

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO  
CHIEF PLANNING OFFICER**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 19/00020/AGN  
**APPLICANT :** James Neill & Son  
**AGENT :** John Thorburn & Sons (Construction) Ltd  
**DEVELOPMENT :** Erection of general purpose building  
**LOCATION:** Runningburn Farm Kelso  
Stichill  
Scottish Borders

**TYPE :** AGN Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
03	Location Plan	Approved
02	Block Plans	Approved
BROCHURE EXTRACT ROOF & WALL PROFILE	Specifications	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

No representations have been received and there were no consultations.

**PLANNING CONSIDERATIONS AND POLICIES:**

Local Development Plan 2016

PMD2: Quality Standards

HD3: Protection of Residential Amenity

Supplementary Planning Guidance  
Placemaking and Design, 2010

Circular 2, Scottish Government, June 2015

CONSOLIDATED CIRCULAR ON NON-DOMESTIC PERMITTED DEVELOPMENT RIGHTS

**Recommendation by** - Euan Calvert (Assistant Planning Officer) on 31st January 2019

This Report considers the Council's prior approval regarding the siting, design and external appearance of this agricultural notification. Part 6 of The General Permitted Development Order 1992 (GPDO) provides for erection of a building under Class 18 provided certain parameters are met, and provided that the land is agricultural and within an agricultural unit.

### Proposal

A 6 bay steel portal framed building is proposed 12m in width x 36m in length, 4.6m height to pitch and 3m to eave. The walls and roof of the proposal would be in steel profile cladding. It would be situated 130m north east of the Farmhouse on an area of hardstanding. The surrounding land is predominantly productive arable ground set within large regular shaped fields bounded by mixed species hedgerows. Immediately adjacent to this site a permission has been granted for erection of an events marquee (retrospective), 16/00336/FUL. The structure is temporary and the surrounding land is predominantly laid to mown grass. On the day of the site visit the marquee was down but the site was occupied with ancillary structures. A hardcore track leads to the site from the bound surface which approaches the Farm.

### Location and site

The farm is 1km north east of Stichill and is accessed by a single track road with a sealed surface. Four cottages are situated at the edge of the public roadside 300m west of this proposed site. There is little evidence of the traditional range of buildings which formed this Farm. The farm has expanded on the existing site with steel portal and barrelled roofed sheds clad in grey corrugated cement sheeting. A new farmhouse has been constructed on the east boundary of this steading. This was a replacement of the original house, 09/01336/FUL.

### History

This proposal is immediately adjacent to 16/00336/FUL but the 2year cordon sanitaire period has expired.

I identify no impact on residential amenities (policy HD3).

Location, site and layout and design accords with policy PMD2 in that this development will not harm the character of the surrounding area and is of a high quality design. The siting of this building is not adjacent to other Farm buildings but I do still consider it an appropriate additon, close to the group. Crucially the building will not be prominent in the landscape which could harm visual amenities of the rural locality.

The site is appropriate in that there are other buildings of similar size, scale and mass within the locality. No finish colour has been given but I am satisfied that a mute green or blue shad from the Steadmans AS Series range will be appropriate for this site, at this location.

Scale, proportions and materials of the new building are within the parameters of GDPO 1992.

The building is considered acceptable for the location. Prior approval from the Authority is deemed not to be required.

No objections or third party comments have been received.

### **REASON FOR DECISION :**

The proposed agricultural building is appropriate in terms of scale, mass, siting, design and materials for this location. It will appear related to Runningburn Farm which comprises buildings of similar construction and external finish. The proposed building can be accommodated on the site without resulting to a detrimental effect on the landscape character and integrity of the area and would be consistent with development plan policy.

### **Recommendation:** No objection

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

## Informatives

It should be noted that:

- 1 Please be aware that Class 18 provides for erection of this building requisite for the purposes of agriculture only. Any other proposed use of this building would first be required to be considered by a full planning application.

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**