

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 13/01091/FUL
APPLICANT : D Runciman
AGENT : John Thorburn & Sons (Construction) Ltd
DEVELOPMENT : Extension to existing agricultural building
LOCATION: Edington Mains Farm
Chirside
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
01	Location Plan	Approved
02	Elevations	Approved
02	Site Plan	Approved
PANEL DETAILS	Other	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

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Road Planning: No objections.

SEPA: SEPA have provided standing advice in respect of agricultural developments for this application.

Environmental Health: No objections.

Landscape : No objections. The site has fairly low visibility to any sensitive receptors so there is no objection on landscape and visual grounds. As there is an area of rough grass that will remain following the proposed building, there appears to be an opportunity to plant some trees in that 'spare' ground and that would help to provide an attractive setting for the new building. You may wish to request this but the situation probably does not justify a condition.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan 2011
G1 Quality Standards for New Development
H2 Neighbouring Amenity

Recommendation by - Lucy Hoad (Planning Officer) on 5th February 2014

This application seeks full consent for an extension to an existing agricultural building situated on land lying to the south of Edington Mains Farms which is located approximately 1.3Km to the south west of the village of Chirnside.

The building (13m x 21.3m) will have a low pitch roof design, (to ridge line height of 7.2m, eaves 5.5m). The roof and the external walls of the shed are to be constructed of composite steel profile cladding (colour dark brown). It is proposed to use the existing access route

The scale and design of the new extension shall match the existing modern shed and it will be used for muck storage purposes. The scale, proportions and materials of this development is considered to be acceptable for the location. The ridge line of the shed shall match that of the adjacent existing shed. The external materials akin to the existing modern shed, shall ensure the building will recede/blend in with the surroundings. Given the rural setting the proposed shed is not considered to look out of place in the landscape.

It is accepted modern farming methods require larger sized buildings than traditionally used/constructed, and given the existing vegetation screening, this location is suitable in terms of visual impact within the rural landscape.

The agent originally stated that the development would be on mains water but advised at a later date that here will be no water supply to the extended building. The Council's EH section has no objections to this proposal. SEPA confirm that they only provide standing guidance on small scale developments such as this. Agricultural developments should be located in accordance with The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003 (as amended) and the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). It is important to ensure that any part of any slurry storage system is located at least 50m from any potable water supply and 10m from any surface water or wetland.

The applicant has a duty to ensure that muck store meets the required standards in terms of pollution prevention regulations but it is contended that there will be no adverse effect on nearby water courses. The site lies approximately 170m north of the Whiteadder Water.

The Roads Officer has no objections to the development. The Landscape Officer has suggested additional planting but does not object or consider any conditions necessary. The shed will be mainly screened from public view by the existing shed and woodland plantation and it is not considered additional planting is necessary in this instance. In terms of location, design and scale it is considered that the proposed development would be visually acceptable given the rural location.

No representations/objections have been received to the proposals. There are no issues of loss of light or privacy to residential properties stemming from the proposals.

REASON FOR DECISION :

The design, scale and materials of the shed extension and the means of access are considered acceptable in terms of the existing buildings and location and would comply with development plan policies relating to these matters

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

- 2 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 Agricultural developments should be located and designed in accordance with The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003 (as amended) and the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). Applicants should be directed to www.sepa.org.uk/land/agriculture/agricultural_regulation.aspx to ensure their development complies with these Regulations. In order to comply with these Regulations it is important to ensure that any surface water associated with yard areas is conserved on the farm for disposal, and any part of any slurry storage system is located at least 50m from any potable water supply and 10m from any surface water or wetland.

Uncontaminated surface water, including roof water, should be disposed of by the use of SUDS in accordance with General Binding Rules 10 and 11 of CAR. These measures could be incorporated through the development of an infiltration system, such as a filter trench or soakaway at the site. You can find further guidance on how to comply with the above Regulations in the Code of good agricultural practice at www.scotland.gov.uk/Resource/Doc/37428/0014235.pdf and in the PEPPAA Code of Good Practice at <http://www.scotland.gov.uk/Publications/2005/03/20613/51366> which provides practical advice on minimising pollution.

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