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From: Henderson, Fiona <FHenderson@scotborders.gov.uk>  
Sent: 30 March 2023 11:54  
To: Planning Appeals <PlanningAppeals@scotborders.gov.uk>; Miller, Craig <CMiller@scotborders.gov.uk>  
Subject: FW: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside - 22/00961/PPP and 22/00040/RREF  
Importance: High

Good Morning

I would be obliged if you could place this e-mail on the Review File 22/00040/RREF.

Thanks Fiona

Fiona Henderson  
Democratic Services Officer  
Democratic Services  
Resources  
Council Headquarters  
NEWTOWN ST BOSWELLS TD6 0SA  
 DDI : 01835 826502  
 [fhenderson@scotborders.gov.uk](mailto:fhenderson@scotborders.gov.uk)

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From: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>  
Sent: 08 February 2023 16:41  
To: Henderson, Fiona <FHenderson@scotborders.gov.uk>  
Subject: FW: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside - 22/00961/PPP and 22/00040/RREF

Dear Fiona,

I write in response to your email of 26 January regarding an amended site plan that was submitted with the above appeal and had not been available during my handling of the related planning application.

I note from the email below that the amended site plan has not changed the Environmental Health Service's position on these matters. Accordingly, my consideration of residential amenity impacts as set out in the planning application's report of handling would also remain unchanged.

Kind regards

Paul

Paul Duncan  
Asst Planning Officer (Development Management)  
Planning, Housing & Related Services  
Scottish Borders Council  
Tel: 01835 82 5558

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From: Smith, Fraser <Fraser.Smith@scotborders.gov.uk>  
Sent: 08 February 2023 16:02  
To: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>  
Subject: RE: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside - 22/00961/PPP and 22/00040/RREF

Good afternoon Paul,

Please find comments below:

Environmental Health recommended refusal for the application 22/00961/PPP due to the likely adverse impact the existing adjacent agricultural building currently used to store poultry manure will have on the amenity of the planned dwellings. The proximity of the proposed dwellings to the poultry manure shed will mean that odour and insect issues are highly likely. Poultry manure is particularly pungent, and every movement of manure into and out of the building, will likely cause amenity impacts for the use of the proposed properties indoor and outdoor. There is the potential for flies to be an issue in warmer weather also.

Both The Code of Good Practice on the Prevention of Environmental Pollution from Agricultural Activity (PEPFAA) from the Scottish Government and Technical Guidance Note IPPC SRG 6.02 (Farming) Odour Management at Intensive Livestock Installations from SEPA advise storing manure as far from residential properties as possible to minimise odour issues.

There is no control to prevent the adjacent building being used for livestock rearing which would also have concerns for odour, insects and noise to the proposed dwellings. The PEPFAA guidance recommends that any new buildings used for livestock purposes should not be within 400m of residential accommodation to prevent nuisance from odour. Environmental Health generally refer to this guidance even though this situation is in reverse (i.e. a residential development is planned next to an existing agricultural building).

The proposed amendments to include a hedge around the perimeter and increase the dense planting belt from 5m to 8m will have a negligible impact on the likely odour and insect issues that will likely arise in the garden ground and within the proposed dwellings. As such, my recommendation has not changed. I would recommend refusal due to the incompatibility with Local Development Plan policy HD3 (Protection of Residential Amenity).

Regards,

**Fraser Smith Ch.EHO MREHIS**

**Environmental Health Officer**

Protective Services (Amenity & Pollution)

Scottish Borders Council

Tel: 01835 824000 Ext: 8032

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REHIS  
Chartered Environmental Health Officer  
2022

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From: Duncan, Paul <[Paul.Duncan@scotborders.gov.uk](mailto:Paul.Duncan@scotborders.gov.uk)>

Sent: 27 January 2023 10:49

To: Smith, Fraser <[Fraser.Smith@scotborders.gov.uk](mailto:Fraser.Smith@scotborders.gov.uk)>

Subject: FW: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside - 22/00961/PPP and 22/00040/RREF

Importance: High

Hi Fraser

You will recall our discussions last year regarding this application and your objections to it on residential amenity grounds.

The application was refused planning permission for reasons including residential amenity concerns related to the proximity of a nearby manure store.

The refusal is now at appeal to the Local Review Body and a new site plan has been submitted extending a tree belt buffer between the manure store and the rest of the proposed site.

I would welcome any comments you may have on this revision.

Kind regards

Paul

Paul Duncan  
Asst Planning Officer (Development Management)  
Planning, Housing & Related Services  
Scottish Borders Council  
Tel: 01835 82 5558

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From: Henderson, Fiona <[FHenderson@scotborders.gov.uk](mailto:FHenderson@scotborders.gov.uk)>  
Sent: 26 January 2023 17:24  
To: Duncan, Paul <[Paul.Duncan@scotborders.gov.uk](mailto:Paul.Duncan@scotborders.gov.uk)>  
Subject: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside - 22/00961/PPP and 22/00040/RREF  
Importance: High

Hello Paul

Further to the Local Review Body held on 23 January 2023, please see attached and amended site plan for the above application which was submitted by the Applicant and not before you at the time of determination.

The Review Body have requested that the Planning Officer, and anyone you may wish to consult with, comment on this information.

Please send any comments to the above email address by **13 February 2023 at the latest**.

Many Thanks Fiona

Fiona Henderson  
Democratic Services Officer  
Democratic Services  
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Council Headquarters  
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 DDI : 01835 826502  
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