

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 31 OCTOBER 2017

PLANNING APPLICATION – FIELD AT DRUMMOND PARK, LITTLE BRECHIN, BRECHIN

GRID REF: 357707 762601

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

Abstract:

This report deals with planning application No 17/00711/FULL for the erection of a general purpose agricultural storage building at a field at Drummond Park, Little Brechin, Brechin. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 The applicant seeks full planning permission for the erection of a general purpose agricultural storage building at Drummond Park, Little Brechin.

3.2 The application site measures approximately 1475sqm and is located to the north of the public road through Little Brechin and is approximately 2km north of Brechin and the A90(T). The majority of the application site is currently undeveloped but sits adjacent to a cluster of large agricultural sheds at Drummond Park. The proposed building would have a footprint of approximately 1040sqm and would be approximately 9.8m high and clad in dark green composite metal cladding. To the north and east of the proposed building are farm buildings of a similar scale which are operated by the applicant. The site is accessed from the U416 public road to the south.

3.3 This application has not been subject of variation.

4. RELEVANT PLANNING HISTORY

There is no planning history on the application site but there have been a number of planning approvals for agricultural buildings to the north and east of the current site.

5. APPLICANT'S CASE

5.1 The applicant has submitted a statement in support of the application which is summarised as follows:-

- There is no intention to materially alter the current level of production and the additional storage is required for the following reasons:-

(1) after the potatoes are graded and sorted, the bagged potatoes can only be stored the equivalent of one box high. This results in more floorspace being required to store potatoes. The building is not being used to increase capacity but to reflect the need for additional floorspace for the process required. Two of the existing adjacent buildings are used solely for grading and packing purposes and these sheds have been so-modified internally to ensure an efficient end-to-end grading process.

(2) During the off-season for potatoes empty boxes are stored externally, which is a greater fire hazard than internal storage. Following a recommendation from the NFU regarding insurance, it is now intended to store empty boxes as much as possible internally and within the new shed.

(3) With increasing crime and insurance premiums, farmers and contractors are encouraged to store machinery within locked premises.

- This is a family business which has been established for over 40 years. The main operation of the business is potato growing and some agricultural contracting, including road gritting in rural Angus during the winter months.
- The 2016 season saw the greatest they had seen in the last five years with 180.7ha of potatoes grown, with an average yield of 35 tons per hectare, which would result in less than 6,500 tons grown during the peak season. Of this, approximately 600 tons go direct from the field to McCain in Montrose and do not go into Little Brechin.
- Potatoes are transported out of Little Brechin from the beginning of October to the end of March the following year, during a six month period. During 2016, 209 lorries attended the premises averaging 8 lorries per week, although during some weeks this may fluctuate slightly, depending on demand.
- Over the last 4 years, the hectares of potatoes grown have varied between 163.56ha and 180.7ha, with a reduction in production levels in the current year but 8% increase over the 4 year period in general (2014 – 164HA, 2015 – 166HA, 2016-181HA, 2017-176HA). There has been a reduction in production during 2016.
- The new building will not require to be heated or chilled and the only external lighting will be one security light on the north elevation of the new building with low luminance to match the existing external lights.
- The business treats health and safety very seriously and staff are regularly trained to required standards. As far as they are aware, there have been no reported traffic accidents or incidents in the local vicinity in recent years apart from an incident with a horse rider earlier this year, and they believe the Police concluded this was a rider error with no other party involved.
- The public road through Little Brechin was constructed at a time of much fewer vehicles but is nonetheless very well maintained.
- The speed limit in the village is adhered to by lorries and agricultural vehicles related to the applicant's business and there is ample parking for vehicles associated with the business within the site and off the public road.

6. CONSULTATIONS

- 6.1 **Angus Council Roads (Traffic)** – has considered the information submitted including the indication that the new building would not result in a material increase in traffic and has offered no objection to the proposal and does not consider further supporting information is necessary.
- 6.2 **Angus Council Roads (Flooding)** – has indicated that surface water should be managed via sustainable drainage methods.
- 6.3 **Scottish Water** – offers no objection.
- 6.4 **Community Council** – Objects to the development on road safety grounds and the likely additional traffic which will be generated by the development. In light of the strong representation against the development, the community council suggests a further assessment be carried out with traffic management measures put in place to balance the interests of the applicant's expanding business (which is to be supported) and the road safety concerns of neighbours (which should be respected).
- 6.5 **Angus Council Environmental Health** – offers no objections on the understanding that further details of external lighting are submitted and provided that no ventilation, heating or refrigeration plant is installed without approval.

7. REPRESENTATIONS

7.1 One letter of objection with the names from 28 individuals has been submitted (2 of the parties have subsequently indicated that their name should not be included). The letter of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the Council's [Public Access](#) website.

7.2 The main points of objection are as follows:

- **Traffic and road safety concerns**
- **Amenity impacts, including increased vehicle movements to and from the site.**

These matters will be discussed under Planning Considerations below.

8. PLANNING CONSIDERATIONS

8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 In this case the development plan comprises:-

- TAYplan (2) (Approved 2017)
- Angus Local Development Plan (ALDP) (Adopted 2016)

8.3 The application is not of strategic significance and the policies of TAYplan (2) are not referenced. The relevant policies of the ALDP are provided in Appendix 3 and have been taken into account in the preparation of this report.

8.4 The application site is not located within a development boundary as defined by the ALDP and is not allocated or otherwise identified for development by that Plan. Policy DS1 of the ALDP states that outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP. The policy promotes the redevelopment of brownfield land in preference to greenfield sites and indicates that development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site. The site is not designated for nature conservation purposes.

8.5 In judging whether the proposal is of a scale and nature appropriate to its location, it is necessary to consider other policies of the plan. Policy PV20 safeguards prime quality agricultural land from development unless (amongst other things) the loss of land is small scale and directly related to a rural business. It indicates that design and layout should minimise the land required for development and not render the farm unit unviable. Angus Council Advice Note 1: Farm Buildings indicates that farm buildings should form part of and relate to, an existing group of buildings and promotes the use of dark colours because they are more easily absorbed in the landscape. Policy DS3 promotes development which fits with the character and pattern of development in the surrounding area.

8.6 The proposed building would be located on a small area of prime quality agricultural land (class 2) for purposes directly associated with the agricultural operation (potato storage). There are no brownfield areas of a suitable scale to accommodate the proposed shed in this general location. The site is located adjacent to an existing cluster of farm buildings and would be finished in a dark colour to match other buildings within the farm complex. The proposed building would be screened from the east and north by existing buildings and would sit against a backcloth of existing buildings when viewed from the south and west. The proposed location would minimise the loss of prime quality land and is largely consistent with the advice provided in Advice Note 1. The siting and design of the building is considered to be appropriate.

8.7 The concerns raised by the community council and third parties relate primarily to road safety and Policy DS4 deals with amenity impacts including impacts associated with traffic movements, car parking and highway safety. The applicant has provided additional information which indicates that the proposed shed would not result in an increase in vehicle movements to and from the site but is instead required for operational efficiency and to

reduce the need for external storage. The applicant has indicated that HGV traffic distributes potatoes from the site between October and the end of March with approximately 8 lorries per week during that 6 month period (based on figures from 2016). The applicant has indicated that there is ample parking within the site and no need for their vehicles to stop on the public road. The Roads Service has considered the information submitted and has offered no objection on the basis of road traffic and pedestrian safety and I am satisfied that the proposal should not increase vehicle movements to and from the site following completion of the development.

- 8.8 In respect of other amenity considerations it is noted that the proposed building would be around 90m from the nearest dwelling. The proposal would not incorporate any heating or cooling equipment and a condition is proposed requiring details of new lighting prior to its installation. Environmental Health has been consulted on the proposal and has offered no objection. The surface water drainage for the building proposes a discharge to an existing field drain. However, the Roads Service (Flooding) has indicated that the building should make provision for sustainable surface water drainage and a planning condition is proposed to address this. The proposal raises no issues against the remaining criteria of Policy DS4.
- 8.9 In conclusion, the road safety concerns identified in the representation and Inveresk Community Council response have been considered and the applicant has provided additional information in response to those comments indicating that the new building would not result in an increase in vehicle movements to and from the site. The Road Service has also considered the information and has no objection to the proposal. The proposed building is sited in a logical location and designed to fit in with other agricultural building adjacent to the site and the proposal is considered to be of a scale and nature appropriate to its location. The proposal complies with relevant policies of the development plan subject to the proposed planning conditions. There are no material considerations which would justify refusal of the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

10. CONCLUSION

It is recommended that the application be approved for the following reason and subject to the undernoted conditions:

Reason(s) for Approval:

The proposal provides for the erection of a general purpose agricultural storage building for an established rural business. The proposal complies with relevant policies of the development plan, subject to the stated planning conditions, and there are no material considerations that justify refusal of the application.

Conditions:

1. That prior to the commencement of the development hereby approved, the following shall be submitted to and approved in writing by the Planning Authority:

- a. precise details of existing and proposed ground levels and finished floor levels relative to existing adjacent buildings and a fixed ordnance datum. Thereafter the development shall be undertaken in accordance with the approved details prior to the use of the building hereby approved;
- b. details of the management of surface water runoff which shall be directed to a sustainable drainage system. Thereafter the approved surface water scheme shall be fully installed prior to the use of the building hereby approved;
- c. a detailed scheme showing the location and specification of all external lighting within the site. Thereafter any external lighting shall be installed and maintained only in accordance with the details as approved.

Reason: In the interests of visual and residential amenity and to ensure the provision of a suitable surface water drainage system.

2. That no ventilation, heating or refrigeration plant shall be installed in the agricultural building without the prior written approval of the Planning Authority.

Reason: In the interests of residential amenity.

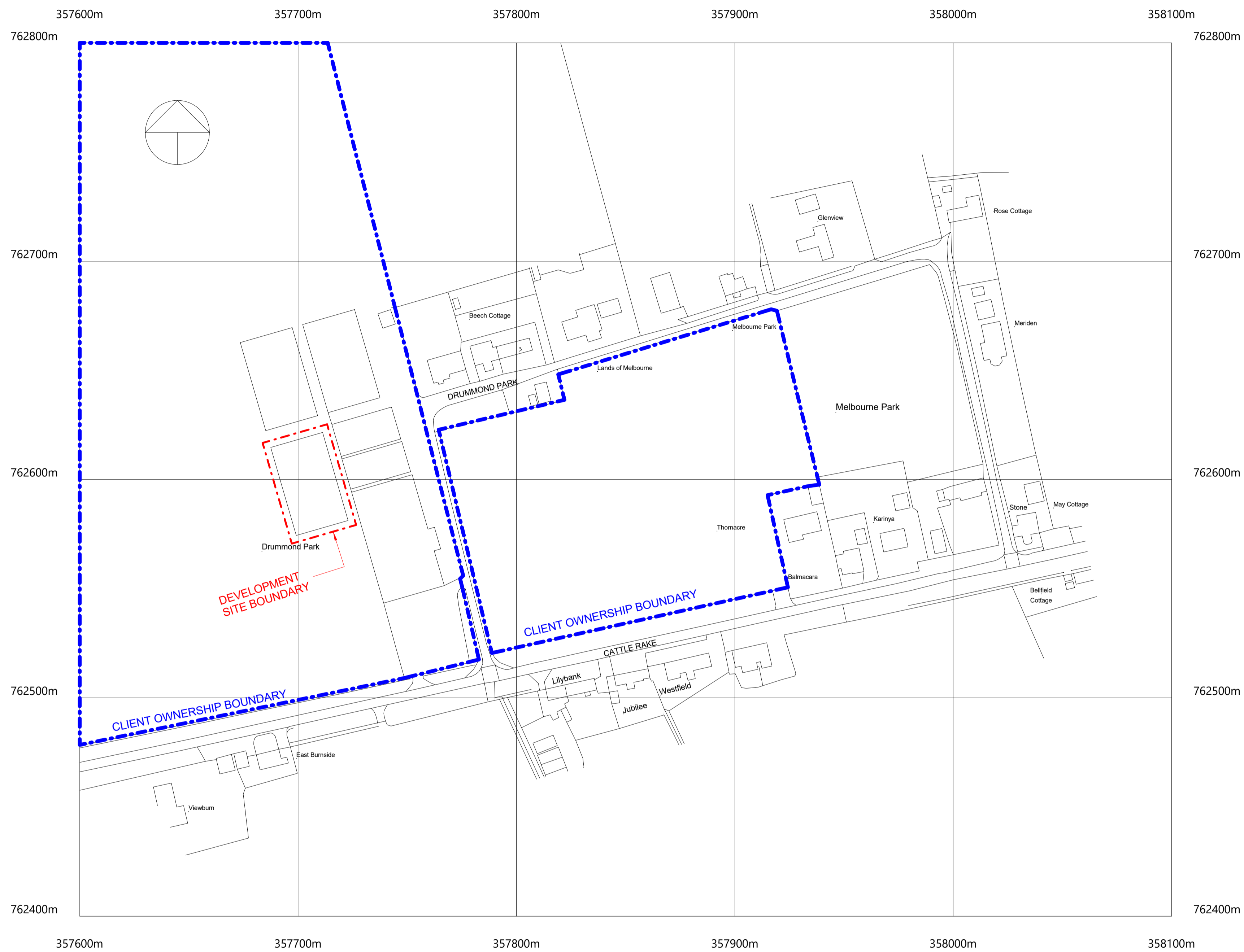
**STEWART BALL
HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES**

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

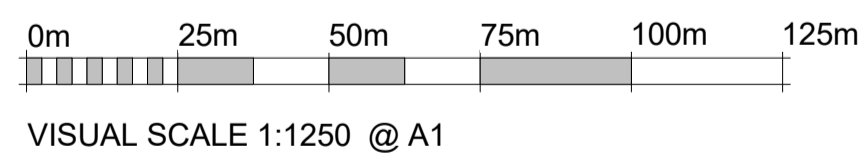
REPORT AUTHOR: STEWART BALL
EMAIL DETAILS: PLANNING@angus.gov.uk

DATE: 18 OCTOBER 2017

Appendix 1 : Location Plan
Appendix 2 : Relevant Development Plan Policies

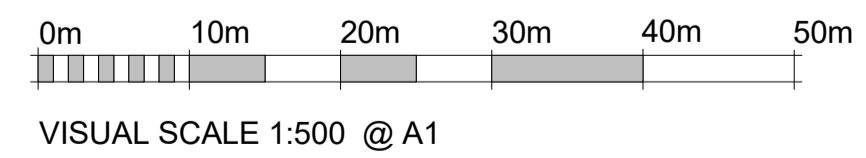
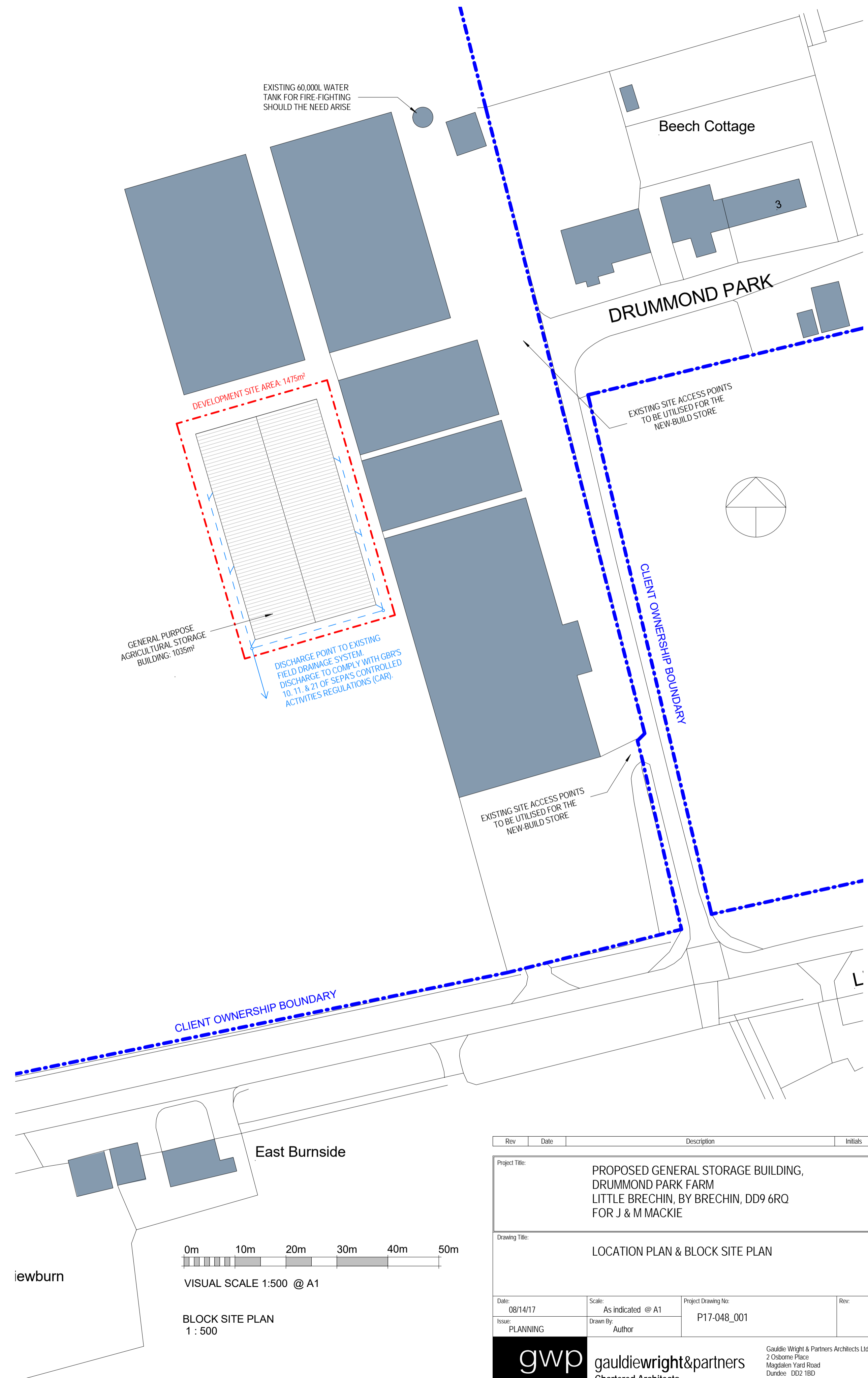


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LOCATION PLAN
1 : 1250

NOTES:
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY ERRORS TO BE REPORTED TO ARCHITECT BEFORE COMMENCING WORK.
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT SCALE FOR CONSTRUCTION.
THIS PROJECT IS UNDER THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015. REFER TO PROJECT DESIGNER'S RISK ASSESSMENTS FOR FURTHER INFORMATION ON IDENTIFIED SIGNIFICANT HAZARDS.
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS AND MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL BUILDING AUTHORITY REGULATIONS AND TO THE BUILDING INSPECTORS SATISFACTION.



BLOCK SITE PLAN
1 : 500

Rev	Date	Description	Initials
Project Title: PROPOSED GENERAL STORAGE BUILDING, DRUMMOND PARK FARM LITTLE BRECHIN, BY BRECHIN, DD9 6RQ FOR J & M MACKIE			
Drawing Title: LOCATION PLAN & BLOCK SITE PLAN			
Date: 08/14/17	Scale: As indicated @ A1	Project Drawing No: P17-048_001	Rev:
Issue: PLANNING	Drawn By: Author		
		gauldiewright&partners Chartered Architects <small>Gauldie Wright & Partners Architects Ltd. 2 Osborne Place Magdalen Yard Road Dundee DD2 1BD 101382 669241 101382 669032 e info@gwp-architects.co.uk www.gwp-architects.co.uk</small>	
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Appendix 2 : Relevant Development Plan Policies

Angus Local Development Plan 2016

Policy DS1 : Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

*Sharing an edge or boundary, neighbouring or adjacent

Policy DS3 : Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- **Distinct in Character and Identity:** Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.
- **Safe and Pleasant:** Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- **Well Connected:** Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- **Adaptable:** Where development is designed to support a mix of compatible uses and accommodate changing needs.
- **Resource Efficient:** Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS4 : Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy PV20 : Soils and Geodiversity

Development proposals on prime agricultural land will only be supported where they:

- support delivery of the development strategy and policies in this local plan;
- are small scale and directly related to a rural business or mineral extraction; or
- constitute renewable energy development and are supported by a commitment to a bond commensurate with site restoration requirements.

Design and layout should minimise land required for development proposals on agricultural land and should not render any farm unit unviable.

Development proposals affecting deep peat or carbon rich soils will not be allowed unless there is an overwhelming social or economic need that cannot be met elsewhere. Where peat and carbon rich soils are present, applicants should assess the likely effects of development proposals on carbon dioxide emissions.

All development proposals will incorporate measures to manage, protect and reinstate valuable soils, groundwater and soil biodiversity during construction.