

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Alasdair Fox

Address: 26 Kinclaven Gardens Murthly Perth PH1 4EX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment:1. The proposed development is out of character with its surroundings in both scale and location.
2. It is wrong that it would take prime agricultural land out of production when there may be brownfield sites (including existing chicken farms) available.
3. It is too close to residential properties.
4. There is a surfeit of industrial poultry units in Scotland already.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs amanda Evans

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In other parts of Scotland there are clear rules in local plans to prevent applications for housing being built within 1km/3km and 5km of an Industrial Poultry Unit. Why? It's obvious. They are a health hazard as has been proven many times in published medical reports. Perhaps the most telling in the dutch study showing a dramatic increase in lung and breathing diseases effecting those living within 1.2km of an IPU. It is therefore repugnant that applications for IPUs close to homes appear to be being waved through at an alarming rate in a Scotland that targets clean air success. This is wrong. It must stop. The insatiable public clamour for cheap chicken needs to be balanced against the risks to health of those in the shadow of these abominations. Please refuse this application and give the local population the right to breathe easily and expect normal life expectancy. Failure to act WILL lead to zoonosis and the type of pandemic that will make Covid seem like a warm up act

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Denise McFarlane

Address: The Bungalow Fairfield Mains, Gardyne Arbroath DD11 3RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Pollution

Firstly my greatest concern regarding the structure of the hen sheds is that of pollution. Our front garden borders the perimeter of the proposed sight and we, along with the other residents nearby will be exposed many types of pollution. There would be a huge increase in noise from the fans in the sheds, the traffic collecting the produce and delivering food and litter and all other activities associated with the hen shed.

One of the most worrying things is the emissions of environmental emissions such as bio-aerosols and dust which, according to the Heath and Safety Executive, is hazardous to health which is a great concern for myself and my family.

We would also be subjected to Ammonia from the hen waste material which will affect the air pollution causing unwanted odours around our home and garden. I am also concerned regarding the inhalation of Ammonia particles which will be blown through the air and inhaled which could cause problems with respiratory systems when I already suffer from asthma.

I am also concerned with waste water getting washed down the fields. We already see water coming from the fields down into our garden during heavy rain and I would be greatly concerned that contaminated water would be entering my garden causing health concerns for my family and my pets.

I understand that farming is a key industry in this area however I do feel that constructing the hen sheds in this area will have a detrimental impact on my family, my home and my mental health as

my home will no longer be a tranquil, peaceful haven.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Dennis McFarlane

Address: The Bungalow Fairfield Mains Arbroath DD11 3RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The introduction of this facility would increase noise levels dramatically. Our garden borders the proposed site and going forward will have to experience the noise of fans, traffic and all activities associated with the chicken shed.

The most worrying thing would be the emissions of poultry dust which is hazardous to health according to the health and safety executive. Ammonia and flies etc. This is very worrying to myself and my family. We experience wind coming from the south at our property (you can see this by looking at the direction of the large noisy wind turbine) with the fans pointing east the resulting wind will certainly carry all emissions directly into where I live and work.

The fact I work from home now (for a Scottish Government Organisation) because of covid 19 I am already getting used to the noise pollution and having sawdust in the air that comes from the Bio plant so am filled with dread that the development will have a massive impact (mentally and productivity wise) on my home and work life.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Derek Miller

Address: Bractullo farm LETHAM Dd82qs

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We live right beside 2 sheds both housing 32000 point to lay hens and have absolutely no issues. There is no smell due to research about fan positions in advance of build and as far as traffic goes it's minimal. Feed lorries come and go but work round suitable times to not disturb us and gas lorries during the day. 1 car a day for staff and a few folk when time to empty shed. Muck out is simply a tractor and trailer and the dung is taken away and used as fertiliser. If we were told another 2 sheds going up we would not object as the sheds built these days are way advance to deal with smell and noise.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Dr Gordon Anderson

Address: 5 Wylie Court, Druids Park Murthly Murthly PH1 4EQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Numerous chicken farms are for sale in the surrounding areas of Angus as well as Perth and Kinross: why build new? These factory IPU's are an industrial blight upon our countryside and have no place in a developing Green Scottish Economy. They also run contrary to numerous planning and environmental statements and the stated green objectives of the Scottish Government. Our countryside is full of them already and I strongly object. They also present a significant bio-hazard and should be stopped. They contaminate groundwater, generate noise and light pollution, increase traffic, create negligible employment (usually low/minimum wage for temporary foreign workers) and bring no benefit to the local community. Emphasis should be placed on cleaning and rehabilitating existing chicken farms and preparing them for re-use. Ironically the excuse used for not doing so is that the land on old chicken farms is too contaminated and presents a bio hazard for new IPU's! Society must address this issue properly and those responsible should not permit new fresh land to be used for such purposes.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Heather Tuck

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application No. 21/00337/FULM (30/04/21) Cononsyth

I list the reasons for my objections to the above application in the strongest possible terms.

Proliferation of IPUs

As of 2015, there were over 10 intensive poultry farms in Angus and over 100 in Scotland. Therefore, there will now be many more. Angus and Perthshire Council Planners are fast allowing these two counties to become the poultry capitals of Scotland. At present, there are two applications in Angus and two in Perthshire to add to this over proliferation of intensive poultry units

Contaminated Land and Alternative Site Consideration

This application proposes to occupy Prime Agri 1 land. No alternative site has been proposed. I draw the Angus Planners attention to the fact that already there are three abandoned and unsaleable poultry contaminated sites available for IPU use in Angus. (Galbraith, Bidwells, Davidson & Robertson) Why contaminate good arable land with this application?

Housing in the Countryside

This application does not include an onsite Manager's house. It is my understanding that an environmentally sensitive, twentyfour hour operation such as this would require onsite monitoring. If a house was proposed it would contravene the housing in the countryside policy.

Employment

It is a known fact that local unemployment is almost zero. Locals are already fully employed in the local agricultural sector. This is not sought after employment owing to the very nature of the job and workers must be brought in from other IPU units. Once again, we have a situation where the benefit is for the few, the existing landowner and the shed constructor.

Roads and Access

The Applicants will no doubt be offering road and access upgrades. It is however us, the Scottish Taxpayer, who will foot the bill for the ongoing degradation from heavy vehicle use. Mr. Swinney has already handed out over 2.3 M pounds of Scottish Taxpayer money to the intensive poultry unit in Forfar to keep it operating.

Manure Plan

The Scottish Government have stated that they wish fertiliser spreading in the present form to cease owing to the overuse of ammonia and nitrogen put into the soil. In turn to further contaminate our streams and rivers. It is a fact that SEPA have no control over any poultry litter once it leaves the IPU sheds. No names of recipients of this litter and no names of contractors used for the haulage have been put forward as licensed responsible persons. The Council leave themselves open to later litigation when they do not properly assess the environmental information related to manure disposal, dust and odour (see *Squire v Shropshire Council*)

Covid and avian flu

Although no direct connection or transmission has been attributed to poultry, Scot Gov has seen fit to make it mandatory for all free range birds to be housed inside at all times until May 21st this year. How long before another avian flu epidemic comes down the line and once again there is no such thing as poultry being kept outside.

The Angus Development Plan.

This application contravenes many of the clauses. I ask the Angus Planning Council to look hard at this and any other IPU application put before it and realise that these industrial sheds cover more than the size of a football pitch and will be a dominant factor in open rural landscape. The IPUs have crept out of brownfield sites under the cloak of farm diversification. Derek Mackay, The Minister for Local Government & Planning stated in the National Planning Framework 3 the following "I expect development plans to form an integral part of local community planning and to work together with communities to make a real difference to local places and to local people's lives" I fail to see anything other than an adverse impact on local people's lives with this application.

I ask the Angus Council to Refuse this and any other IPU applications.

Heather Tuck





Please publish my name but redact my address and place my objection online

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Heather Tuck

Address: 

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my submitted objection I wish to correct my email address to the above

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Hugh Black

Address: Backboath Forfar DD8 2SS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the The Dowell family business to build an efficient high health and high standards egg unit. As a grower of food for public consumption also, I believe it to be important that our nutritious food is made available all across our landscape for the public to see, experience and understand fully how their food is not only produced- but also how it fits into the rural landscape around us. The integration of animals and land is so important to offer animals the freedom of nature and to give the soils the benefits they need from the animals soil interaction and manure to feed the soils living food web. If we don't encourage high standard food production on our doorstep where we can see, feel and understand our food, then we will only end up importing food from countries abroad which do not hold such fantastically high health standards as here in the UK.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Ms Janet Spence

Address: Wester Braikie Farm Cottage Friockheim Arbroath DD11 4RY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this proposal for the following reasons:

Pressures within the global economy mean that farming has to diversify in order to survive - this is a good example of future planning to ensure sustainability. Farming MUST look to the future and evolve appropriately.

Any enterprise that produces a locally made commodity for a local market MUST be encouraged. This venture will also meet the requirements of a customer base who demand high quality goods, high levels of animal welfare, locally produced goods AND value for money.

Fowl, kept in these conditions, will experience higher welfare standards as they have access to earth, grass and fresh air etc, as well as benefiting from the attentions of qualified/experienced keepers.

As a community, we need to generate jobs, especially for younger people, to ensure our countryside does not become just a holiday haven for well off city businessmen. The building of this venture, and its associated infrastructure, will provide both short- and long-term local employment at a time when it is solely needed.

Running this enterprise on renewable energy, highlights the developer's desire to care for the environment as well as making the most of what is naturally available. Their plans to create a circular economy is admirable and should encourage other businesses in the area to investigate similar opportunities. This sort of innovative thinking is desperately needed in farming.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Janice Young

Address: 6 Dempster Place Letham Forfar DD8 2QY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Whilst I appreciate the concerns of the objectors to this planning application I take the view I would rather be able to purchase and consume a locally grown bird/animal/crop than one imported from afar.

By not allowing our farmers to diversify and increase their productivity in a sustainable and humane manner, we, the public who are always demanding high quality produce, are stifling our country's ability to provide local produce reared under what are extremely high standards, as laid down by law.

It never ceases to amaze me when I see the source of some of the chicken in our local supermarkets and I very much doubt if these chickens every see the light of day in some of these countries. Another reason for my support.

Government bodies are in existence to provide guidance and an impartial opinion on proposals such as this so I imagine much more discussion will take place.

On a positive note it may well be that, from these discussions, many of the issues mentioned by the objectors could be resolved as they have now been highlighted.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr John Evans

Address: 9 Wylie Court Murthly Perth PH1 4EQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is completely unsuitable for the proposed location. We continually observe the poultry industry destroy locations which they then declare to be too contaminated to be reused. This is a national scandal and one that risks the health of the nation as we pursue ever cheaper white meat. In this instance my issues are :

Carbon dioxide equivalent output of the proposed development

Scale and location of CFL's proposed development and its 'fit' in the landscape

Taking Prime Agricultural Land out of production

Not considering brownfield sites, and sites near existing farm buildings

Proposing to build to build very close to residential properties

Negative effects on the water environment

Direct conflicts with other aspects of the environment and on the amenity of those who live nearby

I would respectfully request that the planning committee ask the applicant to withdraw their application and seek to reuse land they have already decimated instead

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Murray Young

Address: 11 Prosen Place Forfar DD8 3RL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm very much in support of this proposal. Knowing that there has been a lot of time and effort put into the planning of this development gives me confidence that every base has been covered. Welfare of the hens, the environment and the surroundings areas have all been considered. This will benefit the local area in the way of job creation in a time that it is most needed. Nowadays it is necessary for farms to undergo diversification to increase their sustainability and if that can be done in an environmentally friendly way then I am all for it.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Sandra OShea

Address: The Cottage Fairfield Mains Gardyne Arbroath DD11 3RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concern regarding the environmental impact, particularly smell, noise, increase in traffic/pollution.

We are already experiencing higher degree of surface water running off fields causing localised flooding issues - concern that construction/cleaning of sheds may contaminate streams and impact wildlife.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Stephen Mitchell

Address: Dumbarrow House Letham Forfar DD8 2ST

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:21/00337/FULM | Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping | Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Dear Sirs

I write in support of the above planning application. I live within 1.6kms of the proposed Free Range Egg Unit and my house looks directly at the site from an elevated stance.

This is a large area of farm land with many farms and farm buildings within it and the nature of the low lying area in which these buildings are to be located will enable them to blend in to the landscape. Much thought has obviously gone into this proposal such as the colour of the buildings, where they are situated and tree planting to ensure minimum or no impact on the surroundings.

It is encouraging to see this long established family farming business diversifying thus ensuring future sustainability and job security. Where better than to have our food produced locally on a farm in the heart of the Angus farming country side. Looking through the extensive information detailed here by the applicant it is clearly evident that much thought and attention to detail has gone into this application.

This will be a state of the art egg production unit with all the modern advantages giving excellent animal husbandry using the latest ventilation and equipment.

I very much hope that the Angus Council Planning Department give this application the green light ensuring that ongoing modern food production practices continue to be encouraged.

Yours sincerely

Steve Mitchell

Dumbarrow House

DD8 2ST

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Stewart Burness

Address: Farmhouse Fairfield Mains Arbroath DD11 3RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed industrial chicken unit which is to be built adjacent to our home. The odour, smell and noise will have an adverse effect on our quality of life. As I suffer from COPD I am also very concerned about the pollutants that will be released into the air.

Why is it not adjacent to one of the existing farms owned by the applicant, with benefit of better road access, services, toilets, parking, storage facilities and supervision? The only reason I can see for the selection of the site, is that it is away from the residential properties owned by the applicant and family. I also wonder if in due course they are planning for one of the farm units to be 'surplus to requirements' and be converted to another or residential use. 3 Farm units for a single farm of this size, which could operate very well from a single central farm, is ridiculous. All the surface water from this area flows past and through our garden and often results in surface water flooding.

The applicant has recently filled in ditches, created a new access and track from the public road and removed trees, all to pre-empt this application.

The land is prime agricultural land. It is well documented that we require to move away from industrial farming to plant-based food production if we wish to meet CO2 targets. This unit may be obsolete within 10 years, yet good quality arable land will be lost forever.

The visual impact of this large industrial unit together with industrial style fencing surrounding our property will totally spoil the area. The site is a popular area for walkers and horse riders and there are spectacular view of the Angus Glens from the site. The paths proposed are a poor substitute, given that the walk will no longer take you to a beautiful view point but to a factory farming unit.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Stuart Doherty

Address: McDougall Court Murthly PH1 4DD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is totally un-necessary and has no place in the Scottish/UK environment.

The same points of objection are prevalent in this case as have been shared in similar applications elsewhere across Scotland.

We should be protecting our environment and actively removing poultry farming of this type and scale from our greenfield sites especially in close proximity to residential communities.

This proposal carries an adverse risk of pollution entering local water systems.

Removing prime agricultural land from production. Future reclamation to green field likely impossible due to contaminants polluting the area.

This is a direct conflict with other aspects of government environment ambitions with this proposal increasing carbon dioxide emissions in an era that is focused on GHG reduction/abatement.

Noise pollution in close proximity to residential area.

HGV increased traffic - increased risk to locals.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Susan Burness

Address: Farmhouse Fairfield Mains Gardyne Arbroath DD11 3RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is my opinion that the site is not suitable for the location of an intensive farming unit. There are several residential properties within close proximity to the site.

The development will significantly adversely affect quality of life for local residents due to noise, odour and light pollution. Like many of our neighbours we both live and work from home.

This is a beautiful part of Angus with locals and visitor alike enjoying walks along quite rural roads or on the network of paths that crisscross the area. The proposed development is located directly over existing path network.

The site selection does not respect the field boundary pattern.

The site selection does not appear to have been influenced by operational factors such as the need for security and supervision, road access, the source of water supplies, drainage or proximity to services.

It is not associated with an existing building group. There is a cumulative effect of the landscape with 3 separate ranges of agricultural buildings servicing, what is now, a single farm unit.

It will increase surface water flooding at Fairfield Mains.

Land, ideal for crop production, will be permanently destroyed to be replaced by an intensive poultry unit, the ground conditions for which are demonstrably unsuited.

We live at the Farm House Fairfield Mains and own the Cottage Fairfield Mains. Coming from a farming background I fully understand the desire to diversify the existing business, however, given that this development is wholly inappropriate for the selected location, I have no alternative but to object to this application.

It is my opinion that the site is not suitable for the location of an intensive farming unit.

1. There are several residential properties within close proximity to the site.
2. The development will significantly adversely affect quality of life for local residents due to noise, odour and light pollution. Like many of our neighbours we both live and work from home.
3. Recent scientific research has demonstrated an 11% increased incidence of Community Acquired Pneumonia (CAP) in adults living within 1 km from poultry farms (Smit et al. Pneumonia (2017) 9:3 DOI 10.1186/s41479-017-0027-0).
4. This is a beautiful part of Angus with locals and visitor alike enjoying walks along quite rural roads or on the network of paths that crisscross the area. The proposed development is located directly over existing path network.
5. The access road is unsuitable for heavy vehicles.
6. The site selection does not respect the field boundary pattern.
7. The site selection does not appear to have been influenced by operational factors such as the need for security and supervision, road access, the source of water supplies, drainage or proximity to services.
8. It is not associated with an existing building group. The applicant Cononsyth Farms Ltd. includes the North Mains of Cononsyth and Cononsyth Farm. The amalgamation of separate farms generally results in the centralisation of farming activity within a single unit, however, the current application is for a completely new location remote from existing farm units. There is a cumulative effect of the landscape with 3 separate ranges of agricultural buildings servicing, what is now, a single farm.
9. The location of this new development is remote from other farm building and 24 hour supervision, as required with a livestock facility. We suggest that this is likely to result in future expansion at this location.
10. Free range chickens require well drained soil. The land proposed for the chicken run is clay soil which easily becomes water logged. This is compounded by panning in pasture where the chickens compact the top few inches of soil. Wet conditions result in illness, foot problems, fungus, mould, and respiratory issues.
11. Due to the clay soil additional areas of hard standing will be required adjacent to the building to prevent the birds tracking in wet mud to the hen house. Contaminated runoff from these area risk polluting local water courses.
12. Land, ideal for crop production, will be permanently destroyed to be replaced by an intensive poultry unit, the ground conditions for which are demonstratable unsuited.
13. The development will have a major adverse effect on the landscape. The site is on an elevated position when viewed from Fairfield Mains.
14. There are a diverse range of businesses that operate within the local area that will be adversely affected by this development. Either directly in relation to tourism, we run Holiday Rentals Scotland Ltd. from home, or indirectly in relation to adverse effect to the quality of workplace environment.
15. The high metal mesh fence that is to be built to protect the hens from predators around the boundary to our property will be oppressive and adversely affect the residential environment at Fairfield Mains.

16. There does not appear to be sufficient tree planting or landscaping to screen the development from the residential development at Fairfield Mains, although, given the scale of the development any planting would not sufficiently reduce visual impact on the landscape.

17. Flood Risk

The development of the site will increase the risk of flooding at Fairfield Mains, a residential area of 3 houses and potentially at Knockhill and the junction with B961.

Any increase in volume or rate of surface water discharge from the development site will increase the frequency and severity of flooding events.

Surface water from the proposed development should not be permitted to enter the existing field drainage system, which is already regularly overwhelmed during periods of heavy rain.

As ground conditions prevent infiltration as potential mitigation, the proposed development will increase the rate and volume of water run off, exacerbating existing issues with surface water flooding to the access track and garden ground at Fairfield Mains.

The design proposes to discharge water into a drainage ditch, but does not consider the condition of the old clay drainage system, nor the outfall. A close look at the site contours in this area demonstrates that surface water from the site will be directed towards Fairfield Mains, historically known as the Ditch of Cononsyth, due to the fact the drainage ditches from Cononsyth pass through this now residential area.

The catchment area for surface water adversely effecting Fairfield Mains is relatively small and therefore the additional impact of the development will be significant.

Any solution based on attenuation of rainwater on the site will be difficult as surface water flooding can take weeks and even months over the winter to subside. Any increase in runoff will increase risk and duration of flooding.



12th November 2020

Land adjacent to Fairfield Mains



5th December 2021

Access drive at Fairfield Mains leading to Bungalow Fairfield Mains and garden ground of Farmhouse Fairfield Mains



5th December 2020

Garden ground The Bungalow Fairfield Mains

Access track to development site adjacent to Bungalow Fairfield Mains

Water runs down the access track from the development site. This has been exacerbated due to recent infilling of trackside ditches.



5th December 2020

Access drive at Fairfield Mains leading to Bungalow Fairfield Mains and garden ground of Farmhouse Fairfield Mains



14th December 2020

Development site is water logged throughout winter 20/21. Line of surface water indicates location of field drainage ditch, infilled in 2020, that runs under the centre of the development site.



14th December 2020

Location of proposed discharge of surface water. This drainage ditch enters old, culverted field drainage system.



14th December 2020

Proposed location of Poultry unit. Site water logged during winter 20/21



14th December 2020

Drainage ditch, partially infilled 2020, resulting in surface water running over site until it reaches remaining ditch line.



5th February 2021

Please note we have had family stay at Fairfield Mains for 4 generations and over this time local farmers have spent thousands of pounds trying to alleviate issues with surface water flooding in this area, only to either make things worst of move the problem elsewhere.



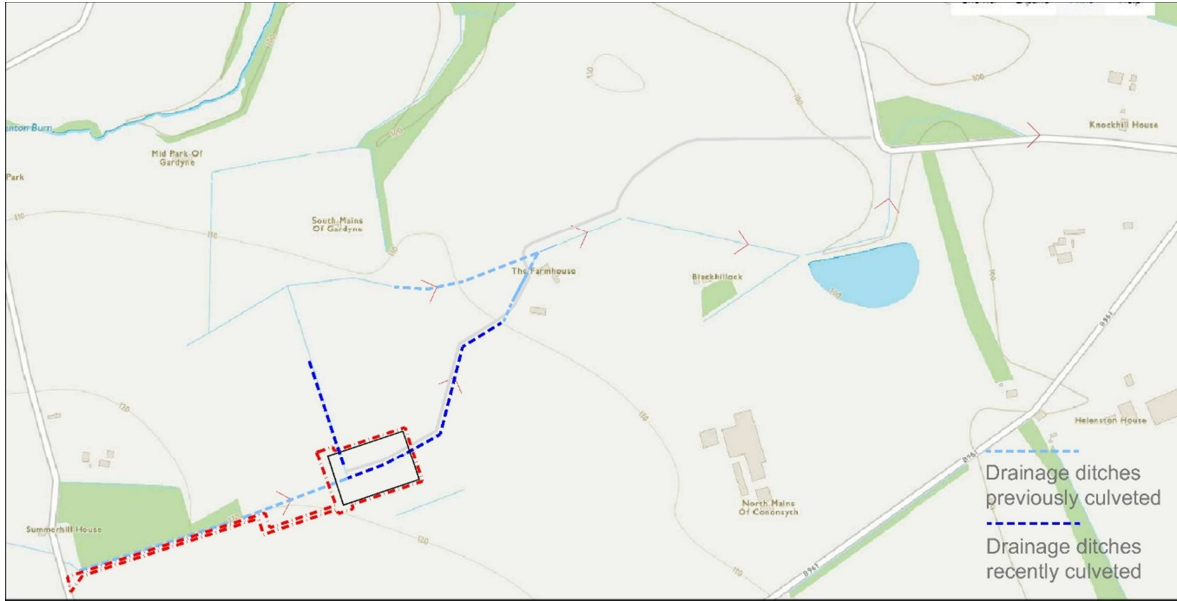
6th February 2021

Access driveway to Fairfield mains at the junction with Blackhillock



14th February 2021

Water from development site runs down access track to Fairfield mains.

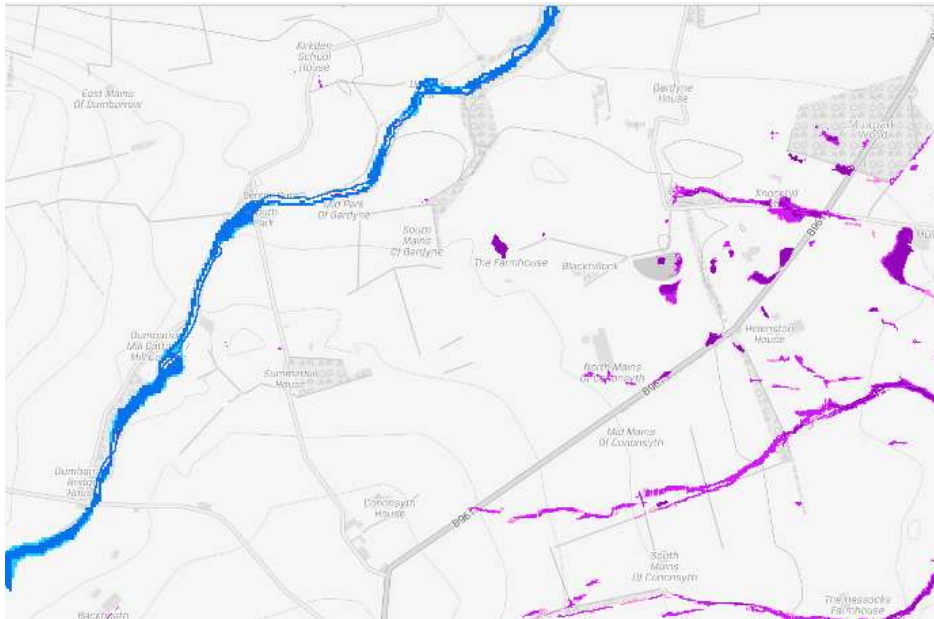


Drainage ditches, now culverted, passing directly through the centre of the site.

It is clear from images taken after recent heavy rain over winter 20/21 demonstrates both flooding on the site and implications for land and property down stream. We anticipate that during extreme weather the situation will be significantly worse.

The development site is clearly at risk of surface water flooding. In addition, after heavy rain, surface water from Cononsyde Farms causes flooding at Fairfield Mains, a residential area of 3 dwelling houses. This issue has recently been exacerbated by the applicant recent infilling of track side ditches.

Previous extreme weather has also caused surface water flooding in rear garden area of Farmhouse Fairfield Mains and the Cottage Fairfield Mains.



The SEPA map illustrate high risk of surface water flooding at Fairfield Mains. The catchment area for the surface water is the applicant’s site directly above Fairfield Mains.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr Timothy Taylor

Address: 37 Union Street Friockheim DD11 4TD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this particular site has not taken account of the impact it will have on the following:

1. The environment with runoff, noise, smell, traffic, pollution.
2. The local residents who will have to see and be effected by it.
3. The cruelty to chickens - cramming so many together and laughingly calling it 'free range'.

Summerhill Cottage
Guthrie
By Forfar
DD8 2SR

1st June 2021

To whom it may concern

PLANNING APPLICATION REFERENCE: 21/003337/FULM

**PROPOSED DEVELOPMENT AT FIELD 530M WEST OF NORTH MAINS OF
CONONSYTH FARM CONONSYTH**

I Object to this proposed development on the following grounds:

Position of Site

The proposed development is not spatially connected with the existing farm buildings but, 530 metres away from North Mains of Cononsyth, which is a contradiction of ALDP Policy TC15 Employment Development. Surely a better location would be closer to the existing farm buildings, where all facilities are readily available, and not approximately 250 metres from residential properties at Summerhill, with other properties located 400 metres, and just over 400 metres from the proposed site.

Flood Risk & water pollution

The area of 80 acres designated for the hens free range expanse, is prone to flooding, thus allowing the contaminated water run off, which will include faecal matter from the hens, to find its way into the water courses in the area.

I am particularly concerned about this, as my water supply comes from a well in the area – this all relates to the ALDP Policy PV14 Water Quality – requires that “Development proposals which do not maintain or enhance the water environment will not be supported”. It also goes onto say that “Development proposals must not pollute surface or underground water”. How is this to be mitigated? Will SEPA be carrying out testing on the wells in the area?

Chicken waste

Hens produce volumous amounts of faecal matter, and would be subject to current waste management legislation, all manure must either be stored, transported from site or used on surrounding farmland. There would be far more produced than was needed for crops. A large amount of this waste would be on the free rage areas, close to nearly dwellings, creating a health hazard. There has not been a detailed waste management provided as part of the planning application.

Air Pollution

This proposed facility would produce high levels of pollutants into the atmosphere, how will this be managed? Who will monitor this? As there are residential properties located close this proposed development, what assurances do we local residents have?

Road/Access

The U467 is a narrow country road, wide enough for single vehicles, and therefore two cars could pass with extreme care, this would not be the case with large articulated lorries and associated vehicles, this would cause congestion and the inability to access properties, causing dangerous situations on an ongoing basis. Farm vehicles do use this road, usually during harvest times, which is only temporary, with this proposed facility in the area it would produce heavy traffic on a permanent basis, all year round. The access to this proposed facility is near a bend in the road, which could cause accidents to occur, the entrance and farm track at the side of the wood, have not always been there, the dry stone wall, at the road edge, was taken down by Mr Dowell to facilitate the deforestation of the wood some time ago. Obviously this small road will have to be upgraded to accommodate the larger vehicles passing places etc., who will be paying for this upgrade? Not ratepayers I hope.

Noise levels

The introduction of this facility, would increase noise levels dramatically, not only with the increase in traffic, including large articulated lorries and associated vehicles, but the noise actually omitted from the facility itself. The entrance to the site is parallel with the bottom of my garden, and an increase in noise and traffic would have a detrimental effect on my wellbeing.

Cross Infection

I am also concerned about the possibility of cross-infection, I keep chickens myself and as the facility is quite close to my property, it does raise my fears with regard to this likelihood. What assurances do I have that this does not happen?

Loss of Amenity

Many local residents walk, either by themselves or with their dogs, horse riders use this road also. I am concerned that with the increase in traffic, there maybe a risk as the road is only narrow, and the grass verges are not always accessible to avoid traffic.

Yours faithfully

Valerie McMillan

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Wendy Stewart

Address: 1 Graham Street Montrose DD10 8SR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own, together with my sisters a house at Fairfield Mains which is currently tenanted. We strongly object to the application as it will adversely affect the quality of life of our tenants. Smell, noise and visual impact are unacceptable. We are also concerned about increase in surface water flooding, which has already become more frequent and prolonged since the applicant filled in the trackside ditches.

We did not object to previous planning applications by the applicant for the wind turbine or the biomass plant as we were promised they would not reduce quality of life, yet we have had complaints from our tenants in relation to light, noise and smoke from the biomass and noise pollution from the wind turbine. This beautiful area of the country should not be spoilt further.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Reekie

Address: 18 A Middlegate Friockheim Arbroath DD11 4TS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the proposed Hen sheds at Cononsyth Farm.

In the current climate we live in, all the focus is on lowering the carbon foot print.

What is better than a farm using the crops it currently produces to feed free range hens on the site and the waste (hen manure) is then spread back onto the land as fertiliser for the following years cropping.

Hen sheds are a high health status operation, cleaned, washed and disinfected at every change over.

The creation of 4 jobs, planting acres of trees and locally produced food can only be a positive to the local area and must all be considered.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Tuck

Address: The Cornerstone 75 Druids Park Murthly PH1 4EH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife & I live close to the site of the proposed Aviagen poultry farm in Murthly, Perthshire, and have objected to that proposal due to lack of a manure management plan. I am very concerned about the number of new, high volume poultry installations being planned for Perthshire and Angus. Of particular concern with the referenced application is the lack of specificity as to the management and handling of the litter (poultry manure) and its cumulative effect over the next five to ten years, on the area within and adjacent to the property of Conosyth Farm and in particular on any watercourses into which liquid waste from such litter may flow.

Comments for Planning Application 21/00337/FULM

Application Summary

Application Number: 21/00337/FULM

Address: Field 530M West Of North Mains Of Cononsyth Farm Cononsyth Arbroath

Proposal: Erection of two 32,000 capacity free-range hen sheds and associated infrastructure including feed silos, egg packing facility, vehicular access, access tracks, drainage and landscaping

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Yana Doherty

Address: 7 McDougall Court Murthly Perth PH1 4DD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development completely contradicts the "Local Plan". It's too near residential properties and risks the health and well-being (mentally and physically) of all who live and breathe nearby. The water courses and natural environment will be harmed due to increased contamination, air pollution, noise pollution and increased traffic.

It's a national embarrassment that these poultry companies are being allowed to set up these torture chambers in our natural habitat for the sake of pure money making greed. The meat produced is of so low quality - a true reflection of the horror these poor birds go through in their short, sun deprived life. In such a pivotal time, in our earth's history, we need to be more conscientious over saving our environment, not adding to the burden. In my opinion, it's an utter abomination that this proposal is even being considered.