

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 14 NOVEMBER 2023

PLANNING APPLICATION – BALROWNIE FARM, MENMUIR, BRECHIN
GRID REF: 356809 : 764260

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

Abstract: This report deals with planning application No. [22/00807/FULL](#) submitted by Balrownie Farms Limited for the erection of a general purpose agricultural shed and concrete hardstanding on land at Balrownie Farm, Menmuir, 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 9 of this report.

2. INTRODUCTION

- 2.1 Full planning permission is sought for the erection of a 4,000sqm general purpose agricultural shed and concrete hardstanding on land at Balrownie Farm, Menmuir, Brechin. A plan showing the location of the site is provided at Appendix 1.
- 2.2 The application site extends to around 1.1ha. It comprises predominantly agricultural land adjacent to the existing farm complex. Surrounding land to the north, south and west is in agricultural use and there is a modern agricultural shed to the immediate east, which forms part of the Balrownie farm building group. The closest residential property is Balrownie Farmhouse, which is located around 145m to the east. The landform is gently sloping downwards from north to south. The farm building complex at Balrownie is located around 2.2km northwest of Little Brechin and is around 270m east of the C30 public road which connects Brechin to Kirkton of Menmuir.
- 2.3 The proposed general purpose agricultural shed would have a footprint of approximately 4,000sqm. The rectangular plan building would have a ridged roof oriented on a north/south axis and would measure approximately 10.8m to its eaves and 20m to its ridge. It would have external walls constructed from precast concrete panels and green metal cladding, and a dark green roof to match the finish of the existing shed to the immediate east. A large vehicular access door would be formed on its east facing elevation and pedestrian doors would be formed on its west elevation. The proposed sections indicate that the northern part of the shed would be cut into the slope by approximately 3m to create a level platform which would allow the ridge height of the shed to look comparable of the existing shed to the east. External lighting would be installed above access doors and facing the ground. The plans also show an area of concrete hardstanding would be formed to the east and south of the proposed building. The application form indicates that SuDS would be provided to manage surface water, which would connect to existing field drainage to the south. The plans indicate that trees would be planted along the northern and western boundaries of the site.
- 2.4 The application has been amended to change the colour of the external cladding on the proposed building so that it matches the green cladding on the adjacent building; and to introduce tree planting along the northern and western boundaries of the site. Crawford Architecture Proposed Elevations Drawing Number JDC-1705-200

(Revision B) and Crawford Architecture Proposed Site Plan and Location Plan Drawing Number JDC-1705-300 Revision B amends and supersedes previous versions of those drawings.

- 2.5 The application has been subject of statutory publicity and consultation in accordance with relevant regulations.

3. RELEVANT PLANNING HISTORY

- 3.1 There are a number of planning applications which have been approved for developments at Balrownie Farm. The most relevant application is 19/00731/FULL which provided for the erection of an agricultural building and ancillary works which was approved subject to condition on 20 December 2019. The planning permission allowed for the development of the agricultural building which lies to the immediate east of the application site currently under consideration.

- 3.2 Planning application 23/00300/FULL for the erection of replacement grain dryer (retrospective) is also being considered by this committee. The grain drying apparatus is located on the north side of the existing agricultural shed situated to the immediate east of the site currently being considered.

4. APPLICANT'S CASE

The following supporting information has been submitted and can be viewed on [Public Access](#) and is summarised at Appendix 2: -

- Supporting Statement and Response to Objections;
- Transport Statement (Crawford Architecture)
- Transport Statement (Fairhursts)

5. CONSULTATIONS

- 5.1 **Angus Council – Roads** – has offered no objection to the proposal in relation to road safety and no comment in relation to flood risk. The service is satisfied with the methodology and conclusions reached in the transport statement, and notes that the proposal would not result in any notable increase in HGV movements between Balrownie Farm and Brechin, as HGV's currently have to route this way when travelling between Balrownie Farm and the existing stores at Newton of Stracathro and Pert. With a new storage facility in operation, the Balrownie Farm agricultural business would be expected to reduce the number of HGV movements across the wider Angus network. While the numbers of predicted HGV movements are not significant, generally, the roads authority has powers under the Roads (Scotland) Act 1984, whereby, the costs of remedial works occasioned by extraordinary damage can be recovered from persons causing such damage.

- 5.2 **Angus Council – Environmental Health** – has no objections to the proposal subject to conditions to mitigate potential impacts from noise and artificial light.

- 5.3 **Health and Safety Executive** – no objection.

- 5.4 **National Grid** – no comment.

- 5.5 **Historic Environment Scotland (HES)** – has offered no objection to the proposal and is satisfied that the impact will be minimal on the nearest scheduled monument and the proposal does not raise issues of national significance.

- 5.6 **Scottish Water** –no objection.

5.7 **Inveresk Community Council** – objects to the proposal, raising concerns relating to the volume of HGV traffic, the necessity for the provision of passing places on the C30 and C33 public roads, visual impact of building, impact on setting of Caterthun scheduled monuments.

6. REPRESENTATIONS

6.1 34 letters of representation have been received raising concerns in relation to the proposal. Those letters are provided at Appendix 3 and are available to view on the council's [Public Access](#) website.

6.2 The following matters have been raised as objections: -

- **Proposal contrary to planning policy and council guidance**
- **Proposed use is more industrial than agricultural in nature and scale**
- **Landscape and visual impact of proposed building**
- **Impact on residential amenity through noise, nuisance, air quality and smell**
- **Impact on the local road network as a result of HGV traffic associated with the development**
- **Timing of traffic surveys avoided busiest period of HGV movements**
- **Impact on historic environment including scheduled monuments**
- **Impact on natural environment, including nearby watercourses from increased runoff**

6.3 Material planning issues are addressed below but the following matters are addressed at this stage: -

- **Lack of information about the proposed development** – the application is accompanied by sufficient information on which to assess impacts associated with the development. A transport statement was submitted during consideration of the application to consider impacts of traffic associated with the development on the public road network. The proposed development does not require environmental impact assessment.
- **Lack of notification and consultation on the application** – the neighbour notification, advertisement and consultation arrangements have been undertaken in accordance with the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. In addition, details of the application have been published on the council's Public Access system.
- **Concern heavy traffic will cause damage to property** – damage to property is a civil matter. However, while the development would result in HGV traffic using the public road network, it is not uncommon or unusual for HGV traffic associated with agricultural or forestry operations in rural Angus to use rural public roads, and it is not unusual for HGVs to use roads in proximity of residential property. The roads service has indicated that while the numbers of predicted HGV movements are not significant, it has powers under the Roads (Scotland) Act 1984, whereby, the costs of remedial works occasioned by extraordinary damage can be recovered from persons causing such damage.
- **Existing HGV traffic associated with the development does not observe the speed limit** – enforcement of speed limits is not a function of the planning system. The applicant has provided information suggesting that their HGV drivers follow a strict protocol to drive safely. They suggest that their vehicles are fitted with cameras in order to check vehicle speeds and road position, in the event of a complaint being submitted.

7. PLANNING CONSIDERATIONS

- 7.1 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.
- 7.2 In this case the development plan comprises: -
- [National Planning Framework 4](#) (NPF4) (Published 2023)
 - [Angus Local Development Plan](#) (ALDP) (Adopted 2016)
- 7.3 The development plan policies relevant to the determination of the application are reproduced at Appendix 4 and have been taken into account in preparing this report. Scottish Government's Planning Advice Note 39 sets out general advice on the siting and design of farm and forestry buildings, and the council's advice note 1 provides general advice on the siting and design of farm buildings. Those documents have also been considered in the preparation of this report.
- 7.4 The ALDP was adopted in September 2016 while NPF4 was adopted on 13 February 2023. Planning legislation indicates that where there is any incompatibility between the provision of the national planning framework and a provision of a local development plan, whichever of them is the later in date is to prevail.
- 7.5 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be paid to the desirability of preserving the building or its setting.
- 7.6 The application site is not allocated or otherwise identified for development in the ALDP. ALDP Policy DS1 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. NPF4 Policy 9 indicates that proposals on greenfield sites will only be supported where the site is allocated for development, or the proposal is explicitly supported by policies in the LDP.
- 7.7 NPF4 seeks amongst other things to promote rural revitalisation by encouraging sustainable development in rural areas, recognising the need to grow and support rural communities. The strategy of the ALDP seeks amongst other things to provide opportunities for appropriate diversification of the rural economy. Both documents also seek to safeguard the environment. NPF4 offers encouragement to rural economic activity, innovation and diversification whilst seeking to ensure that the distinctive character of the rural area, natural assets and cultural heritage are safeguarded and enhanced. Policy 29 *Rural Development* is supportive of development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy including development on farms where use of good quality land is minimised; where proposals involve diversification of existing businesses; or the proposal is for production and processing facilities for local produce or local food production. ALDP policy indicates that proposals for employment development outwith development boundaries will only be supported where the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and where the development represents rural diversification and is to be used for agriculture or uses which by their nature are appropriate to the rural character of the area. Both NPF4 and the ALDP seek to minimise the amount of agricultural land used for development proposals and ensure that development does not render any farm unit unviable.

- 7.8 The proposed development is related to an existing agricultural business engaged in the production, drying and storage of barley. The application proposes a general-purpose agricultural building in a rural area where agriculture is the predominant land use. The supporting information indicates that there is a need for additional storage space at Balrownie to remove the need to store barley offsite, increasing business efficiency by consolidating barley storage to one location and reducing the number of miles travelled.
- 7.9 There is no vacant brownfield land in the vicinity that could accommodate the development. Published maps indicate that the site is classified as sub-prime (class 3.2) agricultural land. The proposed building and associated hard standing area would be permanent features covering an area of around 8,900sqm of agricultural land. However, this is a logical location to extend the farm complex as it lies directly adjacent to the existing farm building group. There is no evidence that the loss of this area of land would adversely affect the viability of the farm unit. Conversely, submitted information suggests the proposal is likely to support the viability and efficiency of the farm business by reducing the number of miles processed barley has to travel before it reaches the end user. The principle of developing agricultural land for an agricultural development in a predominantly agricultural area does not conflict with the intentions of the above policies. Agricultural and associated development in the rural area attracts some support from development plan policy.
- 7.10 The key consideration in relation to this development is whether it can operate without giving rise to unacceptable amenity, environmental or infrastructure impacts having regard to development plan policy and available environmental information.
- 7.11 Development plan policy requires consideration of landscape and visual impact. Policy also requires proposals to deliver a high standard of design and to be consistent with the six qualities of successful places, and that includes consideration of existing natural landscape and existing landforms. Published advice and good practice on the siting and design of new farm buildings seeks to ensure that new farm buildings are sited and designed to minimise landscape and visual impacts and encourages new buildings to relate well to existing building groups, avoid hillcrest or skyline locations, make use of landform and build close to groups of trees. Planning Advice Note 39 requires consideration to be given to siting and visual impact as well as the operational requirements of the building.
- 7.12 The application site is not located within an area designated as being of particular landscape value or sensitivity and the main issue is whether the development can be accommodated in the existing landscape and whether associated visual impacts are acceptable. The application site falls within a landscape type described as Broad Valley Lowlands. This landscape character type is characterised by a dominance of arable agricultural land uses, large modern agricultural buildings, estates and historic houses. The Tayside Landscape Character Assessment (TLCA) acknowledges that changes in agricultural practices have resulted in a number of very large modern sheds which are often visible over a considerable distance. The TLCA landscape guidelines encourage the replanting of trees along field boundaries, between fields, and by creating new woodland belts, particularly where there is a need to screen new development.
- 7.13 The proposed building and concrete apron would cover an area of around 8,900sqm and the height of the proposed building would be around 12m to its eaves and 20m to the apex of the roof. The drawings submitted indicate that the building would be cut into the slope to the north to allow the eaves and ridge height of the proposed building to appear similar to the ridge height of the existing building to the immediate east. The proposed building would be sited adjacent to the existing farm complex and directly adjacent to a building of similar scale and appearance. The farm complex at Balrownie has mature trees on its east side but lacks woodland screening on its west side and there are localised open views towards the site from parts of the

surrounding landscape. When viewed from the south there is rising land to the north which would provide a landscape backcloth for the building. When viewed from the west the building would be seen in the context of the existing building group. The applicant proposes new tree planting to the north and west of the building. While that could contribute to softening the overall appearance of the development, it will not mitigate all visual impacts. Large modern agricultural buildings are however a common feature in the surrounding agricultural landscape; and the siting and design of the proposed building is generally consistent with relevant guidance provided in government's planning advice note 39 and the council's advice note 1. It also makes operational sense to locate the building adjacent to other buildings in the group which perform a similar function for the business. The nature of the development is such that the magnitude and significance of impact would reduce with distance and therefore the apparent extent of landscape impact would be reasonably localised. The proposal does not give rise to significant issue with relevant design or landscape protection policies provided by the development plan and does not give rise to significant conflict with the council's design quality and placemaking supplementary guidance.

- 7.14 Development plan policy requires consideration of the impact of proposals on amenity. There would be additional traffic and activity in and around the site during the construction of the development, but such impact would be relatively short term. Operationally, the shed would mainly be used for the storage of barley which has been harvested in the surrounding area and dried at Balrownie, prior to its onward movement to maltings in Arbroath. The use of the proposed building for the storage of barley or other agricultural products or machinery is unlikely to generate significant or new amenity impacts having regard to the distance of the proposed building to the nearest residential receptors. Hill Terrace is the closest housing unconnected to the business and is more than 450m to the south of the proposed building. There are other properties to the west and north at a greater distance from the proposed shed. Environmental health has considered the proposal and has requested controls to mitigate impacts from artificial light and to prevent ventilation, heating or refrigeration plant being installed without planning permission to ensure that any impacts associated with the use of such equipment could be assessed. The most significant amenity impact identified in public comments relates to HGV movements to and from the site. Concerns are raised that the development proposed would increase the number of HGV vehicles using the rural road network and suggest that the network is unsuitable for the nature and volume of traffic associated with the development.
- 7.15 Development plan policy seeks to ensure that proposals do not give rise to unacceptable impacts on infrastructure, including the road network. The application is supported by a transport statement which considers vehicle movements associated with the proposal and the routes used by HGVs. The statement identifies that grain is brought to the site from land within a 20-mile radius during the harvest season. Once dried, grain is stored at Balrownie and two other satellite stores at Stracathro and Pert. It is suggested that the proposal would consolidate barley storage at Balrownie, removing the need to transport dried barley from Balrownie during the harvest season when peak vehicle movements are taking place. Stored barley is transported from storage between February and July and is taken to Arbroath. HGVs from the site travel south via the C30 past Little Brechin, and into Brechin via Cookston Road before travelling further south on A-roads to maltings in Arbroath.
- 7.16 The transport statement includes a vehicle count of HGVs accessing the site during peak harvest operations and also measured other vehicles using the surrounding road network. The statement indicates that the data showed that on average there were around 4 two-way hourly HGV movements to/from the south associated with Balrownie, and a further 4 already on the road network. The statement indicates that this is not considered to be significant and is typical of a rural road network serving the farming industry. The statement suggests that the movement of dried barley to offsite storage travels via Little Brechin anyway, and as such additional storage at

Balrownie will not result in any additional HGV trips. It suggests that the development would reduce the number and duration of HGV movements across the wider road network. It indicates that there are no records of accidents in the past 5 years in the vicinity of Balrownie and suggests that the traffic generated by the development would not result in any notable safety detriment and no additional safety measures are required on any part of the local or trunk road network.

- 7.17 The roads service has been consulted on the proposal and has considered the transport statement submitted by the applicant. The concerns raised by the community council and in public comments in relation to HGV movements on the surrounding road network have also been discussed with roads. The roads service has indicated that the methodology and conclusions reached in the transport statement are reasonable; the number of predicted HGV movements are not significant; and it has offered no objection to the proposal. While some of the roads in the area are narrow, it is not unusual or uncommon for roads of this nature to be used by agricultural vehicles and related HGV traffic. Vehicle movement associated with agricultural activity is commonplace on the road network throughout rural Angus. The roads service has not identified any specific localised characteristics that render the local roads unsuitable for this type of traffic. Having regard to the information submitted and the advice provided by the roads service, it is considered that the proposal would not result in any unacceptable impacts on the surrounding road network. The proposal does not give rise to any significant tension with development plan policy in this regard. For similar reasons traffic movement associated with the proposal is not considered to give rise to unacceptable amenity impacts, and the building itself is not considered to give rise to any unacceptable amenity impacts for the reasons discussed above.
- 7.18 There are unlikely to be any other significant impacts on infrastructure resulting from the proposal. The site is located within the consultation zone relating to a gas pipeline, but neither the Health and Safety Executive nor National Grid has offered any objection to the proposal, which would be around 200m south of the pipeline. The proposal does not require a water supply or foul drainage connection and would not impact on Scottish Water infrastructure. Scottish Water has no objection to the proposal.
- 7.19 Development plan policy seeks to safeguard natural and built heritage interests, including designated sites, protected species and cultural heritage interests. The site is not subject to any designation for natural heritage reasons and there is no evidence that it would affect protected species. Balrownie Farmhouse is a Category C listed building and is located around 160m east of the proposed building. Having regard to the orientation of the farmhouse, the separation distance between it and the proposed building, and the intervening agricultural buildings; impacts on its setting are not unacceptable. There are scheduled monuments close to the site, the closest of which is Belliehill (which is around 370m southwest). It contains the remains of a prehistoric settlement, but its setting is not significantly affected by the proposal. Historic Environment Scotland has no objection to the proposal, commenting that impacts on the setting of Belliehill are minimal. The Caterthun hillforts are located around 2.4km north of the site on elevated land. There would be views of the development from in and around those monuments, but impacts are not significant or unacceptable. There are numerous other large modern agricultural buildings set within the agricultural landscape in views from the monuments towards the south.
- 7.20 The site is currently in productive agricultural use and has little biodiversity value. The proposal would include new tree planting which could enhance the biodiversity value of the site and a planning condition is proposed to ensure that the tree planting utilises native species to maximise ecological value. The proposal does not give rise to any significant conflict with those development plan policies that seek to safeguard natural, built, or cultural heritage interests.

- 7.21 NPF4 Policy 22 indicates that development proposals will not increase the risk of surface water flooding to others, or itself be at risk; and will manage all rain and surface water through sustainable urban drainage systems (SuDS). The site is not located within an area identified on SEPA flood maps as being subject to flood risk. The application form indicates that surface water from the development would be managed using sustainable drainage, but the plans show limited information relating to those arrangements other than to suggest that water would discharge to existing field drains to the south. The comments submitted by the fisheries trust relating to potential impacts of untreated surface water on fish and aquatic invertebrates from increased runoff in nearby burns are noted. A planning condition could secure an appropriate SuDS to manage rain and surface water from the development.
- 7.22 NPF4 Policy 1 gives significant weight to the global climate and nature crises. Policy 2 requires proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and requires that proposals are designed to adapt to current and future risks from climate change. Policy 3 indicates that proposals will only be supported where it can be demonstrated the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. It requires regard to be given to the existing characteristics of the site, to provide nature-based solutions, include an assessment of potential negative effects and mitigation measures, and provide biodiversity enhancement measures.
- 7.23 In respect of those policies, the information submitted indicates that the new building is required for business efficiency and would reduce the number of miles that barley produced and dried at Balrownie would travel. Planning conditions are proposed to ensure appropriate sustainable surface water management, and to secure native tree planting to enhance biodiversity. The development would generate greenhouse gas emissions during its construction and operation, but that would be the case with any proposal of this nature. Balanced against that, the development may reduce carbon emissions associated with food miles. The site has limited biodiversity value as cultivated agricultural land, and the proposal includes measures which would enhance biodiversity. In circumstances where the proposal generally accords with detailed policies and does not give rise to unacceptable impacts, it is compatible with the general and overarching policies and with the general spatial principle of rural revitalisation.
- 7.24 The proposal does not give rise to significant issues in terms of other development plan policy.
- 7.25 As with any proposal, the proposal attracts support from some development plan policies and is not entirely compatible with others. However, when those matters are balanced and considered in the round, the proposal is in general compliance with the development plan. In relation to material considerations, it is relevant to have regard to the planning matters that have been raised in letters of representation and in the community council consultation response. The substantive issues raised in those letters have been discussed above in relation to relevant policy.
- 7.26 Issues regarding compliance with development plan policy and relevant guidance are discussed above. As indicated, the proposal is in general compliance with the relevant development plan policy and guidance.
- 7.27 Matters relating to HGV movements associated with the development and the suitability of the local network to accommodate that traffic are addressed earlier in this report. Third parties have questioned information on transport matters submitted with the application, but the roads service has indicated it is satisfied with the methodology and assumptions used, but in any case, is satisfied that the road has adequate capacity to accommodate the development proposed. The development would use public roads which are in reasonable condition and are typical of roads

found throughout rural Angus which are routinely used by agricultural and forestry related traffic and HGVs. While the concerns relating to road safety matters are noted, and vehicle activity associated with the proposal may fluctuate, expert advice from the roads service, having regard to third party representations, suggests that the proposal would not result in any unacceptable impacts on road safety.

- 7.28 Comment is made that the proposal is more industrial than agricultural in nature and suggest that it would be more appropriately sited on employment land within an urban area. This is a working agricultural landscape and the scale of development at Balrownie is not particularly unusual for rural Angus where large agricultural buildings and related activity, including vehicle movement on the road network is commonplace. This is not a residential area and the nearest housing unconnected to the farming operation is a reasonable distance from the development. Available information suggests environmental and amenity impacts can be mitigated and conditions are proposed to deal with relevant matters.
- 7.29 This proposal is directly related to a rural business which is seeking to consolidate the location of its agricultural storage facilities and improve business efficiency and viability. The economic benefits associated with the proposal are not detailed or quantified in the information submitted with the application. However, it is reasonable to conclude that the proposal would aid the viability of the existing business which makes a positive contribution to the local economy. In circumstances where the development is unlikely to give rise to unacceptable environmental, infrastructure and amenity impacts, it is reasonable to conclude that the proposal, including the construction activity, would give rise to some net economic benefit and such benefit merits some weight.
- 7.30 In conclusion, the proposal provides for improved infrastructure for an existing rural business. The new building would form part of the established building group and would be sited such that it does not give rise to unacceptable landscape or visual impact. While any proposal of this nature will give rise to some impact on the wider area, and that is reflected in objections that have been submitted, expert advice suggests that those impacts should not be unacceptable subject to the proposed planning conditions. The proposed development complies with relevant development plan policy subject to the proposed planning conditions. There are no material considerations that justify refusal of the application.

8. 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.

9. CONCLUSION

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

The proposal provides for a new agricultural building to support an existing rural business in a manner that complies with the development plan as it is compatible with locational criteria for rural development and as it does not give rise to any unacceptable impacts on amenity, natural and built environment, road safety or infrastructure, subject to conditions. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason: In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. That no development in connection with the planning permission hereby approved shall take place until the following details have been submitted to and approved in writing by the Planning Authority: -

- (a) Details of surface and roof water disposal arrangements for the development. The surface and roof water disposal system shall be formed using sustainable urban drainage system(s). Thereafter the approved drainage infrastructure shall be provided in accordance with the approved details before the development is brought into use.
- (b) A revised scheme of landscaping, including measures to ensure that the development results in an enhancement to the biodiversity value of the site. The proposed planting shall be completed within the first planting season following the initiation of development. Any plants or trees that within a period of 5 years from the completion of development die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species.

Reason: In order to ensure that surface and roof water from the development is managed using sustainable drainage methods and to minimise the risk of pollution from the development entering nearby watercourses; and in order to ensure that the proposed tree planting enhances the biodiversity value of the development, all as required by development plan policy.

3. All external lighting shall be sited and sufficiently screened to ensure that, except for emergency purposes, the light source is not visible from, and that there is no direct illumination of, land outwith the site.

Reason: In order to ensure that light pollution associated with the development is minimised.

4. Notwithstanding the provisions of any development order, no ventilation, heating or refrigeration plant shall be installed in or on the agricultural building hereby approved unless otherwise approved through the grant of planning permission on application to the planning authority.

Reason: In order to ensure that noise impacts associated with the development are limited to those described in the application because additional equipment may generate noise emissions which have not been assessed.

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 any material extent in preparing the above Report.

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APPENDIX 1: LOCATION PLAN

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

APPENDIX 3: LETTERS OF REPRESENTATION

APPENDIX 4: DEVELOPMENT PLAN POLICIES