

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

5 OCTOBER 2020

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 20/00347/FUL
OFFICER:	Paul Duncan
WARD:	East Berwickshire
PROPOSAL:	Erection of poultry building, upgrade of access junction, formation of access road, and associated works (Shed 5)
SITE:	Hutton Hall Barns, Hutton, Scottish Borders
APPLICANT:	MacLean Eggs Ltd
AGENT:	Hodgson And White Ltd

PLANNING PROCESSING AGREEMENT: A PPA is in place for the application which runs to Monday 5 October 2020. The PPA provides for possible extension to Monday 2 November 2020 in the event Members wish to visit the site prior to determination.

SITE DESCRIPTION

The proposed site is situated in rolling arable farmland between the Berwickshire villages of Hutton and Allanton, to the east and west respectively, and between the hamlet of Hutton Castle Barns to the north and Sunwick Farm to the south.

The main body of the proposed site is located to the far north of large, sloping, north-facing arable fields. The host fields are bound by hedgerow and mature trees on all sides. The southern field boundaries broadly follow a gentle ridge, whilst the northern boundaries are at low points in the landscape.

The host fields are distant to any neighbouring dwellinghouse, watercourse, footpaths or public road. The nearest dwellinghouses are located at Hutton Castle Barns around 700m north of the proposed building and 'Four Seasons' to the south-west of the proposed building, also at a distance of around 700m. The village of Hutton is around 800m from the proposed site at its closest point, beyond higher ground. The village cemetery is detached from the village and located over 600m from the site across rising and then falling land.

The nearest public roads are also far from the site of the proposed building, with the main B6460 road over 800m to the south of the site, and the minor connecting road through Hutton Castle Barns a considerable distance from the site to the west and to the north. The proposals would also see an existing junction with the minor public road upgraded.

The surrounding area hosts numerous existing large scale poultry buildings which have been built in more prominent locations over recent years. To the west, towards the public road, the development referred to by the applicant as Shed 4 is close to completion following planning approval last year. To its north, Shed 3 is now operational following planning approval on appeal to the Scottish Ministers in 2018. Further to the north-west, Sheds 1 and 2 sit west of Hutton Castle Barns hamlet. Other earlier poultry developments are also located to the east and north-east of the hamlet.

The proposed building would be located at a significant distance from the Cabby Burn, which meanders through the surrounding fields before discharging into the Whiteadder Water roughly a mile from the site.

PROPOSED DEVELOPMENT

A single poultry building would house 32,000 free-range birds for the purpose of free-range egg production. The proposed building would have a footprint of 149m by 29m, a ridge height of 7m and an eaves height of less than 3m. The building would be of steel portal frame construction, finished in juniper green steel cladding. A large flat site would be created to accommodate the building with a cut of almost 2m at the north-west corner of the site, likely slightly higher to the south-west. Hardstanding would be formed around the building.

Similarly to the previous sheds, ventilation would be computer controlled and provided by gable wall fans and 40 exhaust air chimneys and fresh air inlet chimneys on the roof. 9m high feed bins would be sited on the south side of the building. The south-facing roof of the building would host a large array of PV panels. The building would also house a staff toilet. Surface water would be directed to three Sustainable Urban Drainage System (SUDS) basins to the east of the proposed building with outfall to existing drains.

The application includes proposals to upgrade an existing farm track access at the minor public road which connects with the B6460 to the south. The existing farm track would be upgraded (but not widened), and a new track would branch off close to the home farm's existing manure store building, breaking through the hedgerow into the main host field of the proposed building with the loss of three trees.

PLANNING HISTORY

There is no planning history at the proposed site. As noted above, poultry developments have been approved previously in the locale and this history is significant to the consideration of this application. There are three distinct clusters of these developments, which are grouped accordingly and detailed below. In addition, another planning application is pending consideration for a further poultry building nearby, to the south-west of the proposed site.

East and North East of Hutton Castle Barns hamlet

- 06/00326/FUL - Mobile Poultry Unit. Approved March 2006 (time limit condition modified by approval of 07/01741/FUL).
- 07/01752/FUL - Erection of Mobile Poultry Unit etc. Approved October 2007.
- 08/02047/FUL - Erection of Mobile Poultry Unit etc. Approved March 2009.
- 10/00036/FUL - Erection of Poultry Unit etc. Approved May 2010.
- 14/01347/FUL - Siting of Mobile Poultry Unit. Approved February 2015.

West of Hutton Castle Barns hamlet

- 15/01173/FUL – Shed 1 - Erection of poultry building etc. Approved by the Planning and Building Standards Committee in February 2016.
- 16/01430/FUL – Shed 2 - Erection of poultry building etc. Approved by the Planning and Building Standards Committee in March 2017.

South of Hutton Castle Barns hamlet

- 17/00623/FUL – Shed 3 - Erection of poultry building and associated works. Refused by the Planning and Building Standards Committee November 2017 as contrary to LDP

policies ED7 (Business, Tourism and Leisure Development in the Countryside), ED10 (Prime Quality Agricultural Land), HD3 (Residential Amenity) and EP1 (International Nature Conservation Sites and Protected Species). Approved on appeal to the Scottish Ministers in November 2018. Now operational.

- 18/01620/FUL- Shed 4 - Erection of poultry building and associated works. Approved by the Planning and Building Standards Committee November 2019. Nearly completed.
- 20/00470/FUL - Shed 6 - Erection of poultry building and associated works. Pending consideration.

REPRESENTATION SUMMARY

Objections were received from 5 households. One further comment was received neither in support or objection to the proposals. The issues raised are summarised below:

- Given cumulative impacts this application should be considered in tandem with pending application 20/00470/FUL;
- Cumulative impact;
- Disappointing that SBC has not postponed application due to coronavirus impact on community discussion is impacted;
- Proximity to Hutton Cemetery and Hutton Village;
- Tipping point issue;
- Environmental issues;
- Further development may be planned;
- Visual impact from Hutton (Knowe's Close) and the cemetery;
- Traffic and road safety;
- Assurances are sought that traffic through Broomdykes will be restricted to movements between 0730 and 1800 to avoid school transport;
- A bond should be secured to pay for the upkeep of the public roads;
- Loss of prime arable land;
- Concerns about road upkeep, particularly the junction east of Crossrig;
- Increase in traffic, including construction traffic;
- No screening proposals;
- Landscape impact;
- Lack of information;
- Deterioration of road surfaces;
- Form of development incompatible visually with greenfield sites;
- Impact on River Whiteadder and other water courses;
- High concentration farming leads to a concentration of pollution and waste;
- Noise, including during construction;
- Odour;
- Contractors do not respect speed limits;
- Previous application received inadequate consideration.

Two representations were received from local businesses in support of the application, and detailed the ways in which the applicants support local business and local employment.

An anonymous letter was also received.

All representations can be found online at the Council's *Planning Portal*.

APPLICANTS' SUPPORTING INFORMATION

The applicant submitted the following supporting information:

- Supporting Statement
- Ecological Impact Assessment
- Operational Plan
- SCAIL Report
- Transport Statement
- Species Protection and Mitigation Plan for Otter, Badger & Breeding Birds

DEVELOPMENT PLAN POLICIES:

Scottish Borders Council Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

ED7: Business, Tourism and Leisure Development in the Countryside

ED9: Renewable Energy Development

ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils

HD3: Protection of Residential Amenity

EP1: International Nature Conservation Sites and Protected Species

EP2: National Nature Conservation Sites and Protected Species

EP3: Local Biodiversity

EP7: Listed Buildings

EP8: Archaeology

EP10: Gardens and Designed Landscapes

EP13: Trees, Woodlands and Hedgerows

EP15: Development Affecting the Water Environment

EP16: Air Quality

IS7: Parking Provision and Standards

IS8: Flooding

IS9: Waste Water Treatment and SUDS

OTHER PLANNING CONSIDERATIONS:

- Biodiversity Supplementary Planning Guidance 2005
- Landscape and Development Supplementary Planning Guidance 2008
- Local Biodiversity Action Plan Supplementary Planning Guidance 2001
- Renewable Energy Supplementary Guidance 2018
- Sustainable Urban Drainage Systems Supplementary Planning Guidance 2020
- Trees and Development Supplementary Planning Guidance 2008
- Waste Management Supplementary Guidance 2015
- HES: Managing Change in the Historic Environment: Setting 2020
- Planning Advice Note 39: Farm and Forestry Buildings
- Planning Circular 4/1998: The Use of Conditions in Planning Permissions
- Planning Circular 1/2017: Environmental Impact Assessment regulations
- River Tweed Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) - Advice for developers and competent authorities when considering projects which could affect the River Tweed SAC and SSSI
- Scottish Planning Policy 2014

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Archaeology Officer: No archaeological sites or findspots are currently recorded within the application site. Sites of archaeological interest in the Hutton area include the presence of a prehistoric settlement (Canmore ID 60126) and various finds made from the general area ranging between the prehistoric past as a flint scraper (Canmore ID 60123) to a Medieval sword pommel (Canmore ID 339420). The nearest site recorded is, however, a little more mundane, though no less important, evidence of a field boundary visible from the air as a cropmark site (Canmore 288334). Though this is distant by about 500m to the centre of these two applications, such a cropmark attests that suitable soil, crop and climate conditions may reveal cropmarks and a presence of previous happenings in the area.

Aerial photography held by the council appears to show the presence of some cropmarks in the field to the north of Site 5. Some of these marks appear to extend beneath the existing field boundary into the very field of Site 5 and would be directly overlain by the proposed shed in this case. The exact nature of these cropmarks is uncertain and unclear, and would require archaeological investigations to be carried out to ascertain if archaeological or not. It would be recommended that such archaeological work be secured by condition if this application granted consent.

Ecology Officer: No objection, subject to conditions to secure Species Protection Plan for otter, badger and breeding birds and a Construction Method Statement to protect waterbodies.

The Phase 1 habitat survey identified that arable fields will be the main habitat affected, of low biodiversity value. The access track passes through field boundaries including a gappy hedgerow, the proposed shed is adjacent to a tree-lined boundary and will require removal of a short section of a gappy hedgerow. The Cabby Burn is approximately 150 m to the north and there is no obvious drainage connectivity from the proposed new shed site to the burn. The access track crosses the Cabby Burn and may provide a pathway for sediment run-off and pollutions to affect freshwater habitats. Mitigation should be required to protect the water environment in the form of a Construction Method Statement.

A survey for otter, badger and breeding birds was carried out. An otter spraint was found approximately 250m from the proposed shed. No other signs of otter were recorded. A badger survey recorded three additional setts, not previously recorded in surveys for early sheds at the farm. All appeared to be outlier setts. The report recommends that the access track is relocated to avoid a badger sett. A range of typical farmland bird species were recorded, including a number of red-listed species: grey partridge, skylark and yellowhammer. Barn owl was also recorded (Schedule 1 species). Whilst significant impacts on populations of these species are unlikely to arise, there is potential for disturbance and damage during construction. A condition is recommended to protect otter, badger and breeding birds during construction.

Environmental Health: No objection. As the nearest sensitive dwelling is over 700m from the site, the potential for adverse amenity impacts is low. Poultry sheds have the potential to give rise to issues that can adversely impact nearby residential amenity including odour, noise, insects, vermin, local air quality and light nuisance. The applicant has submitted an Operational Plan that adequately demonstrates how the Poultry Unit will be managed to minimise the likelihood of these issues occurring. The applicant will require to vary their current PPC license with SEPA which will subsequently entail ongoing monitoring of odour, noise, dust and ammonia emanating from the site. The poultry sheds will likely contain ventilation machinery that will run continuously. This machinery can produce noise that may impact on nearby residential amenity. As such, it is recommended to use conditions to ensure the noise

levels are controlled and machinery maintained. It is noted that development will be serviced by public mains water supply and there will be new septic tank with soakaway for the toilet.

Flood Risk Officer: No objection. SEPA flood risk mapping indicates that the site is not at risk from a flood event with a return period of 1 in 200 years. The road and any other hard surfaces should be attenuated to the existing greenfield run-off rates or 5l/s/Ha, whatever is lower, to ensure that there is no increased risk to downstream receptors.

Landscape Officer: No objection, subject to conditions. The proposed location for Shed 5 lies in a depression with gently rising ground in all directions which obscures most views from the road and path networks and residences in the area. If seen at all it will be at distances of 700m or more and views will be filtered by tree belts, boundary hedge and tree cover. In terms of landscape and visual impact this is probably the most suitable site so far for poultry sheds, for which planning permission has been sought by this applicant.

However there are issues that need to be addressed with this proposal to ensure satisfactory mitigation and protection of the tree resource. The line of mature trees on the field boundary immediately north of the site are of value in terms of their contribution to the character of the landscape and potentially for mitigation of the effects of the proposal. Some of these mature trees although an important feature in the landscape are in poor condition and it is evident that a number in the row have died in recent years. If the trees were to suffer further damage or death the site would potentially be a little more exposed to view, albeit from limited viewpoints to the north but also an important feature within the landscape would be compromised. The proposals on the site layout plan for shed 5 show the site 15m south of the tree line. Construction of any nature in close proximity to the trees i.e. vehicle tracking, excavation, material storage or hardstanding would be a serious risk to the health and longer term viability of these mature trees. A Tree Protection Plan in accordance with BS5837:2012 should be provided and clearly indicate the precise location of protective barriers to form a construction exclusion zone.

An appropriate landscape planting plan should be submitted for agreement with SBC showing planting proposals on the field boundary. It will have to take into account the potentially water logged ground in the lowest part of the site and ensure that the species and method of tree and hedge planting reflect this issue if indeed this is the case.

Roads Planning Service: No objection. 3 No passing places/road widenings have been provided on the minor public road between the sites and the B6460, this does not include the accesses into these units which double as two further passing places. RPS are content that the increase in traffic associated with the proposal can be mitigated by the addition of a further passing place on the minor public road. The vehicular access to the site will also be able to double up as a passing place. Only one passing place will be required for sheds 5 and 6, however as neither have been determined or implemented yet a condition for a passing place will be required on both consents should they be approved.

The proposed shed and shed 6 (currently pending consideration) are located in close proximity to the existing sheds 3 and 4 and in terms of minimising trips on the public road network RPS require an internal road to be provided between the 4 sheds.

Statutory Consultees

Scottish Environment Protection Agency (SEPA) - first response: Object due to lack of information in relation to the SCAIL process (Simple Calculation of Atmospheric Impact Limits).

The operator will be required to vary the existing Pollution Prevention and Control (PPC) permit. As the last variation was for an additional 32,000 birds and this shed is likely to be the

same size, the proposed variation to the permit would be substantial.

The proposal for a septic tank discharging to closed soakaway is acceptable providing the relevant Building Standards are met.

The development site is out with SEPA's 1 in 200 year flood risk mapping. However, the proposed poultry building lies adjacent to a drainage ditch to the north east. The development site is in a topographic low at the bottom of a slope, as such, it may be susceptible to surface water flooding. It is recommended that the Flood Risk Management Authority comment on the requirements for the management of surface water at the application site including any mitigation measures. The development falls under the least vulnerable land use in line with SEPA Vulnerability Guidance. As a result of this, we have no objection to the proposed development.

SEPA strongly advise that when upgrading the access track leading to the road, it is ensured that any culverts or bridges (notably the crossing of the Cabby Burn) are maintained. Any new culverts or bridges should be designed to convey the 1 in 200 year flow of the watercourse.

SEPA - second response: Objection withdrawn. The applicant has carried out a Simple Calculation of Atmospheric Impact Limits (SCAIL). SEPA re-ran SCAIL and whilst the inputs and results differ from those submitted by the applicant, the outcome is the same; based on the information available the 5 existing and proposed sheds do not breach the NCP rules for ammonia, acid and nitrogen deposition and concentration at designated sites within 10km of the farm. In this context, the proposed fifth shed would be consentable *in principle* under PPC.

NatureScot (formerly known as Scottish Natural Heritage/ SNH): No objection provided SEPA are satisfied with the disposal of waste from the building, including any nitrogen emissions. The proposal is close to the River Tweed Special Area of Conservation (SAC). The site's status means that the requirements of the Habitats Regulations apply. Consequently, the Council is required to consider the effect of the proposal on the SAC before it can be consented (commonly known as Habitats Regulations Appraisal). Concern over the River Tweed SAC relates to nutrient enrichment of natural habitats caused either by emission of nutrients into the air or inappropriate disposal of poultry waste. Provided SEPA are satisfied with the disposal of waste from the poultry building, including release of any aerial emissions of nitrogen, then we have no objection to the proposal. An appropriate assessment is therefore not required.

Hutton and Paxton Community Council: The Hutton and Paxton CC has given seriously careful consideration to this application and to associated comments from affected and concerned residents. Council members give their full support to those specific comments already submitted.

Whilst the current application quotes a "fifth shed, the total number of sheds surrounding Hutton Castle Barns including those approved to date, is in fact currently nine. The two existing egg production businesses are performing exactly the same function around the same community thereby the cumulative effect whether that be in terms of environmental impact, associated traffic and odour, is the same. To separate the two is misleading. This current application indisputably would bring the total number of poultry sheds to ten.

The application, somewhat lightweight in detail, would appear to be in contravention of Planning Policy ED10, Protection of Prime Quality Agricultural Land and Carbon Rich Soils by resulting in the latter's permanent loss. What has occurred to date is eventual proof that the amount of land now permanently under concrete and hard core, already lost to crops, is substantial. This contravenes the Appendix to Policy ED10 that states only small scale developments may be considered. The current situation is far from small scale. Given both

the size of the shed in this case and the cumulative effect of the sheds already approved, this must surely be contrary to Policy ED10 not least as the accompanying map on page 61 in the currently Local Development Plan indicates that the site is in fact on Prime Agricultural Quality Land.

It would also appear that the proposed development is contrary to Planning Policy PMD4 Development Out with Development Boundaries. It is out with those indicated in the Planning Policy for Hutton and Hutton Castle Barns, not on allocated land for development and not of an appropriate scale in relation to adjacent settlements. It is prejudicial to their character and visual cohesion thereby causing a significant adverse effect on the natural landscape heritage and setting of the surrounding area.

The cumulative effect of nine previous sheds has already prejudiced the setting of the nearby settlements, regardless of conflicting views expressed by visiting officials. Permanent residents have already indicated so given that in spite of screening, the sheds can actually still be seen.

It seems incongruous that by the use of extensive excavation in an attempt to hide sheds, as is already the case, the visual aspect upon the natural environment can be reduced by sinking enormous sheds into the ground and surrounding them with out of character earth mounds. Does this suggest that if a shed does not fit visually with the natural environment and setting in planning terms, that we can alter the environments?

Sheds are development on a considerable scale. They are large metal building set on concrete foundations and as with any other industrial structure, planning permission is required hence the comments above on planning grounds, are absolutely relevant.

Hutton and Paxton Community Council objects to this application.

KEY PLANNING ISSUES:

The key planning considerations are:

- Impacts on the character and amenity of the surrounding area, including but not limited to residential amenity impacts, taking account of cumulative impacts in combination with existing poultry developments;
- Landscape and visual impacts of the proposed poultry building and associated works, including cumulative impacts and impacts on trees;
- Biodiversity impacts, including impacts to protected species and designated sites, and including cumulative impacts.

ASSESSMENT OF APPLICATION:

Policy Principle

The principle of these proposals can be assessed against the Council's Local Development Plan policy ED7 (Business, Tourism and Leisure Development in the Countryside). Policy ED7 aims to enable appropriate employment generating rural development whilst protecting the environment. The policy is supportive of development that would be used directly for agricultural operations or for uses which by their nature are appropriate to the rural character of an area. The policy requires such development to respect the amenity and character of the surrounding area and have no significant adverse impact on nearby uses, particularly housing.

Previously, the Planning and Building Standards Committee decision to refuse Shed 3 as

contrary to LDP policy ED7 was appealed successfully to the DPEA who granted approval for that development. The Reporter concluded that in principle, poultry developments satisfy the overarching requirements of Policy ED7, which is not worded so as to preclude large scale agricultural developments, provided adverse impacts can be avoided or mitigated.

The Reporter's comments at paragraph 25 of the appeal report for Shed 3 have again been referred to in objections. The Reporter considered whether a tipping point had been reached in the number and distribution of large poultry developments around Hutton Castle Barns. Evidently, in approving that application, the Reporter found that that development did not mark a tipping point. Cumulative impacts must, however, be considered afresh.

The proposed development would be sited sensitively at a significant distance to neighbouring residential properties, public roads, public footpaths and watercourses. In this regard the proposed site is considered to be greatly suited to this type of development than more recent, more prominent application sites which were also located very close to the Cabby Burn. It is understood that the host fields have been bought recently by the applicants, presumably for this reason. More recent developments had required significant mitigation measures to bring them to a satisfactory position, and associated planting schemes for those developments will take many years to reach full effect.

Detailed consideration of landscape, visual and residential amenity impacts is set out further below, under the relevant section. In principle however, it is considered that further poultry development could be accommodated at this location whilst respecting the character and amenity of the surrounding area, as Policy ED7 requires. Nor would neighbouring uses (mainly arable farming) be compromised. The supporting statement submitted with the application also confirms that the development would generate full time employment.

Notwithstanding the above, development of this scale can magnify impacts associated with more modest agricultural developments, particularly where cumulative impacts may arise, and requires very careful consideration. These impacts are considered further below.

Landscape and Visual Impacts

Policy Context

The proposed site is not located within or near to an area designated for landscape quality or special natural landscape protection. Landscape impacts must therefore be assessed against the LDP's standard policies for landscape protection, including PMD1 (Sustainability) and PMD2 (Quality Standards). Policy PMD1 states that landscape protection is a fundamental principle which underpins all the LDP's policies. Policy PMD2 requires all new development to integrate with its landscape surroundings and encourages the incorporation of appropriate landscape works (including structure planting or screen planting where necessary), to help integration with surroundings and the wider environment. Policy ED7 criterion (e) specifically notes that rural business proposals must also satisfy Policy PMD2. Policy HD3 (Protection of Residential Amenity) states that any development will be assessed against visual impact effects on existing residential areas.

Key Public and Private Visual Receptors

The proposed site is located at a low point in the landscape. The site may be visible distantly from a small number of properties within the village of Hutton. It cannot be seen from the nearby cemetery, and cannot be seen readily from local public roads. Farm tracks to the south and west of the site do not form part of any recorded access routes or rights of way, but may be used by the public, and from the former in particular the development would be visible, particularly from the access track to the south.

In terms of private visual receptors, the development would not be visible from the dwellinghouse known as 'Four Seasons' or from dwellings north of the public road at Hutton Castle Barns. The three dwellinghouses south of the public road would however be private visual receptors. Two of these houses are understood to be in the ownership of the applicants. The remaining dwellinghouse, Hutton Castle Barns, would be the most affected other private visual receptor

Assessment of Landscape and Visual Impacts

Modern farm buildings are a common and established feature of the Borders landscape and their design is now fairly standardised. The proposed building would feature many of the familiar characteristics of such buildings: a low pitched roof; profiled sheet cladding; and a matt juniper green finish. The scale, and particularly the length of these buildings, are however great and the fit of such buildings into the receiving landscape requires careful attention. The proposed feed bins, which would be 2m higher than the building, are also a key consideration.

The proposed development would introduce a further large building into the surrounding landscape but the careful siting of the building has avoided the need for significant mitigation in this instance. The development would be scarcely visible from any public road, if at all. By siting the building at a low point in the landscape, landform and woodland blocks will screen the building and feed bins from long views to the east, west or south. Whilst it may have been preferable for the building to sit within the confines of a single field, this is not of fundamental concern.

Any views possible from the north would be filtered by existing hedges and mature hedgerow trees. The Landscape Officer has highlighted the importance of the boundary trees both in their own right and for their screening value. A 15m separation distance has been agreed between the proposed development and these trees and further tree protection measures will be secured by condition. The infilling of the hedge and hedgerow treeline to the north has also been agreed with the applicant. Regrettably, but unavoidably, trees would be lost gaining access to the main host field. Trees may also be affected when the junction with the public road is upgraded. This is preferable to a new intrusive access being formed elsewhere.

As noted above, the primary private receptor would be the dwellinghouse known as Hutton Castle Barns, located around 700m to the north-west of the proposed building. The development would be visible from this property in combination with the previous developments known as Sheds 3 and 4, which are now built. Graded bunding already screens both buildings to eaves height or higher. In time, these buildings should be screened entirely from this private view by trees already planted for Shed 3 and which will be planted shortly for Shed 4. This will also aid the landscape integration of the bunding. The bunding will remain fairly intrusive at the access to Sheds 3 and 4 until then. As no bunding is proposed for this new application, Shed 5 would remain partially visible, but at a greater distance, and views would be filtered by the existing mature hedgerow trees and, in time, by the agreed infill hedgerow trees.

Whilst the planning system does not seek to protect the views enjoyed by private residential properties, visual impact is considered. At the distances involved, the visual impact of the proposed development would be negligible. Whilst the applicant went to significant lengths to screen Sheds 3 and 4, putting forward bunding proposals as part of the application proposals, it is not the case that modern farm buildings must be entirely concealed from any public or private view, even those of the scale involved here.

PV panels would be installed on the south-facing roof of the proposed building. PV panels are a prevalent form of renewable energy which planning policies are broadly supportive of. Given the relatively discreet siting of the proposed building, there are no concerns with this.

Landscape and Visual Impacts - Conclusion

Overall, the proposed development would be sufficiently well sited to avoid significant adverse landscape and visual impacts. Cumulative impacts, including this development in combination with the Shed 6 development if it were approved, would be acceptable. Subject to tree protection and hedgerow tree and hedge planting conditions, Policies PMD1 (Sustainability), PMD2 (Quality Standards) and Policy ED7 criterion (e) are considered to be satisfied. Policy HD3 (Protection of Residential Amenity) is satisfied on a similar basis in terms of visual effects from residential properties. Policy EP13 (Trees, Woodlands and Hedgerows) is also met.

Ecology and Natural Heritage

The proposed development would have the potential to affect ecological interests of local, national and international importance during the construction and operational phases of development. There is also potential for cumulative impacts in combination with Sheds 1-4, the proposed Shed 6, and other development within the surrounding area. An Ecological Impact Assessment (EclA) was submitted by the applicant, informed by a Preliminary Ecological Appraisal.

Designated Sites

The proposed building would be located at a significant distance from the Cabby Burn. The burn connects to the Whiteadder Water which in turn is a tributary to the River Tweed and forms part of the latter's Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) designations. The qualifying interests for the SAC include otter, Atlantic salmon, and river lamprey. The SSSI is notified for beetles, flies and plants.

Local Development Plan policy EP1 (International Nature Conservation Sites and Protected Species) aims to give designated Natura sites (including SACs) protection from potentially adverse development. Development which would have a likely significant effect on a Natura site is only permissible where an Appropriate Assessment has demonstrated that it would not adversely affect the integrity of the site or there are no alternative solutions and there are overriding public interest reasons.

For SSSIs, protection is provided by Local Development Plan policy EP2 (National Nature Conservation and Protected Species). This states that developments which would be likely to have a significant adverse effect on a SSSI will not be permitted unless the development will not adversely affect the integrity of the site and any harm would be outweighed by benefits of national importance.

More broadly, Local Development Plan policy EP15 (Development Affecting the Water Environment) states that proposals which would result in a significant adverse effect on the water environment through impacts on its natural or physical characteristics will be refused. This policy applies to all watercourses and wetlands.

Whilst the Cabby Burn is distant from the proposed site, the applicant has verbally confirmed that drains close by connect to it. SUDS systems for the development would discharge to these drains. There is therefore potential for connectivity to the designated sites via local drains and the Cabby Burn. The existing access track south of Shed 4 also crosses the burn directly. The track is proposed for upgrade as part of the development and construction vehicles are also likely to cross it.

The main risks to the designated sites would mainly relate to potential pollution via the Cabby Burn during the track upgrade works, construction or during the operational phase of the development. Contamination could be caused by dust, pollution spills (e.g. chemicals, oils or concrete), or silt, sediment or surface water run-off. Ammonia associated with manure can also affect water quality.

In terms of the construction period, mitigation is proposed in the form of a Construction SUDS system which would ensure surface water is discharged to the local drainage following treatment, preventing risk of contamination or silt-laden run-off. Sheds 3 and 4 were approved subject to similar requirements, and an agreed system was approved via condition, in consultation with SEPA. Whilst SEPA have not requested a similar condition on this occasion, a condition to this effect is recommended and it is envisaged that SEPA would be consulted on any proposals emerging. For Sheds 3 and 4, a Construction Environmental Management Plan (CEMP) was also agreed in advance of development commencing. This outlined a package of measures to prevent contamination to the burn and the construction phase was completed in line with these measures. This approach has been successful and it is anticipated that a similar scheme can be agreed for this development. The Construction SUDS scheme would be agreed as a component of the wider CEMP and agreed under a single condition.

SEPA would take the lead regulatory control role during the operational phase via the Pollution Prevention and Control (PPC) permit process. A range of environmental effects would be monitored and controlled via the PPC process and its well-established inspection regime. A PPC permit is in place for Sheds 1-4. The applicant has confirmed that they will be seeking a variation of this permit to cover Shed 5. SEPA have confirmed that the development is consentable in principle under the PPC process following a SCAIL (Simple Calculation of Atmospheric Impact Limits) assessment which assesses the amount of acidity, nitrogen or sulphur deposited onto a habitat.

SEPA have no objection to what is proposed, provided the septic tank for the staff WC is compliant with the Building Standards. A condition is attached to secure control over the latter point. NatureScot (formerly SNH) were also consulted and do not object provided SEPA are satisfied with the disposal of waste from the building, including release of aerial emissions of nitrogen. The aforementioned condition shall address the minor foul waste implications of the staff WC. The SCAIL assessment addressed the more significant consideration of nitrogen emissions.

The applicant proposes an Operational SUDS system for the operational phase which would be designed by consultants at the Scottish Agriculture College. Previous sheds required the agreement and implementation of operational SUDS in consultation with SEPA. This approach is tried and tested and a similar condition is recommended.

Protected Species

LDP policies EP1 and EP2 also aim to protect European Protected Species including otters, and nationally protected species such as badgers.

The proposed building is located in arable farmland with low biodiversity value. The fields are bound to the north by hedgerow and intermittent mature hedgerow trees. Gappy hedgerow would be lost to accommodate the proposed building and access track, as would a low number of trees.

Badgers are active within the surrounding area and the access track has been rerouted to address this concern. There may also be limited otter activity in the wider area. Red-listed

farmland bird species have also been recorded in the surrounding farmland. Appropriate mitigation during the construction phase can be secured via an already agreed Species Protection Plan for badger, otter and breeding birds.

Subject to the delivery of the identified mitigation requirements via the recommended planning conditions, the proposals shall satisfy Local Development Plan policies relating to protected species.

Ecology and Nature Heritage - Conclusion

Taking into account potential cumulative effects, including those that may arise should the pending Shed 5 development be approved, and subject to compliance with the recommended conditions, the proposed development would satisfy policies EP1 (International Nature Conservation Sites and Protected Species), EP2 (National Nature Conservation and Protected Species), EP3 (Local Biodiversity and EP15 ((Development Affecting the Water Environment).

A Habitats Regulations Appraisal was carried out under the Conservation (Natural Habitats, &c.) Regulations 1994 (aka Habitat Regulations) on account of the connectivity to the European designated sites via local drainage and the Cabby Burn. Subject to conditions, the proposed developments (including the proposed Shed 6) either alone or in combination with the other sheds at this location, will not have an adverse effect on the integrity of the River Tweed SAC.

The proposed Shed 5 development is considered to qualify as Schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. The proposed development has been screened and is not considered to constitute environmental impact assessment development. No Environmental Statement was therefore required.

Neighbouring amenity

Policy HD3 (Residential Amenity) of the LDP states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The nearest dwellinghouses within the village of Hutton are located over 800m from the easternmost edge of the proposed site. This is closer than the previous poultry developments nearby. To the west/ south-west of the proposed site 'Four Seasons' lies roughly 700m from the proposed building. The nearest dwellinghouses at Hutton Castle Barns building group are within the ownership of the applicant. The next nearest dwellinghouse is located around 750m from the proposed site.

A broad range of amenity impacts can be considered and assessed against Policy HD3. Given the distances to neighbouring properties, there are no concerns in terms of the usual residential amenity considerations of privacy and access to light/ sunlight. Impacts which can affect residential areas over greater distances do however require close consideration. These include nuisance impacts such as noise, odour and dust. Visual impact issues have been assessed above under 'Landscape and Visual Impacts'.

Members will be aware that the free-range poultry business is heavily regulated and modern poultry buildings are set up to minimise impacts on neighbouring dwellings. The proposed building would incorporate many of the latest technologies, including computer controlled climate system connecting to fans and chimneys which would help reduce the amount of noise, odour and dust emanating from the building.

An Operational Plan has been submitted which sets out a suite of detailed operational procedures and practices that the applicant would follow to minimise nuisance. Previously approved poultry developments on this farm are required to operate to similar plans. The Environmental Health team are satisfied with the Operational Plan and the practices set out within the Plan would be secured by condition. Given the distance to neighbouring residential areas, Environmental Health consider potential for adverse amenity impacts to be low. In addition, the development would be subject to the aforementioned PPC permit and inspection regime.

Environmental Health also recommend further conditions which are commonly used to control noise from plant and machinery. Whilst the proposed poultry building would be located at a significant distance from the nearest residential properties, these conditions are nonetheless considered to be appropriate and would give the Planning Authority suitable control over potential noise effects arising from the operational phase of development.

It is acknowledged that the construction phase of these developments affects local amenity, particularly associated vehicle trips. Some degree of disturbance can be expected as a result of almost any development, regardless of the scale. This is not a reason to oppose the proposed development.

Similarly to previous applications, a condition is recommended to control the hours of deliveries and collections which should protect the night-time tranquillity which local residents can reasonably expect to enjoy.

Road safety, access and parking

Local Development Plan policy PMD2 requires developments to have no adverse impact on road safety and adequate vehicular access.

Vehicular Access

The proposed development would connect to the public road network via an existing vehicular access which connects to the home farm to the north via an existing farm track. A new access track would connect the existing farm track with the proposed building. This would pass to the south of an existing manure store building before crossing arable farmland to the site. The existing access junction with the public road would be upgraded to our specification and the existing track would be upgraded also. Drawings have been provided to show the extent of works required to deliver the junction upgrade. The use of an existing vehicular access is welcomed in road safety terms as it avoids the addition of an entirely new junction with the public road elsewhere.

Road Safety and Traffic

The applicant has provided a detailed Transport Statement which sets out the number of vehicle trips expected during the operational stage of the development. One additional load of feed would be delivered to the site per week. There are currently 14 egg collection lorry movements per month so this would increase by around 4. Manure would be collected by trailer twice per week and moved to the manure store located between the proposed building and the public road - this would avoid public road network entirely. In addition, there would be a flock cycle rotation every 14 months but this would only involve a further 4 lorry movements. Staff movements and miscellaneous additional trips can also be expected. The anticipated increase in traffic would be modest considering the overall scale of the development.

RPS are satisfied that the road network can accommodate this level of additional traffic with the addition of a single passing place. This is in addition to the 3 previous passing places and

road widenings provided at the time of earlier poultry developments and does not include access widenings which can also be used as passing places. As noted above, a further proposed poultry building [known as Shed 6] is also currently pending consideration. RPS require a single further passing place if either or both developments are delivered. The passing place can be secured by planning condition. The wording of the proposed condition provides flexibility for the Planning Authority and applicant. In the event that Shed 6 is approved and a passing place is delivered under that consent first, a second passing place would not be pursued under the proposed condition for this application. This can be communicated by means of an informative.

To reduce vehicle movements to and from the public road, RPS have also sought provision of an internal road between sheds 3 and 4, and the proposed development. This can also be secured by planning condition.

It should be noted that maintenance of the public road is the responsibility of the Council and would not be for the applicant to address or a reason to refuse the application. Responsibility for enforcing speed limits rests with Police Scotland and is not a relevant consideration.

One comment received sought restrictions to traffic movements through Broomdykes to between 0730 and 1800, timed to avoid school transport times. Whilst the purpose of this request is understood, it would not be practical or reasonable to restrict traffic movements during school transport times.

Overall, subject to the delivery of a single further passing place and the internal track link, the public road network is considered capable of accommodating the trips associated with the proposed development, both during construction and during the operational phase, and taking account of cumulative impacts.

Access

There are no Core Paths or recorded Rights of Way within the surrounding area. Visual impact considerations from informal paths and farm tracks have been assessed above.

Built Heritage and Archaeology

Setting of Listed Buildings

Policy EP7 (Listed Buildings) states that the Council will support development proposals that conserve, protect and enhance the setting of Listed Buildings.

The character of the Hutton Hall Barns building group is defined to a significant extent by the category 'C' listed 19th century farm steading and associated former farm cottages that lie to the north of the public road serving the hamlet. Broomdykes is similarly characterised largely by its B listed farm steading. The distances and natural barriers between these buildings and the proposed site are significant, and there would be few if any viewpoints from which these buildings would be observed in combination with the proposed development. The setting of these buildings would be suitably protected.

Setting of Designed Landscape

Policy EP10 seeks to safeguard the setting of sites listed in the Council's record of gardens and designed landscapes.

A historic designed landscape around the grounds of Hutton Castle is recorded within the Council's list of Designed Landscapes. Its southern boundary is the public road through Hutton

Castle Barns. It is not recognised by Historic Environment Scotland. The distance to the site shall ensure the designed landscape's setting is not harmed.

Archaeology

Policy EP8 states that development proposals which will adversely affect local archaeological assets will only be permitted if it can be demonstrated that the benefits of the proposal outweigh the heritage value of the asset. All proposals that adversely affect such an asset must include an acceptable mitigation strategy.

The Archaeology Service have identified a cropmark from aerial imagery which lies partially within the application site. The exact nature of this is unknown, and could only be established by archaeological evaluation, before the development commences. The applicant has agreed to this. An appropriate condition is attached.

Prime Quality Agricultural Land

Scottish Planning Policy defines Prime Agricultural Land as being within Class 1, 2 or 3.1 in the James Hutton Institute's 'Land Capability for Agriculture' records. Scotland's Environment Map shows that the site is identified within Class 3.1, meaning it is capable of producing consistently high yields of a narrow range of crops or moderate yields of a wider range. This is the least productive of the three classes.

LDP policy ED7 (Business, Tourism and Leisure Developments within the Countryside) does not preclude the development of green-field land but seeks to tightly control such developments. Local Development Plan policy ED10 (Protection of Prime Quality Agricultural Land and Carbon Rich Soils) seeks to ensure our finite agricultural land resource is retained for farming and food production. The policy states that development which results in the permanent loss of prime agricultural land will not be permitted unless the land is allocated for development; the development meets an established need and no other site is available; the development is small scale and directly related to a rural business. The policy does not state that each of these criteria must be met, and bears some similarity to the criteria listed at Paragraph 80 of Scottish Planning Policy, which states that meeting any of the three criteria is acceptable.

The Reporter's appeal decision in relation to Shed 3 judged the development not to be out of step with Policy ED10, and that the overall loss of agricultural land would not be significant. The same principles apply to this development, and it is deemed that there is an established need for the development based on apparent demand. The applicant's supporting statement advises that a contract is available for the eggs that would be produced from this development and there is known to be strong consumer demand for free-range eggs. The supporting statement notes that many major supermarket chains plan to go "cage-free" by 2025. This shift has in turn created a demand for large poultry units with associated outside space. Free-range developments such as this cannot be contained in the more concentrated arrangement of traditional farm steadings and require a rural location. There is no obvious alternative site that would avoid the loss of prime agricultural land. The cumulative loss of land over multiple applications is a relevant consideration but would not change this position.

Flooding

The proposed site is not located within an area of known flood risk. The Flood Risk Officer has no objections but does require the development to attenuate at set rates to avoid risk to downstream receptors. The applicant has agreed to this. This assurance can be secured by planning condition, subject to which, the proposals shall satisfy policy IS8 (Flooding).

Services

Surface water would be handled by Construction and Operational SUDS schemes. These would be designed by consultants from the Scottish Agricultural College. Discharge from the single staff toilet would be treated by septic tank with discharge to land via a soakaway. Poultry manure would be removed from the proposed building twice a week by trailer for temporary storage at the nearby manure store prior to sale to third parties for use elsewhere. For water supply, the applicants intend to connect to the public mains.

Other Matters

The elevation drawings for the proposed building do not specify which gable elevation faces east or west, and which elevation faces north or south. A condition to control this was considered, but as either arrangement is acceptable, this is unnecessary.

Concerns were raised at the outset of this application process that it was not postponed due to circumstances associated with the Coronavirus pandemic. The Scottish Government issued guidance at the outset of this period which sought to keep the planning system functioning. The application was advertised in the Berwickshire News and the proposals were available for inspection on the Council's Planning Portal during this period. On account of the unusual situation, the Community Council were provided with an extension to submit their consultation response. Separate site visits were carried out by the Case Officer and Landscape Officer prior to the assessment of the application. Due to social distancing policies, these visits were unavoidably delayed by a number of months. The application remained open for comment throughout this period.

An informative has been added to invite the applicant to consider pre-application discussions should any further applications for poultry buildings be envisaged.

CONCLUSION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

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

Conditions

1. The development hereby approved shall not be carried out other than in complete accordance with the plans and specifications approved by the Planning Authority, unless otherwise 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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of

archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation and if necessary further investigation, excavation and recording work will be carried out. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

3. No development shall commence until a Construction and Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The CEMP shall cover the periods of site clearance and preparation, the erection of the building hereby approved and the formation and upgrade of associated tracks, and hard landscaping works. The CEMP shall include: the standards outlined in British Standard 42020 : 2013 – Biodiversity Code of Practice for Planning and Development; details of a Construction SUDS; and a method statement detailing measures to control sediment runoff during the period of construction to comply with General Binding Rule 10 of the Controlled Activities Regulations. Thereafter, construction works shall only be commenced and progressed in accordance with the approved details. The provisions of the approved plan shall be operated and maintained throughout the period of construction.

Reason: To protect the Cabby Burn, the Whiteadder Water and the River Tweed from the adverse effects of sediment runoff during construction.

4. No development shall commence until an internal access track has first been provided between the existing Shed 4 development (approved under 18/01620/FUL) and the proposed site to a route that has first been agreed in writing with the Planning Authority. Thereafter, the farm track be retained throughout the lifetime of the approved development.

Reason: To minimise trips on the public road network.

5. No development shall commence until a Scheme for Tree Protection has been submitted to and approved in writing by the Planning Authority. The Scheme shall include:
 - a) A Tree Protection Plan showing the alignment of protective fencing
 - b) An Arboricultural Method Statement that includes a specification for protective fencing which shall be compliant with BS5837:12
 - c) A Utilities and Drainage Plan showing any works within the tree RPAs.

The development thereafter shall be implemented in strict accordance with the approved Scheme.

Reason: To ensure that the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site and locality.

6. Prior to the commencement of development, a landscape scheme shall be submitted to and approved in writing by the Planning Authority. The Plan shall include:
 - a) Detailed proposals (including species names, plant numbers and plant sizes) for infill planting of the hedgerow to the north-west, north and north-east of the proposed site with hedging and trees.
 - b) A management plan for the new planting. The Plan shall include a 5 year programme for the on-going maintenance, replacement (as required) and protection of all planting, during the first five years of implementation.

Thereafter, all planting comprised in the approved landscape scheme shall be carried out during the first planting and seeding seasons following the occupation or completion of the development hereby permitted, whichever is the sooner.

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

7. Prior to the commencement of development:
 - a) details of materials to be used on all exterior surfaces of the development hereby permitted have been submitted to and approved in writing by the Planning Authority;
 - b) details of the design and siting of external food storage bins/ silos, water tanks and manure collection equipment/ hoppers have been submitted to and approved in writing by the Planning Authority; and
 - c) design proposals for the placement of photovoltaic panels and security lighting have been submitted to and approved in writing by the Planning Authority.Thereafter, the development shall be undertaken wholly in accordance with the approved details.

Reason: To ensure that the landscape and visual impacts of the development hereby permitted are adequately mitigated.
8. The development hereby approved shall be carried out wholly in accordance with the *Species Protection and Mitigation Plan for Otter, Badger and Breeding Birds (Including provision for a pre-development Supplementary Survey and Mitigation Plan for Badgers and Breeding Birds)* document written by *Confluence Consulting* and submitted to the Planning Authority on 8 September 2020 and dated 8 September 2020, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.
9. During construction and operation of the development hereby approved all vehicle movements to and from the development shall be within the hours of 07:00 to 22:00 on any day unless in cases of emergency.

Reason: To safeguard the amenity of the area, including surrounding residential properties.
10. Prior to the occupation of the development hereby approved, the vehicular access junction with the public road shall be completed to a specification that has first been agreed in writing with the Planning Authority.

Reason: To ensure adequate access to the site and to protect the integrity of the public road.
11. Prior to the occupation of the development hereby approved, a passing place shall be provided at an agreed location (with the planning authority) between the proposed site and the B6460, unless otherwise agreed in writing by the Planning Authority.

Reason: To mitigate the impact of the additional traffic on the public road system.
12. Prior to the occupation of the development hereby approved, the developer shall provide written confirmation that foul drainage arrangements for the staff WC have been agreed via the Building Warrant process, and any such arrangements shall accord fully with the terms of the Building Warrant.

Reason: to protect the Cabby Burn and designated sites.
13. Prior to the occupation of the development hereby approved, details of an operational sustainable drainage scheme (SUDS), which shall include a maintenance plan for the scheme, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed system shall be delivered in full prior to the occupation of the development.

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

14. Once occupied, any noise emitted by plant and machinery used on the premises hereby approved shall not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within all noise sensitive properties (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 residential properties.

15. Once occupied, the development hereby approved shall at all times be operated in full accordance with the submitted and approved Operational Plan, unless otherwise agreed in writing by the Planning Authority.

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

Informatives

1. The applicant is invited to engage the Planning Authority in pre-application discussions prior to the submission of any further poultry building planning applications.
2. SEPA have provided regulatory advice for the developer which is contained in their consultation letter dated 20 April 2020 which is available for inspection on the Council Planning Portal. The developer is advised to familiarise themselves with this advice.
3. With respect to condition 10, the access with the public road to have a minimum of 10m radii and the first 5m to be surfaced to the following specification: 40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (base course) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1. Measures to be put in place to prevent the flow of water onto the public road boundary.
4. With respect to condition 11, the Planning Authority require only one further passing place to address anticipated additional traffic for both Shed 5 (20/00347/FUL) and Shed 6 (20/00470/FUL). The condition provides flexibility such that in the event Shed 6 is approved and a passing place is delivered under that consent first, a second passing place would not be pursued under the consent hereby approved. The passing place shall be as per SBC standard drawing DC-1 unless otherwise agreed in writing.
5. It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.

DRAWING NUMBERS

<u>Type</u>	<u>Reference</u>	<u>Received</u>
Location Plan	101 Rev B	09/09/20
Site Plan	100 Rev C	09/09/20
Elevations	233MC-DR-0003	27/03/20
Site Sections	102 Rev A	09/09/20
Junction Detail	103	09/09/20

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

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

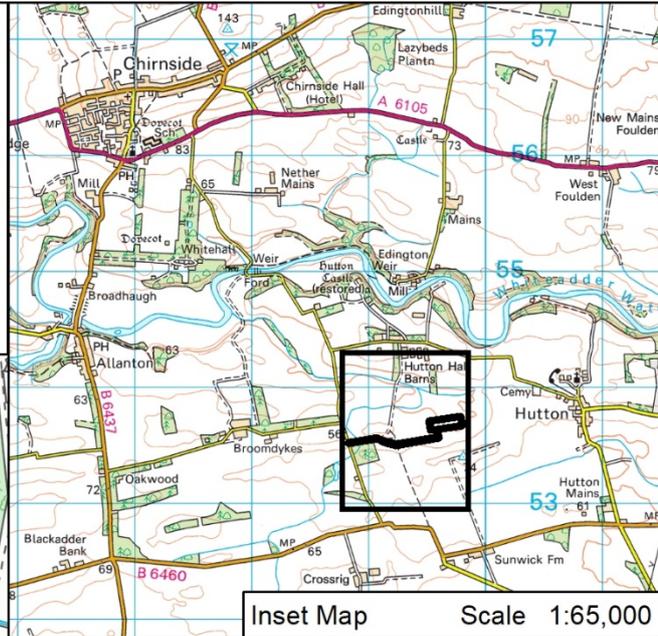
Author(s)

Name	Designation
Paul Duncan	Assistant Planning Officer

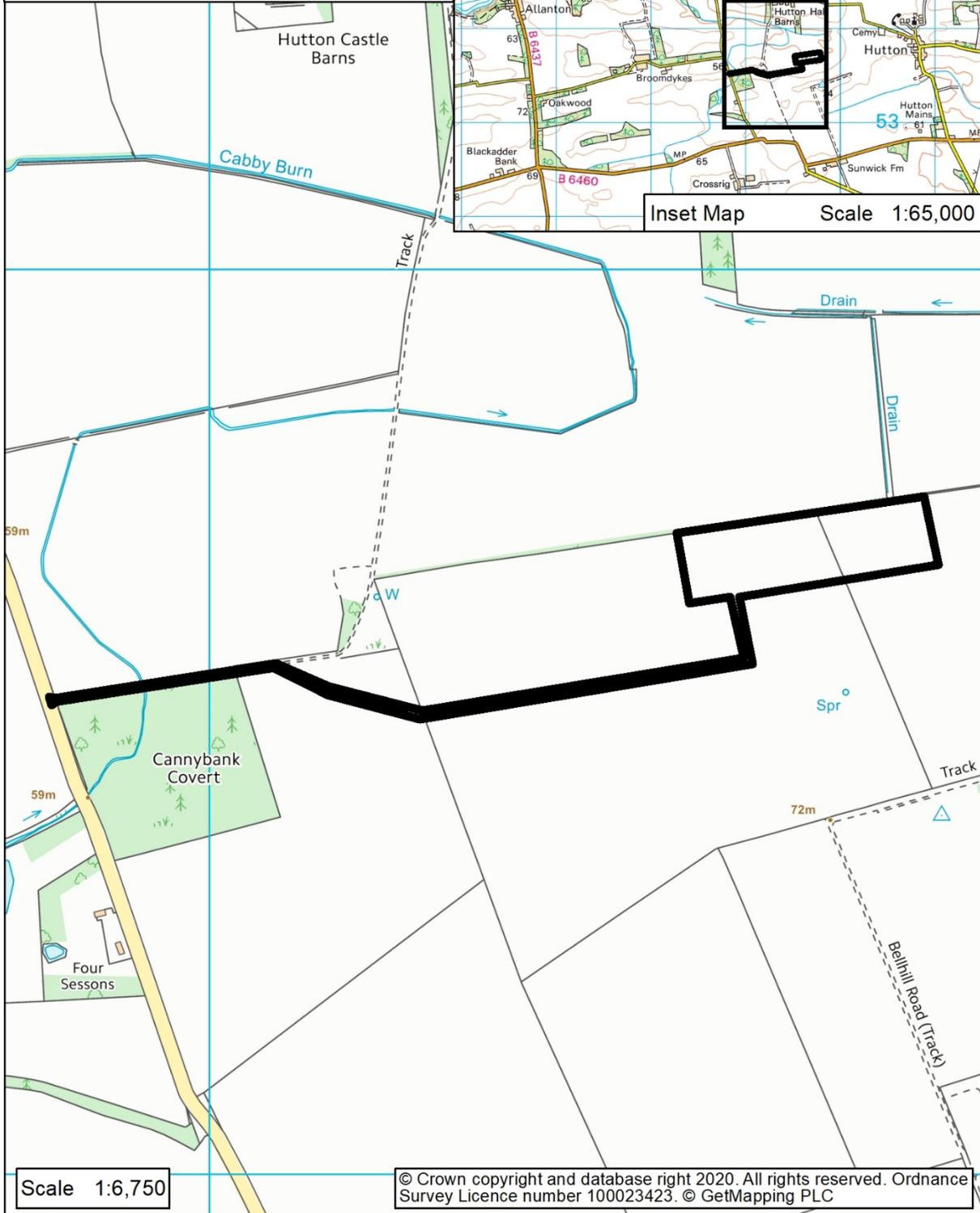


20/00347/FUL

Hutton Hall Barns
Hutton



Inset Map Scale 1:65,000



Scale 1:6,750