

SITE DESCRIPTION

The application site is located at Hutton Hall Poultry Farm, Hutton accessed off a minor road from the B6460, 1.9KM east of the village of Allanton, The site rectangular in shape lies within the western section of an agricultural field bounded by the Caddy Burn to the west, minor public road to the south and east, and Whiteadder river/agricultural land to the north. Listed Buildings in the area to the north and east, include the B Listed Hutton Castle (restored dwelling), C Listed Hutton Hall Barns Farm steading, C Listed 2,3,4 and 5 Hutton Hall Barns Farm Cottages, C Listed East Lodge (Hutton Castle), C Listed West Lodge (Hutton Castle). Residential properties at Hutton Hall Barns lie at a distance of approximately 400m and the West Lodge lies at a distance of approximately 240m.

PROPOSED DEVELOPMENT

It is proposed to erect a single poultry shed to house free-range hens on Hutton Hall Barns Farm land. The proposed shed would house 32,000 birds, with a egg packing and storage area. The proposed shed would be of a steel portal framed construction and would measure approximately 120m by 24.5m by 7m high, finished in green profile sheeting. The shed will require extract ventilation and this is to be provided by 4No wall fans to be located on the north facing gable end of the building, 18No exhaust air chimneys and 18No fresh air inlet chimneys. The shed would be accessed via the existing access taken from the minor road to the east with extended internal track from existing shed.

PLANNING HISTORY

15/01173/FUL Erection of poultry building and associated works to house 32,000 birds was approved by committee 01.02.2016.

Records note that there are several poultry sheds with up to 40,000 birds sited on land at Hutton Hall Barns (managed by Border Eggs Ltd) approved under applications:

06/00326/FUL - Siting of Mobile Poultry Unit, Land East Of Hutton Hall Barns, Hutton Approved 24 March 2006.

07/01741/FUL - Modification of Planning Condition on Previous Application 06/00623/FUL in Respect of Extension of Period of Consent. Approved 12 December 2007.

07/01752/FUL - Erection of Mobile Poultry Unit, Extension of Access Road and Erection of Shed for Roadside Sales. Land North East of Hutton Hall Barns, Hutton. Approved 8 October 2007.

08/01746/FUL - Erection of Mobile Poultry Unit and Extension of Access Road. Land North East of Hutton Hall Barns, Hutton. Withdrawn 28 November 2008.

08/02047/FUL - Erection of Mobile Poultry Unit and Extension of Access Road. Land North East of Hutton Hall Barns, Hutton. Approved 25 March 2009

10/00036/FUL Erection of poultry unit for free-range hens and associated infrastructure Land North East Of Hutton Hall Barns Approved 10.05.2010

11/00302/FUL Erection of manure storage building Hutton Hall Barns Hutton Approved 10 May 2011.

14/01347/FUL Siting of mobile Poultry Unit land North East of Hutton Hall Barns, Hutton Approved 10.02.2015

15/01173/FUL Erection of poultry building and associated works Hutton Hall Barns Scottish Borders Approved 01.02.2016

The proposed shed is to serve company Maclean Eggs Ltd specialising in free-range egg production.

REPRESENTATION SUMMARY

5 letters of objection have been received. The principal grounds of objection as follows:

- Over provision of facility
- Poor design
- Adverse impact on the landscape
- Industrial scale and appearance
- Loss of prime agricultural land
- Sheds to both side of building group
- Encirclement of dwellings by poultry units
- Increase in the number of birds
- Loss of sustainable mixed use in area
- Road safety
- Increase in heavy traffic
- Inadequate passing places
- Inadequate access
- Increase in vermin
- Health impacts
- Loss of privacy
- Noise from fans
- Manure management
- Prevailing wind will carry odour to residents

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Odour nuisance
Dust
Potential damage to natural wildlife habitats
Drainage
Impact on water supply
Regulation by SEPA PPC Licence required

APPLICANTS' SUPPORTING INFORMATION

The applicant submitted a Supporting Statement outlining the context of the proposal.

The company MacLean Eggs was set up in order to supply the free-range egg market in the UK. There is an existing egg production unit populated with 32,000 hens. The new shed will house 32,000 hens and include an egg packing and storage area.

During 2016 a number of supermarket chains such as Tesco, Morrison's and Aldi have made commitments to source eggs from cage free hens by 2025 and producers such as McLean Eggs seek to invest to meet the changing market demands.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Flood Risk Officer: No objection on flood risk grounds. Notwithstanding, as this site is adjacent to the indicative flood extent and not anticipated to flood at the 1 in 200 year flood event I would not object to the proposed development on the grounds of flood risk. With respect to surface water flooding, suitable drainage and SUDS should be implemented.

Roads Planning: No objection. The proposal is unlikely to create a significant increase in traffic. Passing places are significant to cater for the slight increase in traffic. It is anticipated that linked journeys for feed, manure and egg collection with neighbouring unit will be undertaken.

Archaeologist: No objection subject to an informative in respect of potential for encountering archaeology finds.

Ecologist: No objection subject to conditions and informative in respect of protected species (badgers), and commencement of works (outwith bird breeding season). The Ecologist notes the operation on site will require to be controlled by SEPA under PPC regulations. SEPA have indicated that the site is likely to be consentable. Good practice mitigation measures in line with PPC regulations are likely to ensure that there will be no significant adverse impacts on the integrity of the River Tweed SAC.

Environmental Health Officer: No objection subject to agreement of an operational plan which will set out the detail for management of the operation of the development covering potential nuisances including noise, odour, air quality, flies and other pests). The Officer has reviewed the draft operational plan submitted by the applicant and has no further comments. Confirm that SEPA are the regulating authority for Noise, Odour, Site Housekeeping and Emissions to the Atmosphere.

Landscape Officer: No objection subject to conditions in respect of detailed landscape planting scheme, and agreement to colour treatment of the cladding.

Statutory Consultees

Community Council: Objection, seek refusal, main points raised

Bird numbers and capacity within fields
Proximity to watercourse and impact from pollution
Potential impact on fishing and ecology
Proposal would bring shed total to 7 with over 100,000 birds
Serious adverse impact on the amenity of residents of Hutton Hall Barns
Nuisance
Smell
Disturbance
Cumulative impact from all the sheds and birds in the same place
Impact on health and welfare of residents
Residents encircled by 2 companies

SEPA: No objection in principle. Taking into account the other poultry shed the operation on site will exceed the Pollution Prevention and Control (PPC) threshold of 40,000. This operation will require to be controlled by SEPA under the PPC Regulations. From our initial assessment the proposal is potentially consentable under the PPC Regulations.

SEPA have clarified that storage of manure within the PPC site falls under PPC certification and removal of manure from the site to third party would not be an issue for SEPA.

SNH: No objection. The operational activities will require a Pollution Prevention and Control (PPC) and we will be consulted on this. In terms of construction of the development no further assessment is required due to distance from site to watercourse, and scale and temporary nature of the works. Any impact will be negligible.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Local Development Plan 2016

PMD1 Sustainability
PMD2 Quality Standards
ED7 Business, Tourism and Leisure Development in the Countryside
ED10 Protection of Agricultural Land and Carbon Rich Soils
HD3 Protection of Residential Amenity
EP2 National Nature Conservation and Protected Species
EP3 Local Biodiversity
EP8 Archaeology
EP13 Trees, Woodlands and Hedgerows
EP15 Development Affecting the Water Environment
EP14 Air Quality
IS8 Flooding
IS9 Waste Water Treatment Standards and Sustainable Urban Drainage

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OTHER PLANNING CONSIDERATIONS:

- Supplementary Planning Guidance on Biodiversity
- Supplementary Planning Guidance on Landscape and Development
- SBC Local Biodiversity Action Plan

KEY PLANNING ISSUES:

The key planning issues related to this application are whether the proposals would have an adverse impact on:

1. the landscape
2. the local ecology and watercourse
3. local historical buildings or archaeological sites
4. the amenity of residential properties

ASSESSMENT OF APPLICATION:

Background

The applicants have submitted in support of their application a Planning Statement supplemented by further supporting information to outline the background of the company, the rationale for the project, the proposed measures or mitigation they intend to carry out in order to avoid demonstrable harm to the locality. This is available on the Council's Public Access website.

Principle

Policy ED7 encourages proposals for business in the countryside provided that the development is to be used directly for agricultural or forestry operations and that the development respects the amenity and character of the surrounding area. The development must have no significant adverse impact on nearby uses, particularly housing. The use and scale of the development should be appropriate to the rural character of the area and should take into account accessibility considerations. Proposals that provide employment in villages or the countryside and contribute to the wider rural economy will generally be supported. The proposed development would clearly provide employment in the locality and would contribute to the wider rural economy, therefore consideration must be given to this proposal.

Impact on the Landscape

Concerns were raised by neighbours and the Community Council as to the visual impact on the rural landscape.

The introduction of a large building on site has the potential to create significant landscape impacts. In views into the site, consideration has to be given to the topography and level of containment, along with the screening function provided by any existing woodland.

The shed is to be sited within a natural dip in the landscape to the north west of (in alignment with) the existing shed. It is intended to utilise the existing access from the

public road to the southeast that serves the existing shed, extending the internal track.

The topography of the land means that the ground slopes down from the minor public road to the east towards the Caddy Burn to the west. The submission includes a site section to illustrate levels from the road through the site to the burn. The hedge-lined road to the east, where the West Lodge is located, and road to Hutton are the main visual receptors, and additional planting is proposed in order to provide screen cover from these viewpoints.

The proposed colour of the shed is matt Juniper Green and this is a typical colour found on buildings of this nature in the Borders countryside. This dark colour would match the existing shed and allow the building to visually recede in the rural setting. It is recommended that colour finish be controlled by condition to ensure a non-reflective effect is achieved.

Given the existing topography, woodland/hedgerow provision, and proposed planting, the shed would be visually contained within the landscape. In views from the minor road east and the surrounding fields the ridge of the proposed shed may be visible to public view. However, the fact that the cladding is a dark green colour will help to minimise the impact of the building when viewed from outwith the site, and additional planting would aid screening.

Given the screening, provided by additional planting and the distance from sensitive receptors, results in the actual visual impact being relatively small for external viewpoints.

The Landscape Officer has been consulted and does not object to the development. He has reviewed the submitted planting plan and is content with the proposed works.

Whilst the ridge of the shed may be visible from the minor roads at some points, it is considered that the mass of the building could be screened by an appropriate level of landscaping, and provided the planting plan is agreed and implemented the proposal would not have a significant adverse impact on the landscape quality of the rural area.

Loss of prime agricultural land

The site forms a small part of the field and there would be no adverse impact in terms of the availability of land given the scale of the development and the contribution that the proposal would make to agriculture.

Impact on cultural heritage

Given distance to historical properties it is not anticipated that there would be an adverse impact on the setting of any listed structures in the vicinity.

There are no archaeological implications stemming from this proposal. The archaeologist has been consulted on the application and does not object to the proposal. The officer reviewed information submitted by the applicant under previous application 15/01173/FUL to include historic field management practices, and is satisfied that an informative be appropriate in this instance, in respect of the potential of encountering any buried features as works progress.

Services

The applicant advises that a new electric supply installed in respect of the existing shed would be suffice to serve the proposed development. Water supply is to be taking from the connection at the existing shed (taken from public mains). It is intended that foul drains are to a new sewage treatment plant outfall to field tiles. Surface water is to be directed to new SUDS system. The applicant has provided an indicative plan detailing location of drainage however final works are to be designed by SAC. It would be prudent to use a condition to ensure that the details of drainage are agreed in conjunction with SEPA in order to protect the watercourse.

Impact on water environment and ecology

Concerns have been raised by objectors as to the impact on ecology and habitat.

Watercourse

The Caddy Burn (Special Area of Conservation River Tweed tributary) with pond feature runs along the western edge of the field. Concerns about pollution to the watercourse have been raised by objectors.

The ecologist has considered the matter and notes that SEPA would be controlling the development under PPC regulations. The officer considers that good practice mitigation measures in line with PPC regulations are likely to ensure that there will be no significant adverse impact on the integrity of the River Tweed SAC.

The applicant has advised that the Scottish Agricultural College is to be commissioned to design a suitable SUDS feature, most likely to be a multiple cell system based on infiltration basins with a final restricted piped outflow to the Caddy Burn, which will provide attenuation and treatment for rainfall events.

Drainage measures would require to be acceptable to the authority prior to works. As stated it would be prudent to ensure agreement to the final SUDs design, in consultation with SEPA, via condition.

Protected species

The Ecologist considers that the survey findings of Feb 2016, submitted in respect of 15/01173/FUL are still relevant for this assessment given time frame. However, the officer advises that mitigation is required to minimise disturbance to badgers given activity in area noted. A supplementary checking survey would be required to cover an area of 400m diameter from the centre of the proposed development to inform an up to date mitigation plan for the area.

In respect of breeding birds, the officer advises that development works should be undertaken outwith the bird-breeding season. Should the applicant seek to commence works during this time period provision for checking surveys/mitigation measures would be required.

Given that these matters can be controlled via conditions it is considered that there are no over-riding concerns that would warrant refusal in terms of impact on protected species or habitat.

Impact on the amenity of residential properties

Local residents have objected to the development and their concerns include the additional number of birds, regulation of the scheme, noise, dust, odour, and vermin; the addition of a further shed leading to encirclement of the residential dwellings. All have these have the potential to have an adverse impact on the local residents.

The Community Council has raised objections to this application on the grounds that it would have a serious adverse impact on the health, welfare and amenity of residents at Hutton Hall Barns with several large poultry sheds already existing in the locality with associated impacts in terms of nuisance, smell and disturbance. The CC notes that the proposal would bring shed total to 7No with over 100,000 birds, and are concerned at the cumulative impact from all the sheds and birds in the same place with residents encircled by 2 companies.

It is noted that West Lodge lies over 200m away and the residential dwellings at Hutton Hall Barns are sited over 400m away from the proposed shed.

Bird Numbers

Records indicate that the existing sheds at Hutton Hall Barns could house up to 40,000 birds. These sheds are owned and managed by Borders Eggs Ltd. The proposed shed would house up to 32,000 birds in a free-range system managed and operated by Maclean Eggs Ltd. This company has an existing shed containing 32,000 birds. Should the application be approved bird numbers in respect of MacLean Eggs Ltd would increase to 64,000.

Regulation

SEPA has confirmed they the operation of the site will require to be regulated by SEPA under the PPC Regulations, as the collective number of birds from the proposed shed and existing shed shall exceed the Pollution Prevention and Control (PPC) threshold of 40,000 birds. From their initial assessment SEPA confirm that they have no concerns regarding the proposal at this stage and confirm from initial assessment that the proposal is potentially consentable under the PPC Regulations.

The Environmental Health Officer recommended that an operational plan be submitted and agreed. The applicant has subsequently submitted a draft operation plan to the authority to outline the procedures for the management and control of potential nuisances (e.g. noise, odours, air quality, flies and pests). The Environmental Health Officer has reviewed the documentation and confirmed he has no further comments.

As noted, it is for SEPA to control these matters through their regulatory role.

Dust and Air Quality

The supporting statement states that ventilation will be provided by 4No wall fans on the north facing gable end of the building and by roof ventilation provided by exhaust air chimneys and fresh air inlet chimneys. The applicant advises that the use of up to date ventilation systems results in little dust escaping from the shed. The applicant also advises that industry testing has proven that dust emissions levels from poultry units using state of the art ventilation systems such as the type for the proposed unit

do not exceed prescribed levels. The EHO advised that SEPA would be the regulating authority for emissions to the atmosphere (dust, ammonia).

Odour Pest Management

The objectors have referred to odour nuisance and flies/pests.

In the proposed shed manure will be collected on manure belts where it is air-dried making it unsuitable for flies to lay eggs. The belts will be emptied via a conveyor directly into trailers twice a week (west of the building). There is potential for spillage during the removal stage and a regular site clear would deal with any spillage on site.

Areas around the shed will be kept clean and tidy in order to minimise pests to include rodents. Measures to control flies include use of the Chemical Neporex that breaks the life cycle of the fly. Rodent control is to be carried out by a trained and LANTRA certified person, regular checks made to ensure that rodent control methods are effective.

An odour management plan would form part of the SEPA PPC process.

Waste Removal

The applicant advises that the proposed building will be mucked out twice per week in order to minimise the build-up of manure and odour with the intention that manure is to be removed by a neighbouring farmer to be used as fertiliser. Cover will be placed on manure conveyors to minimise dust and odour.

The draft operation plan notes that manure will be managed and regulated in accordance with the Standard Farming Installation Rules (SFIR), which underpin SEPA's PPC permit and the Nitrate Vulnerable Zones (NVZ) requirements. It states there are four main options for Maclean Eggs in how manure can be managed within these rules:

- Export to farmer within NVZ – his/her responsibility to comply with NVZ
- Export to farmer outwith NVZ – manure can be spread all year round
- Sell to W Murray Farming Ltd – see Appendix 1A of submission
- Store on Hutton Hall Barns farmland in covered field heaps – Maclean and Company's (family farming partnership) responsibility to comply with NVZ

SEPA has standing advice in relation to poultry farming that states:

All installations producing slurry shall provide a storage system capable of storing the maximum quantity of slurry which is likely to be produced in any continuous six month period, including allowance for rainwater which may fall or drain into the slurry storage system, unless a shorter period can be justified in a Farm Waste Management Plan. Please note that in making these calculations SEPA may take into account other disposal options such as contracts providing guaranteed access to adequate alternative storage capacity located outside the installation or contracts for the transfer of slurries to a person appropriately authorised by SEPA for the collection, recovery or disposal of the material

A waste disposal strategy would form part of the SEPA PPC process. SEPA clarified that removal of manure off site (third party uplift) would be an acceptable waste management method but would fall outwith the scope of the waste management regime. Storage of waste on site would be regulated by SEPA.

Disposal measures would require to be acceptable to the authority prior to works. It would be prudent to ensure agreement to the final waste disposal arrangements, in consultation with SEPA, via condition to ensure protection of residential amenity.

Noise

Concerns have been raised by objectors in relation to noise generation. The applicant has advised that the shed will require extract ventilation and this is to be provided by 4No wall fans to be located on the north facing gable end of the building, with provision of 18No exhaust air chimneys and 18No fresh air inlet chimneys.

The shed will be designed and operated as per the existing shed constructed following the grant of permission 15/01173/FUL. The poultry shed will be controlled by a climate and production computer, which controls ventilation and temperature, reducing odour build up. Fans will run for 24 hours per day to ensure a continuous supply of fresh air for the birds, however the applicant has stated that the number of fans required depends on environmental conditions within the shed. It is anticipated that only on an extremely hot day would all fans be running at full capacity.

Timing of vehicle movements will ensure noise is not created during night time periods. The applicant has advised that egg collection lorries (3No per week) will be on site for approximately one hour from between 0700 until 2000. Feed delivery times will be restricted to between the hours of 0700 and 2000. The times may vary only in extenuating circumstances for example severe weather.

Deliver and uplift of birds occurs on a 13-month cycle.

A noise management plan would form part of the SEPA PPC process. The Environmental Health Officer has confirmed that environmental matters raised by the objectors are all subject to enforcement by SEPA who are the Regulatory Authority for Noise, Odour, Site Housekeeping and Emissions to the atmosphere.

The precise details of the management of the development shall require to be agreed with SEPA under the PPC permit through the submission and approval of an operational management plan, which forms the framework under which the development is to be managed. SEPA have not objected to the principle of the development and are satisfied that the development is potentially capable of being authorised under the Pollution Prevention and Control (PCC) Scotland Regulations 2000. Thus it will be for that permit process to ensure that the development will not have a negative impact on the amenity of neighbouring properties. As SEPA have indicated that the development has the potential to be consentable, there is no further role for the planning process in relation to these issues.

Impact on traffic and road safety

Concerns have been raised by neighbours as to an increase in traffic movements stemming from the proposal and road safety.

In respect of traffic journeys the applicant has confirmed that trips for egg collections and fallen stock will be linked with existing vehicle movements. Eggs will be taken by Noble Foods three times per week for processing and packing prior to dispatch.

There will be one additional articulated lorry load of feed per week delivered to site over and above existing traffic movements. There will be two tractor and trailer loads of manure moved per week from the proposed poultry house.

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Birds are removed and sheds re-stocked every 56 weeks. There will be 8 additional traffic movements in each 13-month cycle.

The Roads Officer has not objected to the development. Any further comments in relation to the additional information on traffic journeys will be provided in time for committee.

It is considered that there is no significant change to traffic volumes and that the existing passing places are sufficient to cater for the slight increase in traffic.

CONCLUSION

It is accepted that the proposed development will be consistent with the Council's policies on economic development in the countryside. It is an appropriate building in terms of design, scale and massing and it is considered that due to the topography and proposed screening the visual impact will be negligible.

The proposal will not have a significant adverse impact on the ecology or landscape subject to appropriate mitigation measures being put in place.

The development will provide full time employment for two people and two part time posts on site/in the office, and will contribute to numerous other job opportunities within the processing and packing, and supply chain sectors (for example poultry shed staff, agricultural worker, staff at the egg processing and packing facilities, vehicle drivers, tractor drivers).

It is noted that neither SEPA nor the Environmental Health Officer has objected to the principle of the development.

Whilst the community council and neighbours object to the intensification of birds on site and associated dust and noise emissions, SEPA are satisfied that the development is potentially capable of being authorised under the Pollution Prevention and Control (PCC) Scotland Regulations 2000, which is the correct mechanism for assessment of waste/pest management and mitigation in respect of air quality, odour and noise, and shall be agreed as part of the Operational Management Plan to be regulated by SEPA.

The management and operational procedures to be agreed with SEPA should ensure that the measures that are put in place achieve the required standards in relation to environmental or health impacts. A condition is proposed to ensure that these details are also submitted to the Council before any livestock is introduced into the new building.

No other statutory consultees have objected to the proposal. Mitigation measures are considered to be acceptable in respect of visual impact on the landscape, ecological considerations, and archaeological concerns.

On the basis of the resolution of these outstanding matters, and the listed conditions the application can be supported.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the application is approved subject to the following conditions and informatives:

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority, in unless agreed in writing by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details

2 No development shall commence until a Badger Survey and Badger Protection Plan, to include measures as set out in Informative 1 of this consent, shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter, the works shall be carried out in accordance with the approved scheme.

Reason: In the interests of preserving biodiversity

3 No clearance/disturbance of habitats, which could be used by breeding birds, such as arable field, field margins and boundary features, shall be carried out during the breeding bird season (March-August) without the express written permission of the Planning Authority. Supplementary checking surveys and appropriate mitigation for breeding birds will be required if any habitat clearance is to commence during the breeding bird season.

Reason: In the interests of preserving biodiversity

4 No development shall commence until the full details of the finalised drainage scheme shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate protection of the water environment from surface water runoff

5 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

6 All planting, seeding or turfing comprised in the approved details of Drawing 010 REV 10/02/2017 shall be carried out in the first planting and seeding seasons following the operation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure that the proposed landscaping is carried out as approved.

7 None of the poultry buildings hereby consented shall be occupied (or otherwise become operational) until 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) of all the poultry buildings hereby approved, has first been 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 protection of environmental and residential amenity

8 Noise levels emitted by any plant and machinery used on the premises should 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 safeguard the amenities the surrounding residential properties.

9 No lorry deliveries or upliftings shall take place between the hours of 11.00pm and 6.30am on any day.

Reason: To safeguard the amenities the surrounding residential properties.

Informatives

1 Mitigation is required to minimise disturbance to badgers. In line with the requirements of Condition No 4, the Badger Survey should extend to 400mm diameter from the centre of the proposed new development. The mitigation plan for badger agreed under 15/01173/FUL shall be updated and submitted for prior approval following the supplementary survey.

2 In line with the requirements of Condition No 4, the design of this SUDS scheme should include measures to protect badger (including appropriate fencing).

3 There is a low potential for encountering buried archaeology during excavations. Should buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity be discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2(2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

4. Taking into account the other poultry shed at the site, the operation on site will exceed the Pollution Prevention and Control (PPC) threshold of 40,000. As such, this operation will require to be controlled by SEPA under the PPC Regulations.

5. Details of SEPA regulatory requirements and good practice advice for the applicant can be found on the Regulations section of the SEPA website. For further advice for a specific regulatory matter, contact a member of the operations team in the local SEPA office at Burnbrae, Mossilee Road, Galashiels TD11 1NF (tel: 01896 754797).

SEPA advises that it is at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application an/or neighbour notification or advertising.

DRAWING NUMBERS

010REVF	Site Layout	10/02/2017
011REVA	Location Plan	14/11/2016
16074/04REVB	Floor Plans Elevations	14/11/2016
012	Site Sections	10/02/2017

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Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

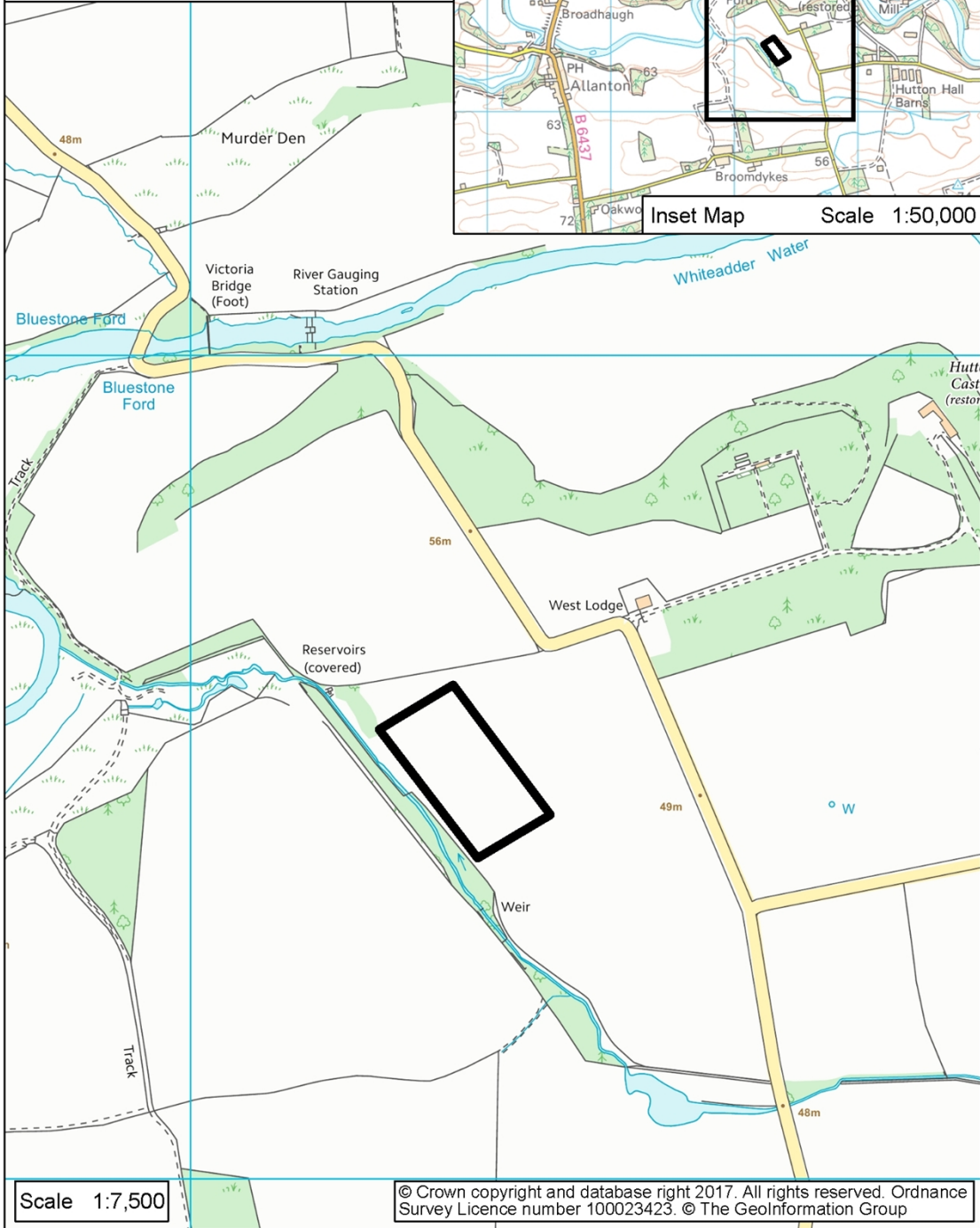
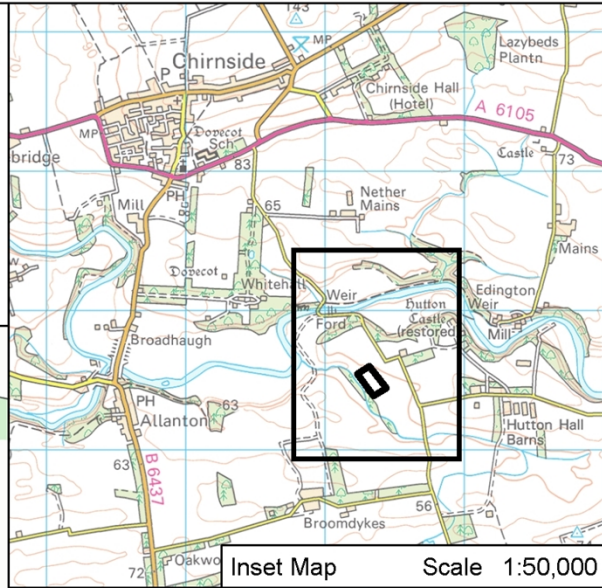
Author(s)

Name	Designation
Lucy Hoad	Planning Officer



16/01430/FUL

Hutton Hall Barns
Hutton
Scottish Borders



Scale 1:7,500

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