

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 11/00453/FUL

APPLICANT : Ivor Gaston & Son

AGENT :

DEVELOPMENT : Erection of replacement general purpose agricultural building

LOCATION: Ravelaw Farm
Whitsome
Scottish Borders
TD11 3NQ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
	Location Plan	Approved
RF02	Elevations	Approved
	Report	Approved
RF02	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

None

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan 2011

Policy G1
Policy BE2
Policy D1

Scottish Borders Structure Plan 2001-2018

Policy N15
Policy N16
Policy N20

Recommendation by - Barry Fotheringham (Lead Planning Officer) on 6th June 2011

This application seeks consent for the erection of steel portal framed agricultural building at Ravelaw Farm near the village of Whitsome, Duns. The proposed building would be clad in vertical timber boarding to

eaves level with a 2m high concrete panel below and fibre cement roof panels with roof lights. The proposed building would be for general agricultural purposes principally for the storage of agricultural machinery and feedstuffs.

The proposed shed would be located within the existing farm steading and would require the demolition of a number of smaller traditional agricultural buildings, some of which have been damaged beyond repair by adverse weather conditions. The agricultural shed would measure 60m by 32m and would be 7m to eaves - 11m to ridge. The west facing gable elevation would be finished using timber boarding while the east facing elevation will be open. 3 no open bays will be formed on the north and south facing elevations.

It is accepted that the proposed building would be considerably larger in terms of height and scale compared to the existing buildings but it would be situated within the identifiable limits of the existing steading and would be located adjacent to existing modern sheds of a similar scale. The changes in agricultural practices renders existing traditional farm steading buildings redundant (as is the case here) and modern industrial sized sheds offer much more flexibility in terms of usage, access, egress etc.

The existing buildings date from the late 18th and early 19th century with later alterations and as such, they form a building group of local historical and archaeological interest. Steading buildings of this type are a diminishing and finite resource in the Borders and represent a period of profound social and economic change. It is therefore important to provide a historic building survey of these structures prior to demolition to preserve a record of their last phases of use. This can be covered by condition.

REASON FOR DECISION :

By virtue of the siting, design, scale and proposed external materials it is considered that the proposed general purpose agricultural building is acceptable and in accordance with development plan policies covering quality standards for new development, design and the preservation, recording and evaluation of sites of local archaeological importance.

Recommendation: Approved subject to conditions

- 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.
- 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.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.

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