

Comments for Planning Application 22/00576/FUL

Application Summary

Application Number: 22/00576/FUL

Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

Customer Details

Name: Mr Adam Gaston

Address: 4 Ravelaw Farm Cottages, Duns, Scottish Borders TD11 3NQ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This comment represents the view that 4 Ravelaw Farm Cottage supports this application, as I am the only owner and only person living in this property. Any other comments using this address are false, including that of Mr Pete Yeatman, who no longer lives or owns property at this address.

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Customer Details

Name: Mr Adam Gaston

Address: 4 Ravelaw Farm Cottages, Duns, Scottish Borders TD11 3NQ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have lived and grown up on Ravelaw Farm for over 22 years and have lived in the cottages for around 2 months.

I have had friends round to socialise inside the house and in the garden, all of whom have commented on how quiet it is and the fact that there is none to very little smell.

During the pig crisis in the latter part of 2021 when Ravelaw Farm could not get pigs out of the Farm and pens could not be mucked out, the smell of course worsened. The increased numbers also made our job on the farm a lot harder and we were as keen as anyone to get numbers back to what they were. We are now back to the 2000 pigs that we were before and without question noise and smell levels have significantly reduced.

With the extra shed space however the pigs have more pen space and therefore the welfare is greater than it was before. The extra shed space has allowed us to relieve numbers in the shed closest to the houses which should further reduce noise and smell levels for the neighbours.

I believe we could improve relations with neighbours further by setting up communication via a WhatsApp group. This would've allowed our neighbours to communicate any of their concerns to us and any problems could be sorted much sooner, rather than us finding out second hand via the council. We could let them know days we plan to muck out. As soon as we were told about their concerns on bedding times and pig moving times we changed our bedding time from 6am to 7:30 weekdays and 8:00 on weekends. We changed our pig moving time from 5:00 to 7:00 and currently the pigs are going at 9-9:30. This could've been changed much sooner had we been made aware of their concerns earlier but no resident ever made me aware that this was a problem. I also reached out to Pete who lived in cottage 4 at the beginning of February, shortly after we first heard from the council, via text and he told me he never had any problem with any noise, that noise was never an issue and that he'd only heard the odd squeal. He informed me that the smell took a bit of getting used to, but at the time of writing hadn't been bad.

I have lived in the cottage for around 2 months now, it's extremely quiet and I have never had any

flies. I hardly experience any smell and it is very subtle, just as you'd expect moving to and living next to a working farm and I leave my windows open every day. After living here, having friends round for 22 years I have never heard of one getting headaches or streaming eyes from the pigs. I believe mine is a true representation of life at Ravelaw Farm, for over 2 decades my friends and I have enjoyed growing up here, with a lot of them driving out here to walk their dogs simply because the area is so nice.

Additionally during the month of March there were 14 wagons which entered the farm to export Wheat. Nothing to do with the pig farming side of the business.

The "klaxon/whining" noise, commented on by one of the neighbours comes from an auger in a different shed, we have attempted to silence this noise by wrapping it in wool insulation since the comment, we have never been made aware of this issue before reading this comment.

We always make an effort to keep roads clean for the benefit of our neighbours and for ourselves as it keeps our dogs clean and therefore our homes. Dirt on the roads comes from vehicles exiting field's following mucking out and crop production methods. We scrape the road with a forklift bucket and then sweep the road with a hydraulic yard brush to leave it as close to clean as we can, pig muck being dumped in the fields to be further spread is an essential part of crop production, it improves soil health and organic matter to therefore hopefully increase our yields to help feed a growing population. To people new to the countryside this may be off putting but it is an extremely common sight in countryside living.

We have also started spraying shed walls with fly killer in response to comments. I have never experienced flies in my home or garden but this will help reduce numbers to ensure it doesn't become a problem in the future.

It is important to remember that this is our business and livelihood. On years when arable farming is less fruitful we rely on our pigs to support the business. Young people like myself should be encouraged to work hard and improve upon their business, not take steps backwards, especially when the business in question is feeding a growing population. A lot of hard work goes into putting food on supermarket shelves and onto our plates and therefore we should support and encourage our family farms and young farmers. Whether annoying at times or not, farmers are only trying to do their very best to feed the population, often working long, hard days with very little thanks or regard for doing so.

I believe the shed should be supported by planning due to the increased benefits for pig space and welfare and I truly believe going forward the neighbours will see a return to life as they knew it before the pig crisis and will enjoy life in this area as much as me, my friends and family have over the past 22 years.

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Address: Ravelaw Farm Duns Scottish Borders

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Case Officer: Cameron Kirk

Customer Details

Name: Mr Ivor Gaston

Address: Ravelaw Farm View, Whitsome, Duns, Scottish Borders TD11 3NG

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this planning application for animal welfare reasons

Because of covid and brexit, staff to operate processing plants were unavailable resulting in animals being postponed from processing plants which led to more animals being held on farms. There was no option at Ravelaw Farm but to convert a general purpose shed to accommodate extra livestock

The numbers of livestock at Ravelaw Farm are falling and should revert back to normal by later in the year.

Under SEPA guidelines Ravelaw Farm can keep up to 2000 pigs without having to register. The number of livestock is reducing weekly and should return to normal later in the year

The objection from Peter Yeatman is illegal as he no longer owns or lives at 4 Ravelaw Farm Cottage and he cannot use this address for his objection

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Customer Details

Name: Mr Ivor Gaston

Address: Ravelaw Farm View, Whitsome, Duns, Scottish Borders TD11 3NG

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Factual reply to David McIntosh

The welfare of the livestock left Ravelaw Farm no choice but to convert the general purpose shed to accommodate the extra pigs that the processing plant could not handle.

Brexit and Covid were partly to blame because of workers from EU were not allowed to come to make up the shortfall of British workers.

Pig numbers have been scaled back to 2000 at Ravelaw Farm.

No pigs leave Ravelaw Farm before 7.30.

Bedding is 7.30 weekdays, 8.00 am weekends.

The livestock shed, if planning is granted can be used to reduce the numbers of pigs kept in pens, thus making it more welfare friendly.

I do admit that if the wind is coming from the north there can be occasional smells and noise but the prevailing wind comes from the west and this can be verified with the met office.

Mr McIntosh claims that people who wanted to sell their property were unable to do so because of livestock.

This is untrue, all the 6 properties that were on the market are all sold and the property west of Mr McIntosh sold in a matter of weeks with a substantial increase of £200,000 + from when it was bought previously.

Ravelaw Farm Cottage 4 was sold in weeks without being advertised.

The road past Ravelaw Farm is called C100 and is not a lane

Ravelaw Farm grows 3000 tonnes of grain and OSR.

This is all transported via the C100 along with livestock.

Ravelaw Farm is not the only farm to use the C100, neighbouring farms, delivery vans, post vans, ambulances all use the C100 because it is a road with passing places.

Ivor Gaston

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Ivor Gaston

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Application Summary

Application Number: 22/00576/FUL

Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Ann Simpson

Address: 29 Foulden Bastle, FOULDEN, BERWICK-UPON-TWEED TD15 1UL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having grown up on a farm for many years I wish to support the Planning Application. People choosing to live in the countryside should only do so after researching the pros & cons and then making an informed decision. All animals create some sort of noise - usually I'd say this is during bedding, mucking out and feeding times when they are disturbed. Noise from traffic on busy roads can be as bad if not worse and go on for much longer. Smell from pigs is unavoidable but farmers do their very best to keep the bedding clean. Much worse odours can come from traffic exhaust pollution which I'm sure is much more harmful to us when inhaled? Country living gives us clean air, great walks, great views and a much more peaceful way of life. People relocating there CHOOSE to do so and should realise that the countryside is also a workplace for many and a food source that we could not be without. The pigs welfare must also be considered here as during lockdown the normal movement of livestock has been disrupted and farms have had to adapt to holding larger quantities of animals. They cannot be expected to hold them in cramped conditions as that would be cruelty so to extend into other farm buildings would seem a viable solution.

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Address: Ravelaw Farm Duns Scottish Borders

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Case Officer: Cameron Kirk

Customer Details

Name: Mr C Watson

Address: Farmhouse, South Laws, Duns, Scottish Borders TD11 3HZ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a neighbour in the area and very often cycle past, walk past and visit people within this site and do not believe the smell or noise is an issue. I have been to Ravelaw Farm countless times over the past 15 years and have never once had a problem with the smell or noise as it is no different to any other farm. It should be remembered that this site is a farm and has its operational needs, and locals should expect various smells and noises to be emitted from the farm, but these certainly aren't as bad as suggested in objective comments. I support local farmers and do not see the issue with this proposal.

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Address: Ravelaw Farm Duns Scottish Borders

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Case Officer: Cameron Kirk

Customer Details

Name: Mr Andrew Dixon

Address: West Newton Farm Cottage, West Newton, Duns, Scottish Borders TD11 3HZ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Smell

Comment: Live on neighbouring farm and never had an issue with noise or smell. As far as I'm concerned, this young farmer and entrepreneur should be able to farm his farm. With massive uncertainty to world food production we need to stand by our family farms

Thank you

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Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

Customer Details

Name: Miss Becky Simpson

Address: 27 Cornhill Road, Tweedmouth, Berwick upon Tweed TD15 2DZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a member of the public, I would like to support this application as over the past 3 years I have visited the farm numerous times a week - both residing at Ravelaw Brae & Number 4 Ravelaw Farm Cottage. Taking this into consideration, I believe I have gotten a true feel to how the farm is worked & how this affects the surrounding area.

Firstly, I would like to address the comments made about the 'smell' & 'noise pollution' created by Ravelaw Farm. As a working pig farm, the noise & smell created whilst working is unavoidable & the Gaston family work very hard to ensure that these are kept to a minimum at all times. For example, they have adjusted their working schedule to fit around the residents - so that they do not get disrupted in the early hours due to mucking out & pigs being loaded. They also take care whilst driving on the roads in the surrounding area & understand that the farm vehicles can make the roads messy at times. However, these are cleaned up to ensure the residents safety & our own.

On multiple occasions, I have witnessed open windows & washing in gardens in various neighbours houses. I do not understand how if the comments provided by residing residents about flies, odours & noise were true, why they would make the conscious choice to leave their windows open - allowing the 'flies', 'smell' & 'noise' into their properties this way. I leave our bedroom windows open all the time (day/night) & have never experienced an odour in the house, nor have seen any flies inside. Any noise or smell is no different from any other farm I have visited in the area.

I also believe that prior to buying a property in this area, the buyer should carry out adequate research on the property before purchasing it. Ravelaw Farm has been here for years upon years & there is no way that people looking to move into the area were not aware that there was a pig

farm next to these properties. People who choose to purchase & live in a house next to a farm, should be able to adapt to & enjoy country living.

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Application Number: 22/00576/FUL

Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

Customer Details

Name: Miss Emma Gaston

Address: Ravelaw Brae, Duns, Scottish Borders TD11 3NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Noise nuisance
- Smell

Comment: Having grown up on Ravelaw Farm, I fully support the Planning Application. My bedroom is situated at the back of the house, with a clear view of each shed in which there are pigs. I am in closer proximity to the pig sheds than anyone else, with no shelter from any outbuildings or shrubbery. I regularly leave my bedroom windows open for the entire day, while I am at work, or through the night when I am sleeping. I have never been disturbed or woken up by the pigs during the night and rarely come home to a smell in my bedroom. When there is a smell, I am simply able to close my bedroom windows, which causes the smell to disperse after a few minutes.

When I attended school and university, I also found it easy to study in my bedroom, with the windows open, being able to concentrate on my work, and was never disturbed by any farm noise. I recently had to work from home for a short spell and had the exact same outcome of no disturbance from the farm, and this was when the new building housed pigs.

I frequently enjoy walking my dogs around the surrounding roads and even sometimes finish my walk by coming through the farm. I find that walking past the farm or piles of muck in the fields will only sometimes smell, and that is only when in very close proximity. There are no smells that disturb my walks. I am able to walk for at least 40-60 minutes, and feel refreshed after doing so.

Throughout my years living at Ravelaw, I have been able to have friends over, whether it be in the garden or in the house. I have never felt embarrassed about any smells coming from the farm as it is common sense that sometimes the surrounding area of the farm will smell, which my friends understand. I have also been able to hold parties in my garden, which have never been affected

by the pigs in any way.

Working in Berwick-upon-Tweed, I am often commuting to and from work. It is rare to meet another car on these roads, never-mind a large farm vehicle or transporting lorry. If i ever do meet either of these, I find it easy to pull in at a passing place as there are many along the road. I only find it difficult to pull in for another vehicle if they are driving too fast along the road and do not leave enough time for me to pull in. This is never the case meeting a tractor or lorry and only happens when meeting some cars.

The wet weather can sometimes cause mud to be spread across the road. This is not solely caused by the tractors at Ravelaw as the surrounding fields are owned by other farmers from the area. I do not think that mud on the roads can be used as a relevant complaint with regards to this planning application as a new shed will have nothing to do with mud that is transported onto the road by tractor wheels from fields.

My eldest brother, who works on the farm has recently moved to one of the Farm Cottages. Having spent time in both his house and his garden, it is hard for me to understand where some of the complaints have come from. There was virtually no noise heard from the pigs when sitting in the garden on the occasions that I have visited, which is often, and I have never noticed a smell from the farm either.

Choosing to live in an area where some houses are classed as Farm Cottages would surely prompt people to research the livestock held from the farm and understand that with a farm comes some smells as well as noise. Farmers should not have to sacrifice the expansion of their business because of people's sheer ignorance to the fact that with the countryside comes fields, farms, livestock and their associated smells and noises. Farmers should not be expected to constantly consider the opinions of everyone who has chosen to live in the surrounding area, when they are only trying to make a living.

Having lived on the farm my entire life, I have occasionally been in the sheds with the pigs. The sheds are brilliant at masking both the smell and noise that comes from the pigs. It would be cruel to expect the pigs to be housed in just one shed when the farm now has a building, which can offer the pigs more room. Additionally, the new shed is further from the farm cottages, closer to my home, which is more likely to decrease the amount of noise and smell experienced by some of those living on the other side of the farm.

I fully support this planning application and see no reason why it shouldn't go ahead.

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Application Number: 22/00576/FUL

Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

Customer Details

Name: Mr Harry Devlin

Address: Manderston Mill, Duns, Scottish Borders TD11 3PP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I lived in the borders for the last 26 years, 20 of which I lived right next to Ravelaw Farm. I can say I never heard or was disrupted by the noise of the pigs. The smell also was not a problem what so ever and I would always be able to dry my washing outside. I have also lived next to a cow farm, which was incomparable with the noise and smell, especially during calving season. I see absolutely no issue with the new shed being built as it does not impact noise or smell from the farm. Walking around Ravelaw has also always been one of my favourite places to walk the dogs, the smell and noises from the farm have never put me off walking around there.

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Case Officer: Cameron Kirk

Customer Details

Name: Mr jay douglas

Address: 19 Hawthorn Bank, Duns, Scottish Borders TD11 3HH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Smell

Comment: I frequently stay at Ravelaw, and after having read some of the comments on here I cannot understand where the objections have come from. For starters the smell that comes from the farm is nothing more than what any farm smells like. I can't grasp what else can be expected, having made the choice to live beside/on a farm in the countryside. I live in a town and when around the farm the smells don't bother me whatsoever, and I have also been around farms that smell worse. People never complain when they are eating pork for tea but where do they think it comes from? It is farms that put food on the tables. I have also seen a comment referring to muck heaps in fields, you can go around the borders and I can assure you if you are walking past fields you will find muck heaps as it is part of the process of farming. Every farm has noise and every farm will smell but it is not the extent of how some of the comments describe it. Farmers should be encouraged to expand their farms to feed the growing population. I have no objections whatsoever.

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Address: Ravelaw Farm Duns Scottish Borders

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Case Officer: Cameron Kirk

Customer Details

Name: Mr Sam Gaston

Address: Ravelaw Brae, Duns, Scottish Borders TD11 3NQ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having grown up at Ravelaw, I have not experienced issues with excessive noise or overwhelmingly bad smells in the areas surrounding the farm. This has been reinforced since I have moved temporarily from the farm, as when I return, I still find no issue. I believe that the sheds insulate the smell of the pigs well, with it only becoming apparent in the immediate vicinity.

Other smells which neighbours may have commented on could be from the spreading of pig muck in the surrounding fields, which is a vital and sustainable form of crop fertilisation.

I believe the placement of the shed will be beneficial in preventing the issues brought up, as it is located at the opposite side of the farm from the neighbours. This should surely reduce noise and smell in their area, whilst promoting animal welfare- providing the livestock with more space.

Therefore, I am in support of the proposal.