

# 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: Mrs JACQUELINE CUBITT

Address: Burnside Lodge, Duns, Scottish Borders TD11 3NQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Health Issues
- Noise nuisance
- Smell
- Value of property

Comment: We are writing to raise our objection to planning permission at Ravelaw Farm for a shed to have a change of use to house an increase of pigs. We have also been made aware via our resident's meetings that a SEPA PPC permit is being processed which could enhance the pig number further. We live in the Ravelaw Hamlet less than 100mts from this farm and our conditions will only get worse should this permanent permit be authorised.

As it is, the smell of the pigs is unbearable at times, we find that we are left feeling physically sick due to the smell. There is no question of hanging the washing on the line when the smell is strong which leaves us having damp washing in our house even on the sunniest of days and we cannot even open windows to let in fresh air or the damp air from the washing out. We are unable to get use out of our garden as we can't bear the smell. It is totally embarrassing to have guests over as they all comment on the awful smell. But it isn't just the smell that gets to our visitors, as some of them have come in covering their ears due to hearing the pigs screaming. The noise is awful for both us and our guests.

The issues I have raised have increased immensely, we presume, due to the additional pig numbers being housed, thus the reason for our objections to the farm having a permanent shed and more pigs.

NO MORE PIGS PLEASE

Regards

Jacqueline and Graham Cubitt  
Ethan Gunn and Claire Kersey

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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: Mr Ross Drummond

Address: 1 Ravelaw Farm Cottages, Duns, Scottish Borders TD11 3NQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Health Issues
- Increased traffic
- Noise nuisance
- Smell
- Value of property

Comment: I have lived here for 2 years and in this time there has been a concerning increase in the following areas that have affected me in my home at Ravelaw Cottages.

### AIR QUALITY

Due to the proximity of the building housing the pigs, there has been a noxious smell of ammonia and other putrid smells. At times, when walking outside, my eyes stream and my sinuses are affected from this. I wake with headaches if I leave the window open overnight for ventilation. I am unable to hang out washing whenever I need to, due to the toxic smell.

It affects visitors to my house as I cannot be outside due to the stench.

### NOISE POLLUTION

There has been a significant increase in HGV lorries and heavy farm machinery involved in mucking out the nearby building. The bedding machinery is clearly heard early in the morning, disturbing the peace. The sound of squealing pigs is heard at any time during the day and frequently at night.

### TRAFFIC

The increase in heavy traffic on the roads has resulted in damage, soiling and mud covering large sections of the road. I use this road to enter and leave my property.

### WASTE MANAGEMENT

I am concerned about the management of the waste, both liquid and solid. The location of the

muck heaps adjacent to the road makes a country walk most unpleasant which is made more difficult by negotiating through the debris from delivering this waste to the access entrances to the muck heaps.

#### PROXIMITY OF THE SHED

The shed is approximately 40 m from my house and I feel this is a major factor contributing to the noise and smell.

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## Application Summary

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Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

## Customer Details

Name: Mr John Dow

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

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Health Issues
- Increased traffic
- Noise nuisance
- Smell
- Value of property

Comment: We are objecting to this planning application being authorised.

We live in a cottage very close to this farm building, less than 50mts. We have always been troubled with odour, noise and insects since we have moved here 3 year ago. We were unaware that this was an intensive pig farm when we purchased this house (it is very difficult to find this out).

This application to allow this building for increased pig housing on a permanent basis cannot be permitted. We are aware that since the latter part of last year there has been pig market problems at the abattoirs/butchers and we have been told that the farmer is using this building at present to help his situation but this is causing us many issues and according to Planning Enforcement the council has not given permission, even on a temporary basis, to have pigs housed in this building.

We believe this building was built as a pig shed well before the national pig crisis so presumably to house pigs in any case and we are aware that the farmer, via his consultant, is at present applying for a PPC SEPA permit to increase his stocks on a permanent basis. This permit if granted and providing he conforms to permit regulation, will enable him to have any amount of pigs thus causing us major concerns.

During the latter part of 2021 the smell, noise and dust increased significantly. Many more vehicles were entering/leaving the farm at sometimes ridiculous hours to the extent the residents requested the Borders Regional Council's Environmental Department to become involved. They had a meeting with us in December 2021 and also with the farmer in January 2022 and they are now monitoring the farm regarding these issues and they have requested we keep daily diaries.

Because of the South/South West wind during January and February (which is most unusual) we have had few issues but March and April to date, as the wind direction changed, life here has again become very difficult. With the horrid ammonia smell, we have to keep our windows and doors closed We cannot hang out our washing or if we get caught out it is "wash again" time. Noise and flies have also increased. This is only April and come the summer months when these problems increase the issues will become more unbearable. The volume of traffic with the lorries delivering and collecting squealing pigs, lorries delivering pig food and many more tractor/trailers moving muck to the two middens is way beyond what it used to be, leaving our roads in a terrible state.

THIS IS OUR HOME, we live here and keep our cottage and garden in good order as do the rest of the residents. Quite often and mostly because of the smell and squealing of pigs, we cannot relax and enjoy our garden and it is very difficult to organise a BBQ or a family event because we never know when the smell will descend upon us. Friends visiting us cannot believe how hellish the smell and noise from the pigs can be and it is quite embarrassing.

We live very close to this shed and neither ourselves or the neighbours have been informed of this planning application for change of use. We have only found out from other means.

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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: Ms Sandra Redden

Address: Beanley Hall, Alnwick NE66 2DX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Health Issues
- Increased traffic
- Noise nuisance
- Road safety
- Smell
- Value of property

Comment: I own a property at Ravelaw, which I no longer live in. I had to move out of the property because of the unbearable smell and the noise of the pigs. I was unable to open my windows to ventilate the house due to smell and the flies. Unable to hang washing out in the garden due to the stench. The road is constantly dirty and busy with HGV vehicles transporting pigs in and out of the farm. This application to allow this building for increased pig housing must not be allowed, it will only add to the residents concerns.

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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: Mr David McIntosh

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

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic
- Noise nuisance
- Road safety
- Smell

Comment: I would firstly like to say that the Farmer has not in any way engaged or consulted with the Ravelaw Neighbours on this matter and, indeed, has attempted to slip this under the RADAR without our knowledge with the only notification made being to a property belonging to the Gaston's. In actual fact there are 5 properties sitting right on Ravelaw farms' southern boundary and three others within another 20 meters or so, including my own property, which I am of the opinion should have been notified. The boundary outlined in the SITE PLAN is a totally artificial boundary within the actual farm - should the boundary not be the actual farm boundary which would then increase the number of properties requiring statutory notification to those that the development has impacted?

The farm claims this application has been made because of the welfare issues which surround the impacts of COVID on the pig processing industry and Ivor Gaston asserts the pig numbers will reduce over time. If this is true, it does not explain why the farm has a current application with SEPA for an Environmental Permit to increase pig numbers in excess of the current 2000 limit. Surely this will not be required if pig numbers are to tail off as claimed? Environmental Permits are time consuming and expensive to obtain/maintain and will need to be paid for somehow, so I would suggest that the more likely outcome of this planning permission being granted will be a very significant upscaling of the intensive pig rearing operation. This will take life at Ravelaw from being occasionally unpleasant (in the past) to regularly awful (now) to unliveable in the future. Given the proximity of the Ravelaw dwellings, I do not believe it is appropriate to be upscaling intensive pig rearing operations at this location and this planning application should be refused to



prevent this becoming a possibility.

Before the pig numbers were increased in 2021, the farm operations only occasionally impacted us, predominantly through odour and noise. Whilst unpleasant, we accepted this as part of living next to a farm and put up with it but there are a number of people who have sold up/moved out because they found it intolerable. Since the pig numbers have increased, the level of impact the farm has had on my family has gone up disproportionately to a now unacceptable level as I will outline below. This impact is felt across nearly all the Ravelaw neighbours who have recently collectively been in touch with the Scottish Borders Environmental Health to complain on this front, before this application was submitted. The level of nuisance being experienced now is unacceptable and approving this application will lock us into this level of nuisance so I would ask it is refused to preserve the quality of life of 21+ people who have a right to life without nuisance. Refusing the planning permission will force a reduction in pig numbers taking us back to a more acceptable (but not perfect) scenario present before the additional pigs were brought in.

The following detrimental impacts are being experienced now as a result of this development:

Nuisance Noise from the farm has increased in frequency from now and then to pretty much a daily occurrence and includes:

- Regular screaming from the pigs which is very harrowing
- Increased mechanical noise from onsite including the bedder and other unidentified machinery. This has woken my son on a number of occasions already as it often starts early in the morning.
- Some sort of buzzer or klaxon which goes off for long periods of time
- Vehicle movement noise including delivering/collecting LGVs which are often in the early morning.

Nuisance Odour levels have increased from an occasional day here and there to a regular occurrence when there is a Northerly or little wind.

- The smell of ammonia and excrement is very strong far more frequently and it is now commonplace for visitors to our house to ask what the awful smell is, which is most embarrassing.
- We are often forced to keep our windows closed when we would rather have them open and even then, the smell on occasion still gets into the house.
- We take pleasure in our garden and would like to sit out enjoying food and drink when the weather is fine, but this is now prevented by the smell. We are now reluctant to organise any form of garden party in fear that everyone will turn up and be nauseated and not want to stay.
- We like to hang out our washing out to dry as it is good for the environment and usually leaves us with lovely smelling clothes. Unfortunately, the odour coming from the farm makes this a game of Russian roulette and we have been forced on occasion to bring in washing or risk it ending up smelling of pig excrement. In some cases, this has been bad enough to require us to rewash our bedding or clothing which is not good for the environment and not be something we should have to do.
- Odour also becomes a very real issue when people attempt to sell their houses and we know of

a number of occasions when neighbours have had prospective buyers pull out when they experience the odour. This has a very real likelihood of impacting on property values in the future if it becomes even more difficult to find a buyer willing to put up with the increased stench, especially if it gets worse.

Traffic - the road past Ravelaw Farm and our properties is a single track road and not really suitable for heavy vehicles. The increased numbers of pigs has correspondingly increased the number of truck movements for pig and feed waggons which increases the likelihood of meeting these on a narrow lane. It has also increased the level of damage to the soft verges.

In summary, the impacts of this development are being experienced now, and it is not pleasant and is currently impacting on our amenity and ability to enjoy our property. I believe it is likely to currently constitute a statutory nuisance and approving this planning permission will be cementing these negative impacts into our daily lives which is not appropriate so I would emphatically ask it is not approved. Further, the approval of this application will likely pave the way for a new Environmental Permit and will likely result in further increases in pig numbers and further deterioration of our quality of life.

David McIntosh

# 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: Mrs Fiona Grafton

Address: 2 Ravelaw Farm Cottages, Duns, Scottish Borders TD11 3NQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Health Issues
- Increased traffic
- Legal issues
- Noise nuisance
- Smell

Comment: I wish to object to Planning Permission requested by Ravelaw Farm for the change of use/increase of pigs.

The smell emanating from the pig shed here becomes absolutely unbearable at times and during the Summer months when you wish to enjoy your garden more, you simply cannot. Added to this you have to keep the doors and windows to the house closed which means keeping the excessive amount of flies indoors which also seems to be a result of nearby farm operations.

The squealing of pigs can sometimes be overwhelming and coupled with the smell and flies has resulted in my friends and relations not wanting to come to my home.

When I moved here I was totally aware of the situation that comes with living next to a farm but wasn't aware of livestock being kept within a matter of tens of metres from my garden when I believe it should be at least 400 metres. Since the latter months of 2021 there has been a noticeable increase of smell, traffic, noise, and muck on the roads too.

I am also aware that this farm is seeking a PPC permit from SEPA to allow them to carry large numbers of pigs. This could be an unlimited number if obtained.

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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: Mr Andrew Brown

Address: Leetview, Ravelaw, Whitsome Duns, Scottish Borders TD11 3NQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise nuisance
- Smell

Comment:As a family with a long history of rural living, we are acutely aware of the realities of such an environment. We do not seek, nor do we expect, to reside in a farming community where farmers are unduly prohibited or restricted from their normal duties due to our presence. Indeed, we embrace the opportunity to live within and alongside the community. The objections we seek to raise are regarding issues that we do not believe fall within what one would consider to be a fair, proper or normal farming environment.

The sheds where the pigs are housed seem to be too close to residential properties.

These sheds appear to be over populated with animals which can be heard squealing and crying, as though they were in the next room, night and day all year round.

The smell of the pigs and their waste is, at times, unbearable making it impossible for us to open our windows, allow the children to play outside, hang out our washing or even to go for a walk. In short, there are instances where we are forced to remain inside the house, with little to no ventilation because of the overwhelming smell of pigs.

For most of the year, we are inundated with flies. Regardless of closed windows and doors we are required to take excessive, costly measures to control the number of flies in our property.

Any addition to the pig count in this area will undoubtedly result in a very unhealthy living environment for the residents of this community. We therefore object to the change of use of the existing structure as this would facilitate and enable an increase in the number of pigs on a permanent, long-term basis.

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## Application Summary

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Address: Ravelaw Farm Duns Scottish Borders

Proposal: Erection of agricultural building (retrospective)

Case Officer: Cameron Kirk

## Customer Details

Name: Mr Neal Clark

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

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Noise nuisance
- Over Provision of facility in area
- Smell

Comment:Objection in principle:

We have recently purchased a property adjacent the farm (within 100m) and have done so in the full knowledge of its vicinity to the pig unit. I have lived on a pig farm previously, so understand what is involved. Given our proximity, we absolutely cannot complain about occasional issues regarding odour and noise, although comments in this regard from some of the neighbours are concerning. Having yet to move in fully, we are not in a position to make an objective judgment. We are, nevertheless, fully cognisant with significant difficulties facing the pig-rearing industry in recent months which have caused major issues for farmers. They need public sympathy for the sudden and unpredictable changes to their operational practices: it is important for the business to survive and prosper in these difficult times.

Nevertheless, we hope the planning authority looks carefully at the rationale for a retrospective planning application and considers the appropriateness of the number of pigs in this unit and its proximity to local residents. It is already evident that the lane adjacent our property does not cope well with the large double-wagon articulated livestock lorries which we have already seen heading south towards Whitsome: the surface of the lane is already substandard. We understand that SEPA needs to look at the proposal and we trust it will carefully consider whether the application is appropriate for the footprint of the farm business as currently located and environmentally suitable

and safe for local residents.

We certainly wish to be good and sympathetic neighbours and trust that the owners of the farm will feel likewise. This is, in no sense, intended to be antagonistic.

Neal & Sally Clark