

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 : 12/00549/FUL

APPLICANT : Ivor Gaston & Son

AGENT :

DEVELOPMENT : Erection of agricultural building

LOCATION: Ravelaw Farm Whitsome
Ravelaw Farm Road
Scottish Borders
TD11 3NQ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
RS09-9782B/S2804 REV A	Location Plan	Approved
RS09-9782B/S2804 REV A	Elevations	Approved
RS09-9782B/S2804 REV A	Foundations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

N/A

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Structure Plan 2001-2018
N20 - Design

Scottish Borders Consolidated Local Plan Adopted 2011
G1 - Quality Standards for New Development
D1 - Business, Tourism and Leisure Developments in the Countryside
H2 - Protection of Residential Amenity

Recommendation by - Barry Fotheringham (Principal Planning Officer) on 14th June 2012

This application seeks consent for the erection of steel portal framed agricultural building at Ravelaw Farm near the village of Whitsome, Duns. A replacement shed (32m x 60m) to ridge height 11m was approved at this farm holding in June 2011 (11/00453/FUL).

In terms of size the shed will measure 15.2m by 30.4m and have a low pitched roof sloping from 7.4m at ridge to 5.1m at eaves. In terms of materials the external walls of the shed will be clad in box profile steel sheets to 1.6m below eaves on tanilised timber sheeting rails with use of fibre cement roof panels to include roof lights. The proposed building would be for general agricultural purposes.

The shed will be located to the south rear of an existing farm shed and 30m to the north west of the recently erected shed. It is proposed to use the existing access route. The proposed shed is situated within the identifiable limits of the existing steading and would be located adjacent to existing modern sheds of a similar scale.

It is noted that there are residential property situated 160m to the south west of the proposal. It is not considered that the proposal will have an adverse impact on this neighbour in terms of amenity. Given the rural setting the building is not considered to look out of place in the landscape.

In terms of In terms of location, design and scale it is considered that the proposal is visually acceptable given the rural location.

No objections have been received.

REASON FOR DECISION :

The proposed building meets the requirements for prior notification, and the submitted details are acceptable in terms of the issues the Planning Authority has influence on (siting, design, access and material).

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 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

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