

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 01 JUNE 2007

**07/0010/FL: RELOCATION OF POULTRY UNIT AND PACKING STATION
AND ERECTION OF NEW DWELLINGHOUSE
AT LAND AT REDGATE FARM, SORN**

APPLICATION BY MR AND MRS SMILLIE

Report by Head of Planning and Economic Development

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the relocation of the existing egg production business which is located within the settlement of Mauchline at Corrie Mains Farm. The proposal comprises of the erection of a significant sized agricultural hen shed with an area of 1716m², the erection of a smaller packing shed with an area of 373m² (building to be relocated from existing site) and an associated storage shed with an area of 312.8m². This provides a total floor area for the proposed business use of approximately 2400m².

1.2 The proposal also includes the erection of a one and a half storey dwellinghouse located to the south of the application site. The finishing materials for the dwellinghouse are noted as slate or slate substitute roof tiles, white roughcast and Upvc windows. It is noted within the site plan that a significant landscaping and groundwork scheme are proposed in order to reduce the visual impacts of the development. This includes a raised banking along the land to the northeast of the site to be finished with an extensive tree planting scheme. Further tree planting is proposed to the rear of the existing hedgerow along the southern boundary of the site. The dwellinghouse is required for the supervision of the proposed poultry business.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

3.2 The application under consideration is for the relocation of poultry unit, packing station and the erection of a new dwellinghouse on land at Redgate. The application site is currently farm land enjoying views across the open countryside. The business element of the application proposes one large shed and two smaller units totalling an approximate floor area of some 2400m². The overall height of the buildings will not exceed 6m from ground level to the top of the ridge line and with the addition of ground works (reducing the immediate ground level) and the formation of a tree planting scheme along the boundary of the site, the extent of the visual impact created by the shed units will be reduced.

3.3 The proposal shows compliance with the policies outlined within the Ayrshire Joint Structure Plan and East Ayrshire Local Plan and the applicant has demonstrated through the supporting information that there is a genuine need to relocate the existing business primarily due to the forthcoming changes in legislation with respect to caged hens. As this business has been successfully operating from nearby premises in Mauchline, the principle of a dwellinghouse related to the working of the business is deemed to be acceptable.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application will not require to be referred to the Parent Planning Committee because it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish

Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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07/0010/FL: RELOCATION OF POULTRY UNIT AND PACKING STATION AND ERECTION OF NEW DWELLINGHOUSE AT LAND AT REDGATE FARM, SORN

APPLICATION BY MR AND MRS SMILLIE

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the Scheme of Delegation as the proposal represents a major development application.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on land to the west (approximately 250m) of an existing cluster of dwellings at Redgate on the northern side of the U744 public road. The site is bounded to the west by a strip of mixed scrub planting and to the south by the public road and native hedgerow. The application site is on ground which enjoys an elevated position with unspoilt views over the surrounding countryside.

2.2 The proposed plot extends to an approximate area of 4 hectares consisting largely of undeveloped agricultural ground falling within the Rural Protection Area as noted in the Adopted East Ayrshire Local Plan 2003.

2.3 **Proposed Development:** Full planning permission is sought for the relocation of the existing egg production business which is located within the settlement of Mauchline at Corrie Mains Farm. The proposal comprises of the erection of a significant sized agricultural hen shed with an area of 1716m², the erection of a smaller packing shed with an area of 373m² (building to be relocated from existing site) and an associated storage shed with an area of 312.8m². This provides a total floor area for the proposed business use of approximately 2400m².

2.4 The proposal also includes the erection of a one and a half storey dwellinghouse located to the south of the application site. The finishing materials for the dwellinghouse are noted as slate or slate substitute roof tiles, white roughcast and Upvc windows. It is noted within the site plan that a significant landscaping and groundwork scheme are proposed in order to reduce the visual impacts of the development. This includes a raised banking along the land to the northeast of the site to be finished with an extensive tree planting scheme. Further tree planting is proposed to the rear of the existing hedgerow along the southern boundary of the site. The dwellinghouse is required for the supervision of the proposed poultry business.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Sorn Community Council states that after much discussion they wish to formally object to the proposed development on two issues:

1. This is a house in the country in a CAT area when a house has already been built to look after the land in question.

It is noted that the conversion of the Redgate farm house has already been approved (Planning Ref: 03/0048/FL) located within the nearby cluster of houses. However a further application was made for the erection of a bungalow for a farm worker (Planning Ref: 04/0289/OL) which was justified in relation to the collective workings of three farming units (one of these being Redgate). A detailed labour assessment was submitted in support of the application which indicated a requirement for 3.75 labour units which therefore justifies three full time workers.

The application for the poultry business is separate to the workings of Redgate Farm and it is not considered to prejudice the justification made under Planning Applications ref: 04/0289/OL and 05/0048/RM for the new dwellinghouse.

The proposed dwellinghouse is required in respect of the operation of the egg production business which is currently operating in Mauchline. It is considered appropriate that a dwellinghouse is granted consent in conjunction with the business proposal and the justification takes the form of the existing business running from the existing premises at Mauchline. The applicant has submitted detailed information which demonstrates the need to relocate the business and has provided information to justify the site location.

2. The sheer size of the building would dominate the skyline which would be unacceptable.

It is agreed that the proposed new hen shed is of a significant size. However the applicant has clarified that this is required in relation to new European Union regulations on the Welfare of Laying Hens which make it an offence to use a caged system for housing laying hens after 31 December 2011. This regulation will require all laying hens to have a maximum stocking density of 9 hens per square metre. Due the numbers of hens present and in order to comply with this new regulation a significant sized shed must be formed. However the Planning Division have discussed the possible reduction in the size of the shed which is at its lowest possible area and have encouraged the formation of a raised area of ground along the boundary to the rear of the proposed shed site. This can be planted with an extensive mix of trees and will assist in reducing the impact of the shed. In addition the applicant has submitted plans demonstrating how the shed will be cut into the existing land reducing the overall height of the unit.

3.2 East Ayrshire Council Roads and Transportation Division has no objections to the proposed development subject to the following road safety requirements being met:

- (i) Existing visibility sightline splay areas of 2.5 metres by 90 metres shall be maintained at the access with no object greater than 1 metre in height allowed within these areas.
- (ii) A bin storage area shall be formed adjacent to the private access with the U744 public road.
- (iii) An internal turning area shall be formed within the site to allow other service and delivery vehicles to turn and exit in forward gear after accessing the proposed dwelling.
- (iv) A minimum of three in number off road car parking spaces shall be provided within the site.
- (v) The existing U744 shall be widened by 2.5m over a 24m length adjacent to the proposed site access.
- (vii) No surface water shall be allowed to discharge onto the public road.
- (viii) Any gates shall open inwards away from the public road.

Conditions could be attached to any consent granted for the development to meet the requirements of the Roads Division

3.3 East Ayrshire Council Environmental Health Division has no objection in principle to the proposed development stating that they will have an ongoing interest in the operation of the egg packing station.

Noted.

3.4 The Scottish Environment Protection Agency has no objections in principle to the development provided the drainage arrangements are to SEPA's satisfaction. All foul drainage from the development along which the drainage from the egg packing house must be connected to the septic tank and reed bed which have been designed and constructed to meet with the requirements set out in the Scottish Building Standards: Technical handbook – Domestic issued May 2005. In addition the roof water from the new hen house must be discharged to the field drains via a suitably sized reed bed. Surface water must be excluded from the septic tank to minimise the amount of drainage being treated and should be discharged to the burn via a suitably designed SUD system, such as a filter trench or French drain.

Waste materials generated by this development that require to be removed such as construction, demolition wastes and surplus excavated material, must be removed from the site by licensed waste carriers. Waste must be removed to a site that has either an appropriate waste management licence or is registered with SEPA as exempt from licensing.

A note could be attached to any consent granted for the proposed development advising the applicant to make early contact with SEPA with respect to the drainage of the site.

3.5 Power Systems has no adverse comments to make on this application.

Noted

3.6 Scottish Water has no objections in principle to the proposed development providing that a separate application is made to Scottish Water Planning and Development Services team for permission to connect to the public wastewater system and/or water network.

A note can be attached to any consent granted for the development to meet the requirements of Scottish Water.

4. REPRESENTATIONS

4.1 One third party letter of representation has been received with respect to the proposed development, the main points of which are summarised below:

4.2 Poor vehicle access along this road, any increase in traffic to and from the proposed development will add to what is already a busy and dangerous road.

The Council's Roads and Transportation Division has assessed this application and have raised no adverse road safety issues provided

any consent granted includes the conditions noted in section 3.2 of this report.

4.3 Poor water supply. The water supply to our home is already quite poor. I don't believe it is suitable to have another house let alone an industrial unit on this same supply.

Scottish Water has not objected to the proposed development, however the applicant will be required to make a separate application in order to connect to Scottish Water's infrastructure and ensure the development will not have a detrimental impact on the current service. If any such issues occur the applicant may be required as part of any network upgrading work to provide a solution that would prevent any further impact.

4.4 Noise pollution. In an area where power cuts happen regularly I don't believe this is a suitable location to run generators when the usual power fails. The constant noise from birds also makes this a poor location for such a facility with regards its close proximity to our house and garden.

The possible noise caused by generators being used in the event of a power cut is not considered in this case to be a valid planning objection however due to the distance from the nearest dwelling to the hen shed being in excess of 240m, any such noise would be minimal and likely to be temporary in nature. In addition the applicant has provided details of a raised area of ground with tree planting to reduce the visual impacts which would also ultimately help reduce any resultant noise generated from the development.

4.5 Foul smell. These units are well known for the stench created from this type of industry.

The Council's Environmental Health Division has assessed the application raising no issues with regards to smell generated. In addition the hen shed is located in excess of 240m from the nearest dwelling and within the countryside surrounded by agricultural fields.

4.6 Vermin. The risk to us and our children from the increase in vermin to the area must be taken into account with them bringing infection and diseases. Bird Flu: free range hens have a higher risk of contracting bird flu; therefore we feel this poultry unit would be better sited away from our community.

The operation of the poultry unit will be under the scrutiny of the Scottish Executive Rural Affairs Department – Operations Group. The birds, although free range, are contained within the application

site and as detailed above the nearest dwelling is over 240m from the closest part of the hen shed.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 Policy G5 states that development proposals outwith settlements in the Rural Protection Area shall conform to the structure plan only where the development:

A has a demonstrated site specific locational need;

The supporting information submitted with the application indicates that the existing business needs to relocate due to new legislation requiring all hens to be free range by 2011, therefore a larger site is required. It is considered that this need would satisfy a site specific locational need.

B can be justified in terms of social and economic benefit to the community;

Although the applicant has provided no information to specifically justify the proposal in terms of either social or economic benefit to the community it is considered that there could be economic benefit to the community.

D contributes to rural land diversification: or

N/A

E provides for the operational needs of agriculture and forestry.

The proposal is considered to be associated with the operational needs of agriculture.

East Ayrshire Local Plan

5.3 Policy SD3 states that, within the Rural Protection Area, development proposals relating to land located outwith settlement boundaries will be

acceptable to the Council only in five stated circumstances. All five of these stated circumstances are pertinent to the application, these being where the development:-

- (i) comprises an acceptable form of residential use as detailed in Policy RES13 of the Local Plan; or

There is a dwellinghouse proposed associated with the operation of the business however the supporting information does not specifically justify the need for a dwellinghouse at this location. As the business is being relocated from its current location in Mauchline and is considered to be a viable agricultural operation suitable for siting within the countryside, the erection of an associated dwellinghouse is accepted within the terms of Policy RES 13.

- (ii) can be fully justified in terms of site specific locational need; or

The supporting information submitted with the application indicated that the existing business needs to relocate due to new legislation requiring all hens to be free range instead of caged, which will be banned in 2012, therefore a larger site is required.

- (iii) can be fully justified in terms of social and economic benefit to the community; or

Although the applicant has provided no information to specifically justify the development in terms of either social or economic benefit to the community, it is considered that there could be some economic benefit to the community.

- (iv) contributes to rural land diversification; or

It is not considered that the proposal contribute to rural land diversification.

- (v) provides for the operational needs of agriculture or forestry.

It is considered that the business is associated with the operational needs of agriculture.

5.4 Policy IND6 requires all proposals for new industrial or business development on land not specifically identified for such purposes on the Local Plan maps and changes of use of existing premises to industrial or business use to be justified against a set of eight separate criteria, as follows:-

- (i) locational need;

The applicant has submitted supporting information which would justify a site specific locational need for the business.

- (ii) availability of alternative land/premises in established industrial areas or on land identified as part of the marketable industrial land supply;

It is considered that this type of development is suited to a rural location as opposed to an industrial area.

- (iii) economic benefit;

It is considered that there would be some economic benefit to the area. However, no specific information to demonstrate such economic benefit has been provided in respect of the application.

- (iv) impact on surrounding environment and adjacent uses;

It is considered that the proposal would not have a detrimental impact on the surrounding environment, as the area is predominately used for farming.

- (v) transportation and infrastructure implications;

The Roads Division and Transportation Division and other service providers have been contacted direct for advice in this regard and no significant adverse implications have been identified.

- (vi) loss of public amenity open space;

N/A

- (vii) loss of prime quality and good quality locally important agricultural land falling within categories 1, 2, 3.1 and 3.2 of the Macauley Land Use Research Institute; and

The proposal will not result in a loss of prime and good quality agricultural land.

- (viii) impact on natural and built heritage resources.

It is not considered that the development will have any adverse impact on any natural or built heritage resources.

5.5 Policy IND10 states that industrial and business development outwith settlement boundaries will be acceptable to the Council only where the proposal relates to one of five stated types of development. Only one of these stated types of development is pertinent to the application, this being:-

(v) Sensitive industrial and business developments with a clearly demonstrated site specific locational need located within the Rural Diversification Area.

It is considered that the proposal is a sensitive business development and that there is a demonstrated need for the business to be located in a rural location.

5.6 Policy RES13 is supportive of residential development of houses in the Rural Protection Area only where it can be demonstrated that the houses are required on a permanent basis for one of four stated purposes. One of those purposes is pertinent to the application under consideration, this being;

(i) for a full time agricultural or forestry worker employed directly on the land to which the proposed house relates;

No supporting information has been submitted with the application that demonstrates the needs for a dwellinghouse at this location other than the principle of the relocation of the existing business and the nature of the business.

5.7 Policy RES15 requires applicants for any new residential development in the countryside deemed acceptable in terms of Policies RES13 and 14 of the local plan, to meet two stated criteria, as follows;

(i) to utilise any existing buildings which are considered capable of residential use in preference to the construction of new build housing; and

There are no existing buildings on site that are capable of conversion to residential use.

(ii) to utilise areas of derelict or degraded land in preference to the development of greenfield land.

The applicant has not demonstrated that there are no areas of derelict or degraded land available, which can be developed in preference to the development of greenfield land.

5.8 Policy RES16 is not supportive of proposals for additional agricultural workers houses in the countryside in two stated circumstances. None of these circumstances is pertinent to the application. However, the policy also states that

the Council will not generally be supportive of proposals for new agricultural workers houses where the farm unit to which the proposal relates has been established for a period of less than two years. The siting of a residential caravan to accommodate an agricultural worker for a limited period may be considered acceptable with regard to newly established farm units where this can be fully justified to meet the operational requirements of the unit.

It is considered that the proposal does not entirely accord with this policy however as this is not a new business but a relocation of an existing business it is acceptable that a dwellinghouse may be applied for at this stage.

5.9 The principle of the development is broadly acceptable in terms of Structure Plan policy and in terms of adopted Local Plan policies.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the third party representation, the impact on the amenity of the area, the supporting statement and the Finalised Ayrshire Joint Structure Plan

Consultations Responses

6.2 None of the consultation responses other than Sorn Community Council have raised any issues which would indicate that the application should be refused. The comments provided will be addressed either through conditions or appropriate notes attached to any consent granted.

6.3 In terms of the objections from Sorn Community Council, it is considered that they have been addressed in Section 2.1 of the report.

Impact on the amenity of the area

6.4 The proposed development of this site is undoubtedly going to have an impact on the landscape; however with the careful grading of the land in relation to which the applicant has provided current and proposed ground levels, the immediate impact of the development can be reduced. This, in addition to an extensive and mature tree planting scheme along the boundaries, will assist in masking the development from the view of the existing dwellings at Redgate and from passers by. A further landscaping and land level site plan can be conditioned to any consent granted to ensure the buildings are build at the most suitable levels and the planting is appropriately developed.

Supporting Statement

6.5 We would confirm our clients business is wholly agricultural comprising at the present time the production of eggs from both caged and free range hens. We would confirm that our clients are required to submit an Agricultural Census to the Scottish Executive Environment and Rural Affairs Department annually as an agricultural business.

6.6 Under regulations presently proposed the keeping of caged hens will be banned by 2012. At present our clients keep some 11,000 caged birds and 2,000 free range. To comply with the forthcoming regulations our clients require to relocate their business to larger premises to allow them to maintain their present numbers but with all of the hens being free range. In addition our clients would propose to diversify their business and intend to keep cattle and sheep in addition to their present poultry business following the relocation to Redgate. Our clients are also required to comply with Food Traceability Standards in relation to egg production which requires all eggs to be identified and packaged prior to removal from the holding.

6.7 We would confirm therefore that the sheds which our clients wish to erect at Redgate are for the purposes of housing hens and the accommodation of beef cattle and associated storage of feed concentrates. There is no element of industrial use in relation to the proposal.

Ayrshire Joint Structure Plan (New Finalised Version)

6.8 Policy COMM 5 - Housing in the Countryside states that throughout the rural areas there shall be a general presumption in favour of housing development within existing communities, the reuse and redevelopment of redundant buildings for housing, the development of infill sites within existing housing groups and clusters and the development of housing to meet the operational requirements of agriculture and other rural businesses.

6.9 The three Councils shall identify in local plans or supplementary planning guidance policies where various types of residential development in the countryside would be considered acceptable, and establish criteria against which single or small scale residential development in the countryside can be assessed.

The proposed house is considered to be justified in relation to the management and operation of the business.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

8.2 The application under consideration is for the relocation of poultry unit, packing station and the erection of a new dwellinghouse on land at Redgate. The application site is currently farm land enjoying views across the open countryside. The business element of the application proposes one large shed and two smaller units totalling an approximate floor area of some 2400m². The overall height of the buildings will not exceed 6m from ground level to the top of the ridge line and with the addition of ground works (reducing the immediate ground level) and the formation of a tree planting scheme along the boundary of the site, the extent of the visual impact created by the shed units will be reduced.

8.3 The proposal shows compliance with the policies outlined within the Ayrshire Joint Structure Plan and East Ayrshire Local Plan and the applicant has demonstrated through the supporting information that there is a genuine need to relocate the existing business primarily due to the forthcoming changes in legislation with respect to caged hens. As this business has been successfully operating from nearby premises in Mauchline, the principle of a dwellinghouse related to the working of the business is deemed to be acceptable.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application will not require to be referred to the Parent Planning Committee because it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning and Economic Development

25 May 2007

RG
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Letter of representation
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Finalised Ayrshire Joint Structure Plan (2006)
8. Supporting Statement prepared by Howat Associates
9. Planning Application 03/0048/FL, 04/0289/OL & 05/0048/RM

Anyone wishing to inspect the above background papers should contact Mr Ghosh on 01563 555483.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 07/0010/FL

Location	LAND AT REDGATE, SORN
Nature of Proposal:	RELOCATION OF POULTRY UNIT AND PACKING STATION AND ERECTION OF DWELLINGHOUSE
Name and Address of Applicant:	MR AND MRS SMILLIE
Name and Address of Agent	STAIRHILL ARCHITECTURE SERVICES STAIRHILL STAIR

DPO's Ref: Robin Ghosh
PPO's Ref: Hugh Melvin

The above FULL application should be granted subject to the following conditions.

- 1) The dwelling shall only be occupied by a person locally employed or locally last employed in agriculture or in forestry on the land to which the dwelling relates; or by a dependant of such a person residing with him or her (or a widow or widower of such a person).

REASON – The proposed development involves the construction of a dwelling house in the countryside which would otherwise be refused.

- 2) Notwithstanding the details on the plans hereby approved work on the construction of the dwellinghouse shall not commence until the hen shed has been fully constructed and completed in accordance with the approved plans.

REASON: To ensure the dwellinghouse is ancillary to the business element of the proposal.

- 3) Notwithstanding the details on the plans hereby approved the rainwater goods on the dwellinghouse shall not be PVC. They shall be either cast iron or an aluminium profile and painted in a colour to be agreed in writing by the Planning Division prior to the commencement of development.

REASON: In the interests of the character of the building and visual amenity.

- 4) Notwithstanding the submitted plans, the external wall and roof covering of the dwellinghouse are not hereby approved. Details/samples of the external wall and roof finish of the dwelling shall be submitted to and approved by the Planning Division before any development commences on site.

REASON: In the interests of visual amenity.

- 5) Notwithstanding the submitted plans, the external wall and roof cladding of the three sheds are not hereby approved. Details/samples of the external wall and roof finish of the sheds shall be submitted to and approved by the Planning Division before any development commences on site.

REASON: In the interests of visual amenity.

- 6) Existing junction visibility splay areas of 2.5 metres by 90 metres shall be maintained at the access with no object greater than 1m in height allowed within these areas.

REASON: In the interests of public road safety.

- 7) A bin storage area shall be formed adjacent to the private access with the U744 public road, prior to the occupation of the house hereby approved.

REASON: In the interests of public road safety.

- 8) An internal turning area shall be formed within the site, prior to the occupation of the house hereby approved, to allow other service and delivery vehicles to turn and exit in forward gear after accessing the proposed dwelling.

REASON: In the interests of public road safety.

- 9) A minimum of three off road car parking spaces shall be provided within the site, prior to the occupation of the house hereby approved.

REASON: In the interests of public road safety.

- 10) The existing U744 shall be widened by 2.5m over a 24m length adjacent to the proposed site access, prior to the commencement of works on the new hen house and the two associated storage sheds.

REASON: In the interests of public road safety.

- 11) No surface water shall be allowed to discharge onto the public road.

REASON: In the interests of public road safety.

- 12) Prior to the commencement of development works on site a detailed landscaping plan for the boundary planting scheme shall be submitted to and approved by the Planning Division. The scheme shall include the details of the phasing of the provision of the landscaping works and of their future maintenance.

REASON: In the interests of providing an appropriate form of boundary treatment

- 13) Notwithstanding the submitted plans the access to the site shall be defined by a natural stone entrance wall, details of which shall be submitted to and approved by the Planning Division prior to the occupation of the dwellinghouse.

REASON: In the interests of visual amenity

- 14) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (or any order or enactment replacing this) no extensions or garages (unless forming part of the approved layout plan) shall be erected on the site (unless a further specific planning application is submitted to and approved by the Planning Authority).

REASON: To enable the Planning Authority to ensure that such structures are provided in a manner compatible with the visual amenity of the area.

NOTES

- 1) The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm the request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
- 2) All waste to be removed from the site (construction waste etc.) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.

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