

# REGULATORY SERVICES



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

Date: 9 Jan 2017

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

Ext: 6663

Ref: 16/01464/FUL

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**Subject: Erection of agricultural storage building with welfare  
accommodation  
Field No. 0328, Kirkburn, Cardrona, Scottish Borders**

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Similar proposals for agricultural storage buildings in this area which are served by the same access have requested additional information regarding traffic movements, in order to assess the impact these proposals would have on the junction with the public road.

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**

**Scottish Borders Council**

**Regulatory Services – Consultation reply**

<b>Planning Ref</b>	<b>16/01464/FUL</b>
<b>Uniform Ref</b>	<b>16/02318/PLANCO</b>
<b>Proposal</b>	<b>Erection of agricultural storage building with welfare accommodation</b>
<b>Address</b>	<b>Field No 0328 Kirkburn Cardrona Scottish Borders</b>
<b>Date</b>	<b>5/12/16</b>
<b>Amenity and Pollution Officer</b>	<b>David A. Brown</b>
<b>Contaminated Land Officer</b>	<b>Reviewed – no comments.</b>

**Amenity and Pollution**

**Assessment of Application**

*Air Quality  
Noise  
Nuisance*

This is an Application to erect an agricultural building including a workshop.  
This has the potential to impact on adjacent occupiers.

**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 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 amenity of nearby properties.*

## PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 23rd November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01464/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 14th 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 14th 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 agricultural storage building with welfare accommodation  
**Site:** Field No 0328 Kirkburn Cardrona Scottish Borders

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**OBSERVATIONS OF: Economic Development Section**

## CONSULTATION REPLY

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

This is due to the close proximity of the proposed location of the agricultural 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 siting agricultural buildings so close to holiday lodges would detract from a quality visitor experience.

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 23rd November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01464/FUL

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**Name of Applicant:** Cleek Poultry Ltd

**Agent:** N/A

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

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

Thank you for requesting an archaeology consultation. I can support the principle of this application. However, please see my consultation with respect to the consented development in this area. There are potential archaeological implications that can be mitigated. I recommend that Condition 9 of the existing consent covering this application site be carried forward.

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 23rd November 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/01464/FUL

### PLANNING CONSULTATION

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**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 agricultural storage building with welfare accommodation  
**Site:** Field No 0328 Kirkburn Cardrona Scottish Borders

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### 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 steeply down to the minor road that runs northeast/ southwest immediately to the north.

### Nature of the Proposal

The proposal is for the erection a 12 x 18 x 7.5m high shed with staff facilities with 6m wide access track and associated parking on land to the south of the B7062.

### Implications of the Proposal for the Landscape including any Mitigation

This application is for a shed on the sloping ground immediately to the south of the B7062. Due to the sloping nature of the field I am concerned that the shed will be visible locally from the B7062 immediately to the north of the field. The attractive juxtaposition of valley side pastoral farmland with mixed and coniferous forestry and woodland could potentially be undermined by the introduction of an industrial scale shed that will require substantial earth moving to achieve the required amount of level ground. I suggest that the

existing trees along the north boundary will not provide adequate screening for the shed.  
Local Plan Policy EP2 requires developers to comply with Structure Plan policy N11 which states that *'In assessing proposals for development in AGLVs (replaced by SLAs in 2012), the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development.'*

Despite my concerns there is a precedent for development in this location.  
As long as a robust screen planting scheme, that would help to integrate the development into the immediate landscape, is a condition of any approval, I would not be minded to object to this development.

Siobhan McDermott  
LANDSCAPE ARCHITECT