

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF: 22/01176/AGN
APPLICANT: Mr Neil Cameron
AGENT: Neil Cameron
DEVELOPMENT: Erection of agricultural building
LOCATION: Friarshaugh
Gattonside
Melrose
Scottish Borders
TD6 9LT
TYPE: AGN Application

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
LCA00148	Location Plan	Approved
	Proposed Site Plan	Approved
	Proposed Plans	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations have been received and no consultations were required.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

ED7: Business, Tourism and Leisure Development in the Countryside

ED10: Prime Quality Agricultural Land

HD3: Protection of Residential Amenity

EP4: National Scenic Area

Recommendation by - Julie Hayward (Lead Planning Officer) on 25th August 2022

Site and Proposal

The proposal is to erect and agricultural building on land to the south of the B6360 in between the village of Gattonside and building group at Friars Hall. This is prime quality agricultural land and the site is within the National Scenic Area. The building would be 7.3m by 17.6m and 4.6m in height and constructed of dark grey corrugated steel panels.

A prior notification application (22/00864/PN) to upgrade the existing track through this field was approved in June 2022.

Assessment

The site is situated on lower ground level than the public road and there is a degree of screening from trees and vegetation on the northern boundary of the field. The building would be visible from Hoebridge Road East to the west but at a distance and it would be seen against a backdrop of trees. It is considered that the siting and design are acceptable and the proposal would not harm the visual amenities of the area or special qualities of the National Scenic Area.

There are no houses close to the site that would be harmed by the development.

REASON FOR DECISION:

The development as proposed is acceptable in so far as the Planning Authority can exercise control over its siting, design and external appearance.

Recommendation:

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