

Comments for Planning Application 21/00313/FULL

Application Summary

Application Number: 21/00313/FULL

Address: Land At Lintrathen Primary School Bridgend Of Lintrathen Kirriemuir

Proposal: Erection of Agricultural Building, Formation of Vehicular Access, Installation of Surface Water Drainage Arrangements and Ancillary Works

Case Officer: Stephanie Porter

Customer Details

Name: Dr Nonie Horsman

Address: Boatman's House, Bridgend Of Lintrathen, Kirriemuir DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The cattle shed should be located at Peel Farm on non-agricultural, derelict brownfield land, near existing farm buildings (DS1), not isolated in Lintrathen (against planning guidance for new farm buildings). This would avoid multiple journeys causing pollution, risk and disturbance to households and road users, especially in the dark in Winter. Cattle and sheep housed recently in the 2 Lintrathen fields escaped, causing damage to gardens, fences and risk to people and road traffic. The applicant has been slow to respond even when alerted to loose animals on roads in the dark. The 2 field entrances are at the top of the hill on a blind summit. Current farm activity causes significant pollution and risk; mud on the roads turns to an ice slick in winter. As it melts or rains it is a point source of pollution: mud flows down the hill straight into the Melgam Water, with run-off from the fields. Cattle dung plus mud from fields and roads (tractors and cattle moved between fields) would be worse. SEPA should be consulted.

A 60m cattle shed on top of the hill would have significant detrimental amenity/ visual impact on Lintrathen residents, visitors and tourists (DS3 and DS4). Concerns: journeys to/ from Peel Farm to feed and calve cattle, after dark on winter roads, through the heart of the village (twice-daily or more). The C road up the hill is narrow, very prone to ice, with a blind summit at the top by field entrances. Vehicles drive too fast and more regular heavy traffic is a risk to dog walkers, cyclists and residents walking between houses (Clintlaw, The Bottom, Lintrathen). Verges are not accessible to walk on (partly due to broken farm fences and wire). The history of escaping stock and inadequate response from the farm make it unacceptable to have cattle housed so far from Peel Farm in case of problems. There would be significant noise, light and diesel fuel pollution; noise and smell when feeding cattle; mucking out every few weeks and moving cattle in and

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Name: Dr Nonie Horsman

Address: Boatman's House, Bridgend Of Lintrathen, Kirriemuir DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: out to fields. All dangerous and disruptive to residents and road users. It is far safer to have the cattle housed close to Peel Farm operations, on roads more appropriate to moving large vehicles and trailers. Construction impacts (noise, traffic, road risks, pollution) of a 60m shed would be huge. Impacts on 1 of 2 existing residential properties most affected, (next to the site), also not considered.

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Customer Details

Name: Dr Philip Cullis

Address: The Old Cornmill Bridgend of Lintrathen DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to the application.

We have 3 main concerns relating to the proposed development:

Firstly, we are concerned that, if built, the cattle shed would prove unsightly and would damage the appearance of the area. The proposed building would be on a high elevation and would likely dominate views of the village.

Second, we believe that the construction of the shed will increase the level of agricultural traffic between the proposed site of the shed and Peel Farm. We note that much of that travel will likely occur during the winter months. This could cause safety issues for residents in the Bridgend of Lintrathen, especially given the fact that the village has unlit roads. Aside from safety issues, we are concerned about the noise and environmental damage that the extra traffic is likely to cause

Thirdly, we are also concerned the cattle could cause damage to the neighbouring houses and gardens. Damage was caused to our property occurred 3 years ago when, as a result of the applicants' failure properly to main the fence between Field 14 and our garden, the applicant's cattle entered our garden. The resultant damage was extensive and made parts of the garden extremely dangerous for our son (who has severe special needs) and my wife (who tripped in one of the holes caused by the cows). Even though the cows entered the garden on more than one occasion, the owners only became aware of the issue when we brought it to their attention. We believe that such a situation will almost inevitably occur if the cattle shed is located so far from Peel Farm, thereby making it much harder for the owners properly to check regularly on the status of their cattle. The risk of this occurring would be even higher if, as was the case with their fences,

the applicants fail properly to maintain the proposed new cattle shed.

Related to the above, we do not understand why the applicants are not able to place the shed in one of fields closer to Peel Farm.

From: FIONA DUNHAM <[REDACTED]>
Sent: 16 July 2021 20:23
To: Stephanie G Porter [REDACTED]
Subject: Planning application 21/00313/FULL

Dear Ms Porter

Further to my recent telephone conversation with you. Here is my objection on behalf of myself and my husband. It was too big a document to submit via the planning portal.

Planning application 21/00313/FULL

Reasons for refusal to build farm shed at Lintrathen

1. **Policy DS1** states that development of greenfield sites will only be supported where there are no suitable available brownfield sites capable of accommodating the proposed development. This application fails this policy because there is an existing brownfield site at Peel farm. The shed should be built on unused land owned by the applicant west of the pond at Peel Farm. This area is currently used as a dumping ground scrap yard. It is unsightly and of a suitable size to accommodate the cattle shed. Building the shed on this site would improve this piece of uncultivated non-agricultural ground. It is also just past the holiday lets and will not impact upon guests. **Policy DS1** also states that proposals that make use of vacant, derelict, or under-used brownfield land will be supported where they are in accordance with the relevant policies of the ADLP. Building the shed on this site would be in accordance with this part of the policy.
2. It is incorrect to say that the cattle exclusively graze at Lintrathen. They are moved equally between the fields at Peel Farm and Lintrathen throughout the year. There are currently no cattle in the fields at Lintrathen as they are planted with crops. The field where the proposed access is going to be, has not had any cattle grazing in there for several years because it has not got a fence along the roadside of the field to keep any livestock in. Therefore, there is no valid reason or grounds to claim that the shed should be built in isolation at Lintrathen over building the shed at Peel Farm. This is against planning guidelines for new farm buildings. Operationally it is better for the shed to be at Peel Farm as the farmers live on site and will be immediately available if problems arise. Plus, there will be no extra travel back and forth to Lintrathen to feed and tend to them. Any cattle that are grazing at Lintrathen come the time to house them for the winter, can easily be moved back to Peel Farm. This would involve moving cattle the short distance from Lintrathen to the Peel once at the beginning of winter and once when they return. Thus, eliminating daily tractor journeys back and forth through the village to check and feed the cattle during the winter.
3. The fact that Peel Farm has diversified into tourism related business is not a reason for not having the cattle shed built there. Visitors and guests staying at tourism businesses

located on a farm expect and accept that there will be farm livestock and farming related activities on the farm. It is, for them, part of the attraction and reason for visiting or staying at Peel Farm. It is unacceptable for farmers to decide to diversify into tourism if the result is that any farming activity must be moved off the farm, and as a result, impinge on other settlements. Cattle are currently being grazed in the fields next to and opposite Peel Farm Steading conversion holiday cottages.

4. As far as safety for the school. As planning permission was granted to build the school next to a working farm, I would expect that all safety considerations were considered at that time. In any event there would not be daily movement of 50 to 100 cattle because once they were moved into the shed for the winter, they would remain in there until Spring. When the cattle are be moved it can be when the school is closed for the weekend. The road at the Peel has better visibility for road users because it is wider and not on the brow of a hill, allowing safer movement of tractors in and out of the shed area when feeding and attending to the cattle.

Detrimental amenity and visual impact considerations for the village of Lintrathen. Policies DS3 and DS4

1. A 60metre shed cannot be easily disguised no matter how it's built, and the colours used. It will be a prominent feature when travelling South from the village. It will dominate the skyline and will be very visible from residents' houses on the East side of the Village. It will also be a dominant feature on the skyline when approaching the village from the East as you drive down the hill. This is detrimental to the natural beauty of the countryside that surrounds Lintrathen and attracts visitors to the area. There are no other buildings of that size or character in such close proximity to, and visible from, the village. A 60m x 15m cattle shed in that location is not sympathetic to its surroundings and is against **Policy DS3**.
2. Increased tractor journeys through the village during the winter months during the longer winter nights. This will mean that cattle feeding is likely to be when it is dark at the beginning or the end of the working day. There will be light pollution from the shed on a regular basis during feeding times and calving.
3. Unnecessary daily tractor journeys back and forth from Peel Farm to Lintrathen will have an adverse impact on the environment from diesel emissions, noise, and road safety for pedestrians in the village which has unlit roads. The tractor noise will disrupt 7 village residences which are along the route taken by the tractor through the village during the winter months. This contrasts with only the owners of Peel Farm being affected if the shed is built on the farm.
4. Odour and mess when the shed is being mucked out and the dung is transported.
5. Mess noise and disturbance to residents during the construction phase.
6. Cattle have escaped on numerous previous occasions and have not been dealt with because the owner has not been able to be contacted or available near the site. This has caused considerable damage to domestic gardens in the village being trampled. CCTV will not solve this or stop it happening.

7. The mature tree belt could be felled at any time or reach the end of its life and consequently any screening will be removed.

Kind regards

Fiona Dunham

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Case Officer: Stephanie Porter

Customer Details

Name: Mr Cameron Watt

Address: The Schoolhouse Lintrathen Kirriemuir DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The siting and location of the proposed building would not affect us at the Schoolhouse. However, we would like to take this opportunity to support those residents of the village who would be directly affected in terms of amenity, noise and light pollution. There is no precedent for the location of a farm building in close proximity to Bridgend village.

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Case Officer: Stephanie Porter

Customer Details

Name: Mr HAMISH MILLER

Address: LOHCOTTAGE BRIDGEND LINTRATHEN BY KIRRIEMUIR DD85JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel i must object to the site of this proposed shed. Agricultural sheds should be located next to the rest of the farm buildings on security and animal welfare grounds. There is an ideal bit of uncropped ground at Peel Farm next to the old mill pond, The application states the cattle are all grazed at Bridgend but that simply is not true, The cattle are all grazing over two fields at Peel farm this year, Bridgend has all been in for the last two years, some cattle were over wintered on stubbles in field no 12 to the west on the proposed site, this caused a lot of road mess and safety issues as tractors leaving the field daily deposited a lot of mud on the road which then ran down the brae into the middle of the village, this then went into the road drainage system and straight into the burn at the bridge,

In the application out of all the photos not one shows the view to the village, This site is a lot higher and will be in full view and right on the skyline, the mature trees behind says to me that they are ready to harvest or blow down. It is also stated that the cattle are not wanted at Peel Farm because of the tourist interests but what about all the tourist interests at Bridgend, Wee Bear Cafe, cycle hire and numerous holiday accommodation,

I feel this site would only grow as there is no provision for Straw bedding , feed stuffs and machinery etc, Also would only be a matter of time until staff housing would be needed on security and animal welfare grounds,

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Case Officer: Stephanie Porter

Customer Details

Name: Mr Peter COPELAND

Address: Waterfall Cottage Bridgend of Lintrathen Nr Kuirriemuir DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment on Planning Application for Farm Building at Bridgend of Lintrathen

The creation of a large-scale farming/ animal husbandry operation, which whilst might be fitting at Peel Farm, will be detrimental to the environment of the Village and the well-being of the residents.

We cite the following reason for this statement:-

- 1) With little storage space available onsite, bedding, feedstock and soiled straw etc. will necessitate frequent vehicular movements between it and Peel Farm, through the Village.
- 2) The building is set amongst tall trees, which will serve to deflect the wind run, making dispersal of the foul air leaving the building unpredictable and liable to pollute the local environment. This could make the environment for the neighbours extremely unpleasant. An air-flow dispersal analysis by SEPA would be essential.
- 3) The additional road traffic on the narrow 'C' road leading from the Village to the site is frequently a skid hazard in winter months.

Therefore, we object to the proposed development on environmental grounds of pollution and being environmentally unfriendly, through introducing additional unnecessary heavy traffic spoiling the tranquil, unspoilt Village, with its visiting tourists and hill walkers all year around, in addition to the local residents.

The alternative site at Peel Farms would avoid these deleterious effects on the Village and its environment.

Yours faithfully,

Peter B. P. Copeland, C. Eng, M. I. Agrl E., F.I Mech. E., MCIBS E.

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Customer Details

Name: Mrs Anne Finn

Address: Steading Cottage Lintrathen Kirriemuir DD8 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident in the village for more than 20 years I am slightly puzzled as to the request for a cattle shed to be built so far from the home farm when the fields are rarely occupied by livestock. My main concerns are as follows

- i. The increase in heavy duty farm vehicles driving through a small hamlet (where there are currently) no speed restrictions as the shed will be situated so far from the main farm
- ii. The increase in mud on the road which is frequently a problem when work is being carried out in the fields
- iii. There have been at least 3 occasions that livestock when occupying these fields have escaped and come into the village causing significant damage to both fences and gardens