

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 04 NOVEMBER 2005

**05/1083/FL: PROPOSED CHANGE OF USE OF EXISTING AGRICULTURAL
SHED TO FORM STORAGE FOR THE SALES AND DISTRIBUTION OF
ANIMAL FEEDS AND TO FORM STORAGE FOR AGRICULTURAL
CONTRACTING MACHINERY AND FARM MACHINERY
BARDARROCH LODGE, BARDARROCH, OCHILTREE**

APPLICATION BY MR & MRS J DUNLOP

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the change of use of an existing agricultural shed located within the application site to form storage for the sales and distribution of animal feeds and to form storage for agricultural contracting machinery and farm machinery in connection with an agricultural contracting business. The application is retrospective as the business is currently being conducted from the site. The change of use would be utilising a recently constructed agricultural shed, which was approved under an Agricultural Notification application when the applicant was owner of Bardarroch Farm in October 2004.

2. RECOMMENDATION

2.1 It is recommended that the application be approved for the reasons 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. However, it is considered that representations received are either not of sufficient weight to justify refusal of the application or can be addressed by the imposition of appropriate conditions in any consent granted for the proposed development.

3.2 Full planning permission is sought for the change of use of an agricultural shed to form storage for the sales and distribution of animal feeds and to form storage for agricultural contracting machinery and farm machinery which is already operating albeit it on a relatively small scale. This is proposed by the applicants who recently sold Bardarroch Farm with the aim of diversifying the farming business. The original supporting information provided by the applicant shows that the selling of the farm has allowed them to diversify into the farm feeds business and agricultural machinery contracting whilst retaining a small farming element on the 37ha of land which the applicants own and rent. As explained, the business element is currently up and running from the agricultural shed with the applicants living on site in a static caravan for security reasons. As noted in Section 6.4 of the report the caravan is also the subject of a separate retrospective planning application.

3.3 The applicants are currently operating the two businesses from the agricultural shed both of which have been established as a farm diversification and both of which show compliance with policy as detailed in section 5 of this report. Concerns have been raised from the neighbouring cottage with respect to the establishment of such a business at this location with a number of issues raised, mostly with respect to the residential amenity of the property. It has been noted whilst undertaking a site visit to the property that a large metal container and garage structure are positioned along the boundary line both within the curtilage of Bardarroch Cottage. These two structures along with the natural hedgerow and additional planting (still at an early stage) assist in restricting the visual presence of the shed from the adjacent cottage. Furthermore Bardarroch Cottage has no windows positioned in a westerly direction which would look towards the shed.

3.4 In addition to the above, it should be noted that, as this shed at present has approval for an agricultural use, it could be used for similar activities to those proposed under this application. Furthermore, should be noted that the proposal has also received two letters of support, one of which has been signed by eight local residents, which show clear support for the applicant's business proposals.

3.5 To conclude, whilst the Planning Authority is sympathetic to the concerns raised by the residents of Bardarroch Cottage, it is of the opinion that the business as stated in the proposal would be acceptable at this location with appropriate conditions attached to any consent granted with respect to operating hours and the provision of an extensive landscaping buffer zone for the eastern boundary with Bardarroch Cottage and the northern entrance to the site. This planting, when completed, is expected to reduce the visual impact and improve the immediate appearance of the site from both Bardarroch Cottage and the adjacent road.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning, Development and Building Standards

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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APPLICATION BY MR & MRS J DUNLOP

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full application which is to be considered by the Local Planning Committee under the scheme of delegation, as the proposed development is the subject of an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located approximately 4km west of the village of Ochiltree on land to the south of the A70 Ayr to Cumnock road. The red line site is located approximately 2km on the southern section of the Unclassified U74 minor road, directly adjacent to Bardarroch Farm Cottage. The site used to form part of a small wooded copse of trees, many of which have now been felled to allow for an area of hard standing and the erection of a large agricultural shed.

2.2 The application site is largely level rising slightly to the north and covering an approximate area of 5.72 hectares. However the land directly associated with the proposed development covers an area of approximately 5,000m² within the small wooded area. The site is bounded to the south and west by agricultural land and to the north by the unclassified road, while to the east the site's boundary line is shared with an existing residential property at Bardarroch Farm Cottage. Access to the site is currently taken to the north through a large gateway, directly adjacent to Bardarroch Farm Cottage.

2.3 **Proposed Development:** Full planning permission is sought for the change of use of an existing agricultural shed located within the application site to form storage for the sales and distribution of animal feeds and to form storage for agricultural contracting machinery and farm machinery in connection with an agricultural contracting business. The application is retrospective as the business

is currently being conducted from the site. The change of use would be utilising a recently constructed agricultural shed, which was approved under an Agricultural Notification application when the applicant was owner of Bardarroch Farm in October 2004.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Ochiltree Community Council has not responded to the consultation letter at the time of writing this report.

Noted

3.2 Scottish Water has noted that there is water apparatus located within the development site which may be affected by this application and advise that contact is made with Developer Services to discuss what measures can be taken to safeguard this apparatus.

A note can be attached to any consent granted for the development to advise the applicant to make early contact with Scottish Water.

3.3 The Scottish Environment Protection Agency has not responded to the consultation letter at the time of writing this report.

Noted.

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

Noted

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

- (i) The existing U74 public road will require to be widened to 5.0m width over a minimum length of 20m with 200mm Type 1 Sub base and 80mm DBM base course across the front access to the shed. This will then require a 40mm HRA wearing course overlay over the complete widened area including existing road. To avoid damage to the public road due to turning vehicles and to provide sufficient width to turn
- (ii) The access road to the shed must be hard paved over a minimum length of 5.0m back from the edge of the widened area of road. To avoid the over carry of loose material onto the public road.
- (iii) Any gates shall be set back 15m from the edge of the public road.
- (iv) Any existing drains/utility apparatus shall be protected beneath the shed.

- (v) An internal turning area capable of accommodating large vehicles shall be provided within the site to allow vehicles to enter and leave the public road in forward gear. All parking to be within the site.
- (vi) No surface water shall be allowed to discharge onto the site from the public road.

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

4. REPRESENTATIONS

4.1 One letter of objection has been received raising a number of concerns with regard to the proposed development. The points of objection are summarised as follows:

4.2 I moved my family away from the town life and busy traffic to the country for a more peaceful and relaxed life and it is beyond belief that what was a wooded area next door is now a bustling animal feed business with an abundance of 4 wheel drives coming and going, not to mention the freight lorry that delivers the feed. Surely an agricultural storage shed so close to our family home should not be allowed to trade as such.

An Agricultural Notification application was submitted by the applicant, whilst owner of Bardarroch Farm, for the erection of an agricultural shed on the lands of this farm. The proposed erection of a shed at this site was acceptable under the terms of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Schedule 1, Parts 6 & 7 which allowed a shed of this size to be constructed without the submission of a full planning application. At this time the shed was justified as being required for the workings of the farm unit. However, concerns were raised over the proximity to the neighbouring residential property which at the time was up for sale. Consequently amended plans were submitted for the relocation of the proposed shed some 12 metres from the boundary of this neighbouring dwelling.

The proposed use of the existing agricultural shed in connection with animal feed sales and distribution business and an agricultural contractor's business is considered to be acceptable at this location in policy terms. It is considered that with the imposition of appropriate conditions on any consent granted for the proposed development, the business activities can be controlled so as to prevent any undue disturbance to the neighbouring residential property.

4.3 I strongly object to a plant hire business being run from this shed (12 metres from my boundary) (enclosed advert from Yellow Pages 2005/2006). This advert shows that it is not just agricultural machinery that Mr Dunlop's son specialises but general plant hire which is not mentioned in the planning application nor is the fact that the Dunlop family are currently and have been for many months living on site occupying one static caravan and two touring caravans. This gives me grave concerns about sanitation and refuse.

This issue of the Plant Hire business was raised with the applicant who has submitted in writing to the Planning Authority details justifying their actions. The applicant has stated in his accompanying letter that his son has run a plant hire business for many years and due to his son moving house the business was advertised with the address and telephone number of Bardarroch Lodge. The applicant goes on to clarify that his son's business is carried out elsewhere with his machines stored in his own yard and his accounts registered at a different address. In relation to the horse, dog feed and agricultural machinery business the Planning Authority has taken the view that as the applicant has made a retrospective application for the change of use of the agricultural shed no formal enforcement action shall be taken until the application is determined.

Furthermore, a retrospective application has been submitted for the siting of a static caravan (Ref: 05/0874/FL) which is still to be determined. Whilst the issue of sanitation and refuse is an important aspect it is not a valid material planning ground of objection in respect of the current application under consideration.

4.4 Due to these two illegal businesses there has been increased traffic, especially large lorries and plant hire, JCB's etc which has meant the Roads Department have been out twice since November 2004 to fill in large pot holes.

The Roads and Transportation Division has been consulted on this proposal and recommends conditions to be attached to any consent granted for the development as noted in section 3 of this report. However, prior to submitting the Agricultural Notification application the applicant had prior discussions with the Roads and Transportation Division to discuss any possible resulting issues with regard to the construction of an agricultural shed. The Division has noted that, with the volumes of traffic indicated by the applicant, this is likely to result in some deterioration of the road over time and the Roads Division would therefore reserve the right to recover any extraordinary costs for maintenance of the road over and above that currently done on the road under Section 96 of the Roads (Scotland) Act 1984.

4.5 I know that Mr Dunlop was once a farmer in this area but surely that does not give him the right to uproot what was once a dense wooded area and start up businesses of this nature in such a beautiful rural position. Sometimes it is so noisy with the traffic coming and going, it's hard to believe we are in the countryside.

When the applicant applied for the erection of an agricultural shed at land adjacent to Bardarroch Farm Cottage he was the farmer of Bardarroch Farm and therefore was only required to submit an Agricultural Notification to the Planning Authority, which was subsequently approved under delegated powers. The area in which the applicant decided to erect a shed was a dense small wooded area but as this area of trees was not covered by any tree preservation order, the Planning Authority could not prevent the removal of any trees. The remaining trees assist in acting as natural screening for the associated shed.

4.6 The side of the shed is now the hub of this business and the office door is also located on this side, which means that the 12 metre space has now been utilised and has become the concrete forecourt of this business so in fact there is no space between the shed and the boundary.

When the original application for the agricultural shed was made the applicant was asked to reposition the proposed shed some 12 metres from the boundary line with the adjacent Bardarroch Cottage. The applicant was willing to carry this out to ensure that the gable end of the shed did not adversely affect the neighbouring dwellinghouse and in order to establish a larger gap between both structures. As it stands the applicant has no structure positioned between the shed and the boundary of Bardarroch Cottage in order to limit any impacts to the neighbouring property.

4.7 The water supply which Mr Dunlop has piped to a single tap rising from the ground is approximately 3 metres from the boundary where the machines are parked on the concrete forecourt and power washed; this not only causes a drop in water pressure but is an invasion of our privacy as it is full view of our garden.

It is noted that the water supply has a drop in pressure at certain times. However this is not considered to be a valid ground of objection to the proposed development as this is a matter for service providers to resolve. In terms of privacy, the existing shed has no windows within close proximity of the adjacent dwellinghouse. However, it is perceived that a thicker planting along the boundary line between the applicant's site and the objector's property would significantly reduce such issues for both involved parties. A

condition could also be attached to any consent granted for the proposed development to require the washing of vehicles to be undertaken away from the existing residential property.

4.8 There are now no remaining trees left, not one, between this business and our boundary they were all ripped out unnecessarily and nothing has been put back to give screening of any kind and therefore I have to say that the positioning of this business shed and its close proximity to our property means that if these businesses remain it will continue to have an adverse impact on the amenity and privacy of our dwellinghouse at Bardarroch Farm Cottage.

As noted in section 4.6 of this report due to the trees having no preservation status the Planning Authority has no powers to prevent their full removal. In this case a number of trees within the site still remain affording a good level of natural screening from the A70 and adjacent narrow public road. The point has been raised regarding the impact on the amenity and privacy of the adjacent cottage. As also explained there are no windows within the applicant's site that would cause any concerns with respect to overlooking or loss of privacy with only two relatively small sections of the boundary hedging creating a visible area from Bardarroch Cottage. It is clear that the applicant has made attempts to alleviate this problem by planting fast growing conifers along this boundary and a variety of coloured plants and bulbs to the front of the site. It is appreciated that such plantings will take time to grow to a mature height which in this case is perceived to dramatically reduce any areas of visibility to and from the neighbouring dwellings garden ground.

It should be noted that from Bardarroch Cottage, the view to the neighbouring development is somewhat limited. This is primarily due to both a very large metal container, painted green and blue, which is positioned along the rear and side boundary line and a garage with a wooden side section attached both of which are located within the curtilage of Bardarroch Cottage and significantly restrict any view of the neighbouring shed unit. The area between the two structures is largely filled in with a natural hedgerow and now the conifers that the applicant has planted. It is further considered that with the use of appropriate conditions on any consent granted for the proposed development, potential impacts on the privacy and amenity of the existing dwellinghouse can be minimised.

4.9 The applicant has submitted a detailed letter in support of his application which attempts to address many of the issues which were raised at the previous Southern Local Planning Committee on 09 September 2005. The main points of which are summarised below:

4.10 A screening hedge of quick growing conifers has been planted between myself and Bardarroch Cottage which in the future will enclose our property and screen it from surrounding neighbours. At the entrance to the site we have also planted a variety of tress, shrubs and bulbs which in due course will bring a show of colour throughout the year.

4.12 It has been brought to my notice that our neighbour in Bardarroch Cottage has been complaining about the lack of water pressure any have been apportioning the blame on me. As this is a private water line everyone who draws water from this line has the same problem, for example, in the summer months when the animals in the fields drink more water from the system.

4.13 Mr and Mrs Craig have been objecting to the amount of time spent pressure washing tractors, farm machinery etc, but as we undertake some contracting work on farms it is important that we wash the vehicles in between each job to avoid any cross contamination taking place in the interests of Bio-Security.

4.14 In addition to the above representations a further two letters of support from local neighbours have been received in support of Mr and Mrs Dunlop's application with the second letter containing eight signatories in support of the proposed change of use.

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 (1999) 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 Areas shall conform to the structure plan only where the development:

A has a demonstrated site specific locational need;

It is accepted that the sale of animal feeds and agricultural machinery contracting business could justifiably be located in the rural area given that these businesses would serve people involved in rural activities such as agriculture.

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

The proposal may have some social/economic benefit to the community as it provides jobs and assists agricultural practices.

C contributes to rural land diversification: or

The application could be considered to contribute to rural land diversification.

D provides for the operational needs of agriculture and forestry.

The animal feeds and agricultural machinery contracting business could be considered to provide for the operational needs of agriculture and forestry.

East Ayrshire Local Plan

5.3 The sale of animal feeds element of the proposal requires to be assessed against policy RTC 7. Policy RTC7 supports retail development proposals in out-of-town centre locations in six stated circumstances. One of these circumstances is pertinent to the application, this being where:

(iv) the proposal is for a farm shop, falling within Class 1 of the Use Classes Order, related specifically to local agricultural or horticultural activities and where the goods sold are limited exclusively to those produced or grown on site;

Although the sale of animal feeds is not strictly speaking a farm shop, it is considered that it is a suitable rural retail function serving rural businesses. For this reason it is considered that the retail element of the application complies with the spirit in which RTC 7 is intended.

5.4 The agricultural contracting machinery business requires to be assessed against policy IND 10. 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. One of these stated types of development is pertinent to the application, this being:-

(ii) Sympathetic industrial and business developments associated with the traditional activities of agriculture and forestry;

It is considered that the agricultural machinery contracting business is an appropriate rural business as it is directly related to agriculture. The proposal therefore conforms with policy IND 10.

The proposed retail and business uses on this site are acceptable in planning policy terms

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the representations and the planning history of the area.

Consultations Responses

6.2 The consultation responses received would indicate that the approval of the application would be appropriate.

Representations

6.3 The letter of objection received covers a number of issues which relate to the visual impact of the neighbouring development, the establishment of a business at this location and the impact on the general amenity of the neighbouring property. However it is considered that with the use of appropriate conditions, the operation of the proposed businesses need not significantly impact on the amenity and privacy of the neighbouring residential property.

Planning History

6.4 The site in question has been the subject of three formal planning applications. This planning history is detailed below:

(i) 04/1004/AN - An Agricultural Notification for the erection of a shed in conjunction with Bardarroch Farm which was approved under delegated powers 23 November 2004.

(ii) 05/0309/FL: A detailed application for the change of use of existing agricultural shed to form storage for the sales and distribution of animal feeds to form storage for agricultural contracting machinery and farm machinery and the erection of a dwellinghouse. This application was refused by the Southern Local Planning Committee on 09 September 2005.

(iii) 05/0874/FL - A retrospective application for the temporary siting of static caravan on the application site is still to be determined.

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. However, it is considered that representations received are either not of sufficient weight to justify refusal of the application or can be addressed by the imposition of appropriate conditions in any consent granted for the proposed development.

8.2 Full planning permission is sought for the change of use of an agricultural shed to form storage for the sales and distribution of animal feeds and to form storage for agricultural contracting machinery and farm machinery which is already operating albeit it on a relatively small scale. This is proposed by the applicants who recently sold Bardarroch Farm with the aim of diversifying the farming business. The original supporting information provided by the applicant shows that the selling of the farm has allowed them to diversify into the farm feeds business and agricultural machinery contracting whilst retaining a small farming element on the 37ha of land which the applicants own and rent. As explained, the business element is currently up and running from the agricultural shed with the applicants living on site in a static caravan for security reasons. As noted in Section 6.4 of the report the caravan is also the subject of a separate retrospective planning application.

8.3 The applicants are currently operating the two businesses from the agricultural shed both of which have been established as a farm diversification and both of which show compliance with policy as detailed in section 5 of this report. Concerns have been raised from the neighbouring cottage with respect to the establishment of such a business at this location with a number of issues raised, mostly with respect to the residential amenity of the property. It has been noted whilst undertaking a site visit to the property that a large metal container and garage structure are positioned along the boundary line both within the curtilage of Bardarroch Cottage. These two structures along with the natural hedgerow and additional planting (still at an early stage) assist in restricting the visual presence of the shed from the adjacent cottage. Furthermore Bardarroch Cottage has no windows positioned in a westerly direction which would look towards the shed.

8.4 In addition to the above, it should be noted that, as this shed at present has approval for an agricultural use, it could be used for similar activities to those proposed under this application. Furthermore, should be noted that the proposal has also received two letters of support, one of which has been signed by eight local residents, which show clear support for the applicant's business proposals.

8.5 To conclude, whilst the Planning Authority is sympathetic to the concerns raised by the residents of Bardarroch Cottage, it is of the opinion that the business as stated in the proposal would be acceptable at this location with appropriate conditions attached to any consent granted with respect to operating hours and the provision of an extensive landscaping buffer zone for the eastern boundary with Bardarroch Cottage and the northern entrance to the site. This planting, when completed, is expected to reduce the visual impact and improve the immediate appearance of the site from both Bardarroch Cottage and the adjacent road.

9. RECOMMENDATION

9.1 It is recommended that the application be approved for the reasons 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 Building Control, the application would not require to be referred to the Development Services Committee as it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning, Development and Building Standards

24 October 2005
RG/HM/RG
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan (1999).
6. One letter of representation and associated photographs
6. Two letters of support
8. J&J Dunlop Business Plan by W.G McHarg & Co.
9. Supporting information from Mr & Mrs Dunlop
10. Previous applications 04/1004/AN, 05/0309/FL and 05/0874/FL.

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

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/1083/FL

Location	BARDARROCH LODGE BARDARROCH OCHILTREE
Nature of Proposal:	PROPOSED CHANGE OF USE OF EXISTING AGRICULTURAL SHED TO FORM STORAGE FOR THE SALES AND DISTRIBUTION OF ANIMAL FEEDS, TO FORM STORAGE FOR AGRICULTURAL CONTRACTING MACHINERY AND FARMING MACHINERY
Name and Address of Applicant:	MR & MRS DUNLOP BARDARROCH LODGE, BARDARROCH OCHILTREE KA18 2RR
Name and Address of Agent	MR BOSTON 34 MAIN STREET PRESTWICK KA9 1NX

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

The above FULL application should be approved with the following conditions:-

- 1) Notwithstanding the provisions of the Town and Country Planning (Scotland) Use Classes Order 1997, the use of the shed hereby approved shall be restricted only to that for the storage, sales and distribution of animal feeds, and for the storage and maintenance of agricultural contracting machinery and farming machinery in association with the operation of an agricultural contracting business from the site.

REASON: To ensure the shed is used only for the purposes hereby applied for and approved.

- 2) The use hereby approved shall not be carried out before 08:00 hours and after 18:00 hours on Mondays to Fridays or before 09:00 hours and after 17:00 hours on Saturdays and at no time on a Sunday.

REASON: To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

- 3) A landscaping scheme to include the extensive planting of the north-eastern boundary with Bardarroch Cottage shall be submitted to and approved by the Planning Authority within 28 days of the date of this consent. The approved scheme shall there after be fully implemented to the satisfaction of the Planning Authority within the first available planting season after the date of this consent and any planting which may die back shall be replaced.

REASON: To ensure that adequate screening is provided along the eastern site boundary.

- 4) No trees within the application site shall be felled, lopped or have roots cut or be the subject of any other works without the written consent of the Planning Authority.

REASON: In the interest of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

- 5) The existing U74 public road shall be widened to 5 metres in width over a minimum length of 20 metres with 200mm Type 1 Sub base and 80mm DBM base course across the frontage of the access to the shed. The extended area shall be finished with a 40mm HRA wearing course overlay over the complete widened area including the existing road. These works shall be completed within 3 months of the date of this consent.

REASON: To avoid damage to the public road due to turning vehicles and to provide sufficient width to turn.

- 6) The access road to the shed shall be hard paved over a minimum length of 5 metres back from the edge of the widened area of road to avoid the over carry of loose material on to the public road. These works shall be completed within 3 months of the date of this consent.

REASON: In the interests of road safety.

- 7) Any existing drains utility apparatus shall be protected beneath the shed access

REASON: In the interests of road safety.

- 8) An internal turning area capable of accommodating large vehicles shall be provided within the site to allow vehicles to enter and leave the public road in forward gear. These works shall be completed within 3 months of the date of this consent.

REASON: In the interests of road safety.

- 9) All parking shall be provided within the site.

REASON: In the interests of road safety.

- 10) No surface water shall be allowed to discharge from the site onto the public road

REASON: In the interests of road safety.

- 11) No washing of vehicles associated with the proposed development shall take place within the area shaded yellow on the approved plans.

REASON: In the interests of residential amenity

NOTES:

1) The applicant shall make early contact with Scottish Water prior to the commencement of any further development to ensure that apparatus within the site area is suitably protected to the requirements of Scottish Water. Scottish Water can be contacted on 0845 601 8855.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**