

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART III REPORT

REF : 09/00576/AGN

APPLICANT : D Runciman & Son

AGENT : John Thorburn & Sons (Construction) Ltd

DEVELOPMENT : Erection of agricultural building

LOCATION : Edington Mains Farm
Chirnside
Scottish Borders
TD11 3LE

TYPE : Agriculture/Forestry Notification

Observations by Development Control Officer - John Hiscox

This report relates to an agricultural prior notification, for a chicken manure storage building in a rural location in Berwickshire. The submitted documents show the site and its relationship with a nearby copse, which would be utilised to act as a screen and backdrop.

The storage of chicken manure is considered to be a relatively non-nuisance type of operation, hence the application is able to be accepted as a prior notification. Being within 400m of protected buildings, in some circumstances a building would require a full planning application.

Here, however, it is reasonably well related to existing agricultural operations and the site has the benefit of the woodland to reduce its environmental impact. The building itself is modest in size, being 11.6m x 24m only. The building is needed as part of the operation of the farm's overall business, which includes a large free-range chicken site/building(s) approximately 1.5km north-north-west on another part of Edington Mains Farm. The farm is a Nitrate Sensitive Zone, and the timing of manure spreading must avoid periods which conflict with Regulations relating to potential pollution (SEPA). The manure would be held in the building until such a time as it is needed and is allowed to be used by SEPA Regulations, and would allow the farmer to gather and recycle this resource all year round, reducing the need to buy in fertiliser.

It should be noted that a second application, but this time a full planning application, has been submitted in application for a second such building much closer to the source of the manure (09/00575/FUL). That application is not ready for recommendation/determination, although the principle is likely to be reasonable. This notification, however, considered on its merits gives rise to no significant planning concerns about siting, design or materials and may therefore be supported.

Recommend no objection.