

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Alexander Spence

Address: Balfour Farm Menmuir Menmuir, Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My points of concern are :

1. The increased number of lorries will pose extreme danger to all road users, (motorists, cyclists, walkers, horse riders), due to the narrowness of the roads and bridges. These roads are also winding with blind and dangerous corners, and there are very few safe places to pass.
2. The Application email states that the 'Angus Council is limiting site visits'
It would be best practise for Angus Council, when making a site visit that they include inspecting the roads from a) Brechin, via Cookston Rd, Little Brechin, to Balrownie Farm, and b) the A935 from the A90 at Balnabrieck junction, via Lochty, Kirkton of Menmuir, to Balrownie Farm, taking note of the damaged road edges, lack of verges, which is leading to damage to field dykes and fences.
3. What is the proposed shed to be used for??- it needs to be more specific, than general purpose agricultural shed. The recently erected shed would appear to be more than adequate storage for a 500 acre farm

CITY OF BRECHIN AND DISTRICT COMMUNITY COUNCIL

Email – Brechincommunitycouncil@gmail.com

8th January 2023

Planning Application 22/00807/FULL

Balrownie Farm, Menmuir, Brechin

Proposed erection of general purpose agricultural shed and concrete hard stand

The City of Brechin and District Community Council (CBDCC), being recently made aware of the above application for the proposed erection of a general purpose agricultural shed and concrete hardstanding at Balrownie Farm, Menmuir, Brechin, are making this representation to **object** to the application on behalf of the community.

We are concerned by the lack of detail as follows:

We are aware that there has been a marked increase in HGV traffic into and through Brechin via Cookston Road, to and from Balrownie Farm, in the period since an earlier shed of similar size was built (see consent under 19/00731/FULL), and are concerned that a second, larger shed would potentially see a significant increase in HGV traffic again through Brechin. In particular, Cookston Road and its neighbourhood form a residential area which should be protected from significant volumes of HGV traffic. We request consideration of traffic impact for Brechin especially in relation to the stretch of Cookston Road from the junction with Bill Stephen Motors be taken into account.

Our concerns include the environmental impact on residents with both short and long term exposure to air pollutants associated with health impacts and an escalation of risks to road safety. We see these concerns as material considerations to be taken into account in the assessment of this application in terms of the following policies of the Angus Local Development Plan: DS2 (adequacy of local road network capacity), DS3 (siting of development to minimise environmental impacts) and DS4 (air quality, noise and vibration levels, effect and timing of traffic movement to and from the site and impacts on highway safety).

Our concerns are reinforced by reference to the Active Travel policy, a key priority for the Scottish Government making Scotland's towns and cities friendlier, safer and more accessible for people of all ages and abilities, fundamentally developing a sustainable travel network vision of enabling walking, wheeling and cycling to be the most popular mode of travel for short, everyday journeys – an increase in HGV vehicles through Brechin via Cookston Road would prejudice reductions in carbon emissions, increase pollution and cause safety concerns specifically during extended harvest periods from early summer, the height of the tourist season: see <https://www.netzeronation.scot/take-action/active-travel>

CBDCC therefore requests that this application be rejected. Alternatively, before a decision on this application is made, a Transport and Environmental Impact Assessment should be undertaken to assess the potential impact of the proposed development generally, including on Brechin residents and on motorists, cyclists and pedestrians using the affected roads for everyday, leisure and tourist purposes.

Anita Pearce
CBDCC- Planning Contact

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Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Bridget Birkbeck

Address: Tigerton Croft Menmuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The impact on the surrounding local roads to Balrownie Farm and the roads in Brechin is a grave concern. Since the existing shed was built in 2019 there has been a noticeable increase in the volume of heavy goods vehicles on these roads. With an even greater capacity for storage which the proposed new shed will provide, I believe there will be a huge increase in the number of heavy goods vehicles requiring access to Balrownie Farm. The vehicles use all the surrounding narrow local roads as well as going through Brechin. This impacts on the condition of the roads and bridges and safety for local residents. I am a regular dog walker and during the peak access periods, have frequently witnessed lorries driving very fast and not slowing down for either pedestrians or oncoming traffic.

I find it hard to believe the proposed new shed is just for agricultural purposes when the size of the building is on an industrial scale.

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Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Dr Anne Dunbar-Nobes

Address: Easterburn Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of nearby Menmuir I write to register my concerns about the construction of another large distribution shed at Balrownie Farm.

(1) The rural roads in this area are typical back roads, mainly single lane with no marked passing places and sharp bends. The current volume of traffic is at a level where meeting large transport vehicles is always a hazard for local drivers, pedestrians and cyclists. The road verges are uneven, often with hidden ditches or marshy areas, yet meeting a large lorry nearly always requires us to pull off the road to let them pass. In a car this is bad enough, but when you are juggling a pram and a dog, you simply feel unsafe walking the local roads. The prospect of even more heavy traffic on these roads is therefore of great concern.

(2) The Menmuir, Balrownie, Careston area has some fine old stone bridges, all of which are now required to take the weight of very heavy vehicles with increasing frequency. The weight-bearing capacity of these bridges does not yet seem to have been investigated.

(3) The scale of this proposed shed is of concern to me. Is it for locally generated agricultural storage or for industrial-scale distribution of goods from outside the local area? The application is very vague in this regard.

Thank you for considering my concerns.

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Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Dr Craig MacIntyre

Address: Esk Rivers & Fisheries Trust Haughs of Kinnaird Brechin

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Esk Rivers & Fisheries Trust (ERFT) was recently made aware of this proposed development.

ERFT is concerned by the impact this development may have on the Buttery Burn and Cruik Burn, both of which are important for migratory salmonid fish, other fish species and aquatic invertebrates from increased surface water run-off.

In the application form, the applicant has indicated that Sustainable Drainage Systems would be shown on the plans, however they appear to be absent. Without effective on-site storage of the increased surface water run-off, and settlement pond to allow particulates to settle out, it is likely this development will be harmful to the aquatic ecosystem

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Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Dr Ross Nobes

Address: Easterburn Kirkton of Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a relatively recent newcomer to the Menmuir area, I have been surprised at the number of heavy goods vehicles currently using what are narrow rural roads. I now understand that this is to service the existing storage and distribution facility at Balrownie Farm. I am very concerned that the proposed large increase in the capacity of this facility will result in an unsustainable increase in this HGV traffic, with consequent negative impacts on road maintenance and safety and on the integrity of the historic bridges at Balrownie Mill and Lochty.

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Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Kate Skene

Address: 12 North Esk Road Edzell

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1) Volume of traffic, especially heavy goods vehicles- the shed will presumably mean many more lorries on the C30 going to and from the shed. The C30 is a narrow road, the bridge after Mill of Balrownie is not suited to the added volume of large vehicles that are going to be required to use it then to go into Little Brechin which already has many agricultural vehicles using the roads. The C30 from Balrownie to Balfour Cottages and the junction of the C33 is narrow with tight blind corners and not many safe passing places. Large vehicles already have difficulty passing each other on sections of the C30 (eg near Tigerton) and C33 (eg between Lochty and Careston), with one often having to pull onto the grass verge or into a field entrance.

It has been suggested by a local farmer that, if the volume of such vehicles is likely to increase, passing places should be created on these stretches of the C30 and C33.

The C33 also has tight blind corners and the bridge near Lochty is not designed for the additional large vehicles that may be required to use it. We understand that the roads department has raised no objection but we would ask that in light of public concerns regarding the effect of added traffic that this may be revisited.

2) Visual impact- the current (smaller) shed at Balrownie is visible in some aspect from all angles of approach and is not in keeping with the surroundings. The proposed shed is to be larger and of similar design which in turn brings the same issues again as well as magnifying current ones. The view from historic forts and beauty spot the Caterthuns is to be affected by another large structure.

James Carnegie-Arbuthnott
Balnamoon House
Brechtin
DD9 7RH

Planning and Sustainable Growth Service
Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

20th December 2022

Dear Sir or Madam,

22/00807/FULL: FULL PLANNING PERMISSION FOR PROPOSED ERECTION GENERAL PURPOSE AGRICULTURAL SHED AND CONCRETE HARDSTANDING AT BALROWNIE FARM, MENMUIR, BRECHIN

I write to raise concerns about the proposed development described above, as a neighbour of the site, having sought advice from a professional planning consultant. Please treat this letter as a formal objection to the above application, which has been prepared in discussion with many members of the neighbouring community.

My main concerns are: the impact of the proposed building at Balrownie Farm on the landscape character of the area; and the impact of increased traffic movements on local roads as a result of the development, with there being cumulative road traffic impacts resulting from use of grain stores at Balrownie Farm.

This application is related to application reference 19/00731/FULL which sought Full Planning Permission for the erection of an agricultural building and ancillary works, approved by Angus Council on 20th December 2019. The approved development comprised the erection of an agricultural shed on land to the east of the current application site.

The current application effectively proposes an enlarged version of the shed that was approved by Angus Council in application reference 19/00731/FULL. The approved 2019 shed has a gross floor area of approximately 3,024sqm whereas the gross floor area of the currently proposed shed is approximately 3,989sqm. It would also appear that the proposed shed is taller than that approved in 2019, although some dimensions for ridge heights given in drawing number JDC-1705-200 of the current application are erroneous, so this requires clarification.

Visual Impact

Given the increased scale of the current proposal to that approved in 2019 on the neighbouring site, careful consideration should be given by Angus Council to Policy DS3: Design Quality and Placemaking, and Policy PV6: Development in the Landscape, both contained in the adopted Angus Local Development Plan 2016 (the LDP).

Policy DS3 states, *“Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located.”* It also states that development should create buildings and places which are: distinctive in character and identity; safe and pleasant; well-connected; adaptable; and resource efficient. For clarity, this reflects the qualities of successful place that are set out in Scottish Planning Policy 2014. Policy DS3 is therefore used broadly by Angus Council to consider the visual and amenity impacts of proposed developments.

Policy PV6 states, *“Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks.”* Landscape character impacts will be assessed using the Tayside Landscape Character Assessment, relevant landscape capacity studies, formal landscape designations and designated special landscape areas. Development which adversely affects the landscape will only be permitted if: the site selected is capable of accommodating the development; the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape; potential cumulative effects with any other relevant proposal are considered to be acceptable; and mitigation measures and/or reinstatement are proposed where appropriate.

Related to the aforementioned policies is Angus Council's Planning Advice Note 1: Farm Buildings, which sets out a range of considerations for agricultural developments. It states, *“The Angus Countryside has so far avoided the worst of the damage evident in some English counties and, with the cooperation of the farming community, there is no reason why this should be otherwise”*. Furthermore, it states, *“As farm buildings increase in size their impact on the landscape can become more pronounced.”*

The proposal of such a large building, adjacent to the already-large building approved by Angus Council in 2019, is a cause of great concern for the local community, given its potential impact on local visual amenity and on the landscape. The proposed shed has the potential to further degrade the landscape character of the local area. The existing shed is visible from the majority of surrounding public viewpoints, including from nearby Scheduled Monument designations, such as the hilltop Scheduled Monuments sites at Caterthuns some 2.6km to the northwest. In views taken from the south, the proposed development would be set against the Caterthuns sites. This raises the need for assessment using Policy PV8: Built and Cultural Heritage in the LDP and further concerns about the cumulative impact of the current proposal.

The existing shed is far larger than other buildings in the area and the proposed shed would be larger yet, degrading public viewpoints of the area and of nearby Scheduled Monuments. Policy PV8 is clear in stating that development proposals which affect Scheduled Monuments will only be supported where: the proposed development will not adversely affect the integrity of the site or the reasons for which it was designated; any significant adverse effects on the site or its setting are significantly outweighed by social, environmental and/or economic benefits; and appropriate measures are provided to mitigate any identified adverse impacts. Accordingly, in order to approve this application, Angus Council must not only be satisfied with the general visual impact of the development, but also with its potential impact on the setting of any nearby Scheduled Monuments.

Road Traffic Impact and Proposed Use of the Development

The other main concern for the community is the potential increase in traffic movements on local roads, and resultant implications for other road users, as well as the true use of the proposed development. It is noted that Angus Council has described this application as being for a "general purpose agricultural building" but it is clear from the application form that an open Class 6 (Storage and Distribution) use is proposed. If either agricultural use or Class 6 use is proposed, rigorous assessment of transport-related impacts should be undertaken by Angus Council, especially if an open Class 6 use is indeed proposed.

In this objection, it is strongly recommended that a comprehensive Transport Assessment should be prepared to support this application, which must be suitably-scoped with Angus Council and consider not just the impact on roads adjoining Balrownie Farm, but a wider catchment. For example, it is likely that an increase in heavy goods vehicles would be experienced in Brechin and at Menmuir, through which most vehicles would pass in order to access the A90.

The existing shed has already contributed to a noticeable increase in traffic during the harvest months, both on local roads and in nearby settlements, which would increase further as a result of this proposal. A Transport Assessment should therefore be undertaken to clarify the number of extra journeys created by the proposal and the capacity of the existing road network to accommodate increased heavy goods traffic, within a catchment to be defined and agreed with Angus Council.

Conclusion

In conclusion, I feel that all of the adverse impacts described in this letter arise from the scale of the proposed development and lack of clarity on its proposed use, as well as potential heavy goods traffic generation, which remains undetermined. The proposal, in its current format, presents an overdevelopment of Balrownie Farm which would result in a range of unnecessary impacts for neighbours of the site and for the area more broadly.

If Angus Council is minded to support this application, it must be satisfied that the visual impact of the development, in tandem with other buildings at Balrownie Farm, is acceptable in all regards. This includes any potential impact on the setting of nearby Scheduled Monuments. Angus Council must also confirm the exact use of the proposed development and, thereafter, it must be satisfied that there is sufficient information available to make a full and fair assessment of any transport-related impacts. It is my opinion that transport-related impacts may only be considered adequately through the submission of a Transport Assessment, which should be scoped with Angus Council before being undertaken.

I would be grateful for your acknowledgement of this letter and I reserve the right to make further comment on this application if the proposed development is extensively amended.

Yours faithfully,

James Carnegy-Arbutnott

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Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

COMMENTS ON SUPPORTING STATEMENT (1)

I wish to maintain my earlier objection to this application. I have read the Supporting Statement submitted on behalf of the applicants and have the following further comments, set out by reference to the three main headings in the Statement.

Overall, the Statement does not establish that the proposed development would be of a scale and nature appropriate to its location, as required by Policy DS1 of the Angus Local Development Plan 2016 (ALDP).

Comment - Landscape impact

Scale

- The proposed development does not conform to the requirements of ALDP Policy PV6 because of its excessive scale.
- Although farming is the predominant activity within the vicinity the scale of the proposed building (Shed 2) far exceeds the scale of any other farm buildings in the area apart from the applicants' own shed built under application 19/00731/FULL (Shed 1). It would be significantly larger than Shed 1.
- The excessive scale of Sheds 1 and 2 can be judged from comparison of Shed 1 with the original storage shed already in place when the applicants acquired Balrownie. This much smaller (but still large) shed is closer to the norm for the area and holds (per the Statement) 5,000 tons of grain as opposed to the 12,000 tons of Shed 1.
- The cumulative effect of Shed 2 with Shed 1 would be unacceptable as creating a block of two disproportionately large buildings inappropriate to their location in an open rural landscape backed

to the north by the Caterthuns.

- This adverse visual effect on the landscape would not be sufficiently mitigated by the measures proposed in the Statement. Shed 2 would still be similar in height to Shed 1 even if set 3m below the existing ground level and would be still closer to the public road - as it is, Shed 1 dominates the view from the public road, particularly from the west.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMMENTS ON SUPPORTING STATEMENT 2

- The problem with Sheds 1 and 2 is excessive scale - the proposals for green sheeting and tree screening would be of marginal value in reducing their impact on the landscape.
- All of this should be obvious from a site visit and an objective visual assessment based on Shed 1. A desk-based assessment risks underestimating the true visual impact of the proposed building.
- The decision of HES not to object should be treated with caution. HES emphasises that it is not to be taken as support for the proposal, and under the ALDP it is Angus Council as planning authority which is responsible for protecting the quality of the landscape overall.

Distinctive local characteristics, important views and landmarks:

- Under the ALDP the onus lies with Angus Council to protect and enhance the quality of the landscape in Angus, including 'its distinctive local characteristics, and its important views and landmarks' (Policy PV6). It is hard to think of more distinctive local landmarks than the Caterthuns, well-known for their panoramic views.
- The views both to and from the Caterthuns would be adversely affected by the impact of Sheds 1 and 2 as out-of-scale buildings in the landscape, in particular views to the north on the approach to the Caterthuns from Brechin via Little Brechin, and views to the south from the ramparts of both hill forts. In this visual context 2.5 km (i.e., 1.55 miles) is a short distance.
- The status of the Caterthuns as Scheduled Monuments underlines their distinctive character and their importance as a visitor attraction.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:COMMENTS ON SUPPORTING STATEMENT 3

Comment - Vehicular movement

Nature of proposed development

- This section of the Statement shows that the proposed development would not be of a nature appropriate to its location. While farming is the predominant activity within the vicinity it is clear from the Statement that the main enterprise at Balrownie is quite different in kind from the farming norm in the area.

- What is described here is a large-scale grain-drying and storage/distribution enterprise involving a high volume of HGV traffic movements to and from Balrownie. That is consistent with the experience of local residents since Shed 1 was built. No other agricultural enterprise in the vicinity generates HGV traffic in similar volumes. Although the enterprise is agricultural as involving grain, the scale of the operation makes it industrial and inappropriate for its location.

- The local roads network is inherently unsuitable for the large volumes of HGV traffic generated by the applicants' enterprise. The concern of local residents remains that the applicants' stated intention to grow their business with the added capacity of Shed 2 would inevitably generate still larger volumes of HGV movements, bringing them to unsustainable levels.

- Already, the scale and nature of the drying and storage/distribution operation at Balrownie make it inappropriate for its location. The best option for the area would be for it to be re-sited in a location designated for industrial development with ready access to the major roads network. That is where its economic and employment benefits could accrue without detriment to a rural environment. A development which would allow it to expand in its present location should not be permitted.

Comments for Planning Application 22/00807/FULL

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Address: Balrownie Farm Menmuir Brechin

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Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMMENTS ON SUPPORTING STATEMENT 4

ALDP Policies DS2 and DS4- Transport assessment

- The proposed Shed 2, as an element in an expanded grain-drying and storage/distribution business, would not, therefore, fit the requirement of ALDP Policy DS2 of being located where there is adequate local road network capacity.
- The proposal should also be ruled out under of Policy DS4 as involving an unacceptable adverse impact on the surrounding area and on the amenity of existing and future occupiers of nearby properties. The impacts to be specifically considered under Policy DS4 include the effect and timing of traffic movements and impacts on highway safety.
- If the application is to proceed further, detailed assessments should be carried out by Angus Council in terms of these policies, including a fully scoped Transport Assessment. The Roads department should revisit their position in the light of public representations, but Angus Council as planning authority should consider the full range of factors relevant to the policies (including grain-dryer noise).
- The DVSA inspections cannot be taken as a substitute for planning authority assessments because based on different criteria.
- The public should be able to take for granted the roadworthiness of the individual vehicles serving Balrownie and the competence and courtesy of the individual drivers. These are important issues but under the ALDP the key issue for assessment here is the cumulative impact on the area of high volumes of HGV traffic on unsuitable roads.

Comments for Planning Application 22/00807/FULL

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Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMMENTS ON SUPPORTING STATEMENT 5

Clarification

The point of a full Transport Assessment would be to establish an accurate account of the HGV traffic movements associated with Balrownie since Shed 1 was built, and on that basis to assess the impact of the further traffic movements to be expected from the planned growth in the applicants' business as facilitated by Shed 2. The Statement as it stands is short on detail and does not fully answer the questions put by the planners. Among other issues, clarification is needed on the following:

- Where exactly are the three additional sheds currently used to store 12,000 tons of barley? On what basis are they available to the applicants?
- 29,000 tonnes of Malting Barley could not be grown at Balrownie - what is meant by the term 'produced'?
- In so far as not grown at Balrownie, where do the 29,000 tonnes of barley originate?
- How, in detail, are the 2000 road movements per year made up? Movements to where and from where and by what routes?
- What are the variations in intensity over the year and at different times of day?
- How, in detail, would the addition of 12,000 tons of storage at Balrownie decrease vehicle movements in the area during harvest time? How would movements out of the area and out of harvest time be affected?
- What, in detail, are the applicants' plans for the extra capacity of the new store if not for another 6,000 tons of grain? What tonnage of home-grown vegetables would be involved? What are the implications in terms of vehicle movements?
- This extra space amounts to a third of the proposed new shed and exceeds the total capacity of

the original storage shed taken over with the farm. Detailed justification for it is needed.

- Is this original shed the same shed as referred to in the Transport Statement submitted with the application for Shed 1 as no longer fit for purpose and to be demolished once the new grain store [Shed 1] was complete? If so, it appears to be still in place. What is the explanation for this?

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Case Officer: Damian Brennan

Customer Details

Name: Mr Patrick Ford

Address: West Cottage Tigerton, Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMMENTS ON SUPPORTING STATEMENT 6

Complaints

- Whatever the position with complaints direct to the applicants, there has been no shortage of objections to Angus Council instancing (in particular) concerns about an increase in the existing level of HGV traffic. These come from all round the area, including Brechin.
- Those of us who have objected know we represent the views of many others who have not put their concerns in writing. These residents are equally entitled to the protection of the planning system from inappropriate development.
- The same applies to the adverse impact of grain-drier noise highlighted by the objector from Balzeordie Cottages. The other residents within a similar radius of the drier must also be affected.

Comment - Earthworks

This section underlines the value of a site visit. Someone who approaches Shed 1 at present by the public road from the west or south may find it difficult to accept that Shed 2 would sit low in the landscape.

Conclusion

I reiterate my previous objection. The statement does not provide justification under the ALDP for an additional building of this scale in this location. Its visual impact would be unacceptable in its open landscape setting characterised by the backdrop of the Caterthuns. The location is inherently unsuitable for a development with the potential to generate high levels of HGV traffic on minor roads.

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Application Summary

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Address: Balrownie Farm Menmuir Brechin

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Case Officer: Damian Brennan

Customer Details

Name: Mr Charles Gow

Address: Millside, Brathinch Brathinch Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is a concern given that it is some 26% greater in floor area than the building erected under 19/00731/FULL and which, itself, dominates the landscape. The proposed building will therefore have even more visual impact to the area and affect the visual appreciation of the Caterthuns. I must add that the present buildings and houses at Balrownie generate considerable light pollution at night and one must assume that the proposed building will generate even more.

Following the erection of the last building, considerable increase in lorry traffic has been noticed in the area with the minor roads suffering substantial damage.

One must question therefore if Balrownie Farm is the right location for a Class 6 development, if that is indeed what is proposed, with the proposed building contributing to what will resemble an industrial estate. I must therefore object to the proposed development.

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Application Summary

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Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr David Crawford

Address: Kingarth Cottage, Little Brechin Little Brechin Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application says Agricultural but the proposed shed is in fact Commercial. The roads which have to be used for the Lorries are not suitable for the purpose. The existing lorries from this applicant are already tearing up these roads and are NOT keeping to the supposed 20mph through Little Brechin and are a hazard.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Douglas Cusine

Address: The Brae, Gurney Street Stonehaven

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I frequently walk along this road with our grandchildren who live in Little Brechin. Often, we have a dog.

This road is reasonably busy, but many drivers along this road, especially the straight parts west of Little Brechin at speeds which are excessive in the circumstances. The approach of vehicle, especially electric ones, is difficult to hear and often, avoiding action is required.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Duncan Morrison

Address: Balzeordie Farm Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Transport Statement by Crawford Architecture for the existing shed at Balrownie Farm was titled, 'Proposed Erection General Purpose Shed'. With a capacity for up to 20,000 tons of grain, and lorry loads of 29 ton each transporting grain in to fill the shed, and then the same number to empty the shed, clearly there has been a huge increase in the number of heavy lorries using the narrow lanes and historic bridges in and around the Menmuir/Careston area.

And now there is a proposal for a second, larger 'general purpose' shed at Balrownie, which will, potentially at least double the capacity for grain and consequently double the lorry loads required to fill and empty it.

As such, how can Angus Council Roads Committee have no objection to this proposal?

How can this proposal still see Balrownie Farm as an agricultural premise, surely developments on this scale must warrant that it be classified as an industrial site? How can this be allowed in the midst of a rural community?

This is not a case of NIMBY-ism. Having been a part of the farming community all of my life, I appreciate the need for change and development and the growth of agricultural businesses, but the impact upon the wider community within which it is situated must also be taken into consideration.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr Hugh Carnegie-Arbuthnott

Address: parkhill cottage menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Impact on Local Area

Huge increase in traffic. To fill and empty the shed with barley takes 3,425 HGV journeys. The site will change from agricultural to a Hub for Storage and Distribution as per the application. More lorries will pass through Brechin affecting pedestrians and cyclists encouraging more driving to large supermarkets rather than supporting the local area. More lorries on narrow, local, rural roads.

2. Noise, Nuisance and Smell

Increased traffic will increase all the above and raise pollution levels.

3. Visual Appearance and Compatibility

The huge shed (2,452sqm) built in 2019 dominates the landscape. The proposed shed is bigger (4,000sqm). It will also be visible for miles around including from the protected Caterthuns. It is far larger than other buildings in the area. Both sheds go against guidance in Angus Council's Advice Note on Farm Buildings.

4. Impact on Traffic Movements

Lorries will travel through Little Brechin & Brechin adding to pollution, danger and congestion or through Menmuir. All the roads are narrow and cannot cope with the extra 3,000+ journeys for one shed fill and empty. An impact assessment should be done for the wider area.

5. Road Safety

More lorries in Brechin will add to existing problems of crossing the road for children, those with buggies, mobility scooters and older people. In Menmuir you have to walk on the road. More lorries will increase danger to pedestrians and to the many cyclists who enjoy the area.

6. Effect on Pedestrians and Cyclists

Angus Council is committed to increasing cycling and walking. More lorries will deter people from cycling and walking. In Menmuir people have to walk on the road. As danger increases they will take their car even for short journeys. It will be more dangerous to cycle in Brechin. The cycle route to Brechin High crossing the Cookston Road will be more difficult. More lorries will stop people walking to local shops encouraging them to drive to large supermarkets

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr John Crowden

Address: Balfour Lodge Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living next to an existing access route to Balrownie Farm i know first hand of the increase in heavy transport during the peak harvest season. While i am keen to support any local business that is developing and investing in the local community i feel several points are not correct within this application and require to be addressed.

1/ The supplied transport statement is wholly inadequate as it does not address any issues other than confirming that the farm is a suitable location to base 4 HGV trucks and trailers. The assessment on suitability for the site use as an operating base looks at 1 outward and 1 return journey daily, and not the suitability for the site as a distribution storage site. Further information and assessment is required to demonstrate that the additional storage capacity the applicant is applying for can be serviced in a safe and sustainable manner. I would have expected the transport statement to include a preferred access / egress plan for HGV's to prevent then meeting on the minor access roads IE a one way system, which would also spread out lorry movements. No assessment of the extra number of vehicle journeys expected from this increased storage space has been made or any proposed mitigation of negative impacts from these journeys has been suggested which is not in keeping with the requirements of Planning Advice Note PAN 75, sections 40, 41 and 43.

2/ It is noted that an excavation of over 4 metres is required at one end to locate the building. No mention is made of where the spoil from this will be disposed of, on site or removed from site resulting in more transport movements?.

3/ The application form states in section 'Water Supply and Drainage Arrangements' - they will use a sustainable drainage system for surface water, but shows in the site plan (JDC-1705-300) just connecting over 10,680 square metres of impervious surface to the existing field drains system. This seems not very sustainable and could lead to increased flooding risk

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr Mark Lawson

Address: Old School House Little Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Little Brechin I have seen first-hand the increase in heavy traffic during the construction of the previous building and during the busy periods of harvest when numerous trips are made with articulated heavy goods vehicles back and forth to this site. This contributed to the damage of the road surface outside my property and at times I am sure increased the likelihood of risk to other road users including motorists, cyclists and pedestrians.

I have read some of the attached documents for the proposal and have a number of questions and concerns.

1. With the knowledge that a similar shed of similar proportions has already recently been erected on the same site, is there a justifiable need for an additional shed of almost 11,000m² for a farm of 500 acres.
2. One document suggests that the farm will still manage the site with only 4 heavy goods vehicles and trailers, and this is unlikely to change. I find this very hard to believe when they are due to double the capacity of the site.

My main concerns are in the route that the lorries have to take from Brechin to Balrownie Farm.

1. Increase in frequency of large lorries during the construction phase and during harvest periods.
2. The suitability of the small bridge as the road comes into Little Brechin i.e. the increased heavy loading of the bridge and its already narrow point in the road.
3. The increased traffic on the Little Brechin road which is a popular road for cyclists and walkers.
4. The increase in heavy traffic having to access this site coming through Brechin and in particular the use of Cookston Road, having restricted flow due to on street parking and the proximity to school children crossing this already busy road. Note: Lollypop person has just recently been removed from this road.

On these points I think the plans for this development should be made public to the wider Brechin community and in particular the residents of Little Brechin and Cookston Road.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr Niall Rodgers

Address: 3 Balzeordie Cottages Menmuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reasons for objection:

Size & Impact on landscape: This is beyond normal agricultural sheds, these are industrial sized unit with industrial volumes of traffic. Everything is driven onto and off site, are there no more suitable designated areas within the Angus development plan for Industrial units?

North of this site and in full view of it are The Catheruns, protected Iron Age forts, should we not be protecting the landscape around it from Industrial Development?

Noise driers: For 8 weeks around harvest Aug/Sept we can no longer sit in our garden due to the volume of noise from driers fans and generators running on site. It is a constant loud hum.

Volume traffic noise:

The lorries start at 05.00/05.30 and run until dark, 21.00/21.30. They are constant during those hours. These are small B roads and these are fast moving, large & heavy vehicles running daily at high volume. This has brought an increase in noise and has increased the danger for foot traffic on the surrounding roads

Road traffic roads:

What consideration has been given for the additional wear and repair of the road north out of Brechin, through Little Brechin and through Menmuir in the other direction due to the increased volume of HGV traffic?

I absolutely support Balrownie Farms right to expand their business and everything that brings in jobs etc to the area however we need to do that mindful of the landscape that we live in and the welfare of the people living in that landscape.

Planning Application 22/00807/FULL
Balrownie Farm, Menmuir, Brechin
Proposed erection of general purpose agricultural shed and concrete hard standing

As a nearby resident, I **object** to this application for the following reasons:

1. Angus Local Development Plan 2016 (ALDP)

The proposal is not supported by the terms the ALDP. It is not of a scale and nature appropriate to its location (see Policy DS1) and is not in accordance with other ALDP policies relevant to the proposal. The application is for a shed with a gross floorspace of 4,000 square metres for Class 6 Storage and Distribution, intended to assist the applicants 'to continue the growth of their agricultural business' (see the applicants' Transport Statement), presumably with a view in particular to their grain drying and storage operation. The proposed new shed would be situated close to an existing shed of similar size (though smaller) built under application 19/00731/FULL ('Shed 1'). It would lie in a rural area outwith the development boundaries designated in the ALDP and would be of a scale and nature wholly inappropriate to that location, in particular because of its visual impact on the landscape and the impact on the local roads network of the significant increase in HGV traffic implicit in the proposal.

2. Landscape impact

In terms of ALDP Policy PV6, development which has an adverse effect on landscape will only be permitted in certain limited circumstances, none of which applies here. The potential visual impact of the proposed new shed can be judged from the impact of Shed 1. Shed 1 dwarfs all other buildings in the surrounding area, including the recently built cattle shed at Balrownie. The impact of Shed 1 and the proposed new shed, taken together, would be stark, creating the impression of a small industrial estate, out of harmony with its context and beyond mitigation by measures such as tree-screening. The site is particularly sensitive because of its close visual proximity to the Caterthuns – see ALDP Policy PV8 for Angus Council's commitment to the protection of Scheduled Monuments as part of Scotland's Built and Cultural Heritage.

3. HGV Traffic flow

The locality has seen a dramatic increase in HGV traffic movements to and from Balrownie in the period since Shed 1 was built, mostly but not exclusively during the harvest months. The local roads network generally has been affected, but in particular the routes to and through Brechin and to the A90 at Balnabreich. This is already a matter of serious concern locally and there is now additional concern that the proposed new shed would lead to a yet further increase in traffic movements to the point of unsustainability on a network of minor roads inherently unsuitable for large volumes of HGV traffic. The Transport Statement provides no reassurance: it contains no details of past traffic movements and no commitment to limit traffic movements in the future; the GVO licence appears to have been last reissued in December 2020, before the main increase in traffic flow of the past two years; the allocation to Balrownie Farm of 4 Vehicles and 4 Trailers would not prevent an expanded farm business being serviced by other vehicles from the Carnegie fleet based elsewhere or by other hauliers; and no matter how courteous the drivers, the sheer size of the vehicles already makes sharing local roads with them an unpleasant experience for other road users, whether drivers, cyclists or pedestrians.

Traffic flow is clearly a material consideration in this case. The basic problem to be addressed is that the proposed new building, and the expanded storage and distribution

enterprise apparently envisaged by the applicants, belong on an industrial estate or other site with ready and safe access to major roads, not to a farm in the open countryside served only by minor roads. The simplest way to address the problem would be to refuse the proposal outright as obviously inappropriate for the site. At the very least, a comprehensive Transport Assessment should be carried out, in terms of ALDP Policies DS2 and DS4, to enable Angus Council to assess the capacity of the local roads network to accommodate the HGV traffic associated with the farm, and to consider adverse impacts on the surrounding area, on the amenity of nearby properties and on highway safety. The stakeholders to be considered here would include, not only residents and other farmers and operators of rural businesses in the surrounding area, but also motorists, cyclists and pedestrians using local roads for leisure and tourist purposes, such as access to the Caterthuns and the Angus Glens.

Conclusion

The proposal should be rejected as in conflict with the ALDP. There is no justification for an additional building of this size in this location. Its visual impact would be unacceptable in a countryside location, particularly one so close to the Caterthuns. The location is inherently unsuitable for a development with the potential to generate high levels of HGV traffic on minor roads.

Patrick Ford
West Cottage, Tigerton, Menmuir, Brechin, DD9 7RL
06.01.23

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr Peter Harrod

Address: 2 North Cotton Cotton of Balnamoon Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application for a number of reasons:

It will cause an enormous increase in the number of heavy lorries using the narrow country lanes and small bridges - the edges of the roads are already in poor condition.

This will have inevitable negative effects on road safety for local residents - there are few places where 'normal' vehicles can safely pass the grain lorries.

Similarly, pedestrians will be at increased risk, particularly if they are accompanied by small children (perhaps in a push chair) and/or dogs.

Cyclists too will be in danger from the heavy grain lorries.

The 'shed' itself is closer in size to an aircraft hangar and will have a negative effect on the visual appearance of the area.

The ideal place for such a building is surely close to a major road so that the lorries do not have to use the network of rural lanes at all. I understand that the applicant has many hectares of land available closer to the A90 (the old American airbase).

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr William Harrod

Address: Crossmiln Kirremuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a recent resident of Menmuir and someone who will soon be moving back to the area I object to the proposal in the strongest terms. The recent building on this site is already a blot on the landscape - it is out of all proportion to the surrounding vernacular. This proposal would cause further significant negative impact on the visual amenity of the area. The consequent industrial scale and quantity of traffic would be wholly unsuitable for the rural roads around Balrownie, between Balrownie and Brechin and between Balrownie and the A90 at Balnabriech.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mr William Scorgie

Address: W E Scorgie & Son Balrownie Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The lorries/hauliers that are used to erect sheds, house etc at Balrownie and who have never been in this area are usually directed to my yard via sat nav. I have been tolerant in the past with heavy artic lorries turning in my yard but after resurfacing it I do not want this happening anymore nor do I want the entrance of my yard used as a passing place. The postcode DD9 7RG for the area leads the majority of vehicles to my address.

The Balrownie sign would need addressed as it should read Hill Terrace.

With the vibration off the road from the heavy lorries it could possibly lead to fracturing the workshops foundations.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Anita Pearce

Address: 25 Eastbank Brechin

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The City of Brechin and District Community Council (CBDCC), being recently made aware of the above application for the proposed erection of a general purpose agricultural shed and concrete hardstanding at Balrownie Farm, Menmuir, Brechin, are making this representation to object to the application on behalf of the community.

We are concerned by the lack of detail as follows:

We are aware that there has been a marked increase in HGV traffic into and through Brechin via Cookston Road, to and from Balrownie Farm, in the period since an earlier shed of similar size was built (see consent under 19/00731/FULL), and are concerned that a second, larger shed would potentially see a significant increase in HGV traffic again through Brechin. In particular, Cookston Road and its neighbourhood form a residential area which should be protected from significant volumes of HGV traffic. We request consideration of traffic impact for Brechin especially in relation to the stretch of Cookston Road from the junction with Bill Stephen Motors be taken into account.

Our concerns include the environmental impact on residents with both short and long term exposure to air pollutants associated with health impacts and an escalation of risks to road safety. We see these concerns as material considerations to be taken into account in the assessment of this application in terms of the following policies of the Angus Local Development Plan: DS2 (adequacy of local road network capacity), DS3 (siting of development to minimise environmental impacts) and DS4 (air quality, noise and vibration levels, effect and timing of traffic movement to and from the site and impacts on highway safety).

Our concerns are reinforced by reference to the Active Travel policy, a key priority for the Scottish

Government making Scotland's towns and cities friendlier, safer and more accessible for people of all ages and abilities, fundamentally developing a sustainable travel network vision of enabling walking, wheeling and cycling to be the most popular mode of travel for short, everyday journeys - an increase in HGV vehicles through Brechin via Cookston Road would prejudice reductions in carbon emissions, increase pollution and cause safety concerns specifically during extended harvest periods from early summer, the height of the tourist season: see <https://www.netzeronation.scot/take-action/active-travel>

CBDCC therefore requests that this application be rejected. Alternatively, before a decision on this application is made, a Transport and Environmental Impact Assessment should be undertaken to assess the potential impact of the proposed development generally, including on Brechin residents and on motorists, cyclists and pedestrians using the affected roads for everyday, leisure and tourist purposes.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Annette McBride

Address: The Bothy Tigerton Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The main objection I have is to the Traffic situation.

With the massive shed at the moment there are already far too many lorries along the small roads around here.

They go at a cracking pace and take up the majority of the road.

As well as it being unsafe it also means the roads, and in particular the edges of the roads, with vehicles constantly having to pull over, are getting damaged more quickly than they otherwise would.

With a second extra-large shed there will be even more huge lorries on our roads.

Surely it would be more suitable to situate this enormous shed somewhere like Brechin Business Park which is very close to the A90 and save the smaller roads and the little bridges which need to be crossed?

I know of people on foot and bicycle who have had to dive off the road to get clear of a lorry.

It really does seem very dangerous to be thinking of EVEN MORE lorries than there are at present.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Bonita Maclean

Address: Blackhall Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development on the grounds that its size is out of proportion with the farm where it would be built. It appears to be a commercial development rather than agricultural and the surrounding roads are not suitable for the traffic which will inevitably be generated.

I also object on the grounds of the increased hazard of unsuitable traffic which would be generated. The lorries servicing the existing site (and by definition the new proposed site) are extremely large for the roads and especially the bridges which they have to use to reach Balrownie Farm. Further damage to the roads will be caused and increased hazard to other road users both in the surrounding rural area and on the roads into Brechin.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Fiona Troughton

Address: Kirkside of Lochty Menmuir Brechin

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am very concerned that another significant building, and the associated heavy duty traffic associated with this business, seems to be going through without community consultation and due regard given to the state of the roads around Menmuir/Balrownie/Lochty areas given that these large industrial trucks speed perilously along our lanes and over our historic ancient bridges. Already at Lochty we have had to push for road re-surfacing in 2021 due to the high level of traffic, and with local access being of a rural and amenity nature (with a lot more folk from Brechin cycling and running around our lanes since the pandemic) any increase in heavy loads will make using these roads more dangerous and damaging to our own domestic vehicles. Going for a walk with a grandson in pram and a dog on a lead is now perilously dangerous!

I note that Roads have made no objection in the consultations, and I would like an explanation as to how they intend to protect our roads and ancient bridges from any further damage from the industrial scale growth at Balrownie Farm.

Thank You.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs j lawson

Address: old school house, Little Brechin little brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the carnegie lorries, tractors and heavy goods vehicles that already pass by little brechin do not observe the speed limit, drive in the middle of the roadand are a danger to the people who live, drive, walk and cycle on this road.

the bridge into little brechin is not made to withstand the weight of tractors and lorries daily. the road is getting damaged with all the heavy vehicles, the area coming out of little brechin towards menuir is particularly bad with pot holes.

the previous structure increased the number of lorries from one every so often to 10 a day at some points of the year. i feel this new building will only increase the amount of lorries and tractors again on our road and be a further danger to the children of little brechin.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs j lawson

Address: old school house, Little Brechin little brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Comments: As a resident of Little Brechin I have seen first-hand the increase in heavy traffic during the construction of the previous building and during the busy periods of harvest when numerous trips are made with articulated heavy goods vehicles back and forth to this site. This contributed to the damage of the road surface outside my property and at times I am sure increased the likelihood of risk to other road users including motorists, cyclists and pedestrians.

I have read some of the attached documents for the proposal and have a number of questions and concerns.

1. With the knowledge that a similar shed of similar proportions has already recently been erected on the same site, is there a justifiable need for an additional shed of almost 11,000m² for a farm of 500acres.
2. One document suggests that the farm will still manage the site with only 4 heavy goods vehicles and trailers, and this is unlikely to change. I find this very hard to believe when they are due to double the capacity of the site.

My main concerns are in the route that the lorries have to take from Brechin to Balrownie Farm.

1. Increase in frequency of large lorries during the construction phase and during harvest periods.
2. The suitability of the small bridge as the road comes into Little Brechin i.e. the increased heavy loading of the bridge and its already narrow point in the road.
3. The increased traffic on the Little Brechin road which is a popular road for cyclists and walkers.
4. The increase in heavy traffic having to access this site coming through Brechin and in particular the use of Cookston Road, having restricted flow due to on street parking and the proximity to school children crossing this already busy road. Note: Lollypop person has just recently been removed from this road.

On these points I think the plans for this development should be made public to the wider Brechin community and in particular the residents of Little Brechin and Cookston Road.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Jane Walker

Address: The Old Smiddy Tigerton. Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic on the roads due to the present large shed at Balrownie is already bad enough...another building, which is even bigger, will cause a great deal more traffic.

The lorries thunder along and take up most of the road and it does not feel safe.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Janet Morrison

Address: Balzeordie Farm Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- How can the Roads Committee have no objections to this proposal? Do they realise that if this goes ahead then there will be the potential for up to 50,000 tons of grain to be stored at Balrownie? To fill and empty that volume of grain it will take upwards of 6500 lorry trips on narrow country roads.

- Consider the damage to the infrastructure of the roads, verges and the two Cruick bridges at Mill of Balrownie and Lochty, which were never designed to withstand the amount of heavy lorries passing over them.

- The DVSA carried out an inspection when the current shed was erected and issued a license for four heavy goods vehicles and four trailers - which was not expected to change. Surely, this now needs to be reviewed.

- The lorries already pose a danger to walkers, cyclists and people on horses who are using these lanes. Increased lorry use going to and from Balrownie will only increase the danger to these people, as well as other road users.

- Many of these lorries come through the heart of Brechin, especially Cookston Road which can be a challenge at the best of times, particularly the blind corner at the top, without a huge increase in lorry traffic? Have these residents been alerted to the impact that this will have upon them? Then, add to that the amount of school children that use that road, and you can see the potential dangers - especially when the current crossing patrol person is removed.

- When planning applications go in there are guidelines, and obviously these will have been adhered to in this case. But, can an argument not be put forward that when something is taking place which is going to have such a vast impact upon so many members of a community - Brechin, Little Brechin, Careston, Menmuir and surrounding areas including glen folk, then does someone somewhere not have the responsibility, if not decency, to inform these communities of what is being proposed before it is too late to do anything about it?

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Margaret Dayman

Address: Bareyards Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main objection is about the increase of heavy goods vehicles travelling to and from Balrownie on minor country roads. This building would be far more suited to Edzell base or Brechin business park which both have easier access to A90..

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Susan Scorgie

Address: Smiddy Villa Balrownie Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see that the roads have made no objection and it would be reasonable to ask how they intend to protect the roads and bridges on the routes concerned to and from Balrownie for what will become a perpetual stream of heavy lorries.

These country roads/bridges were not designed when travelling for that volume and weight of traffic nowadays.

I am also concerned about the quantity/flow of incoming and outgoing lorries from Balrownie to and from Brechin, there are no passing places should one meet a lorry on the narrower bits of the road - same applies going by Lochty thus leading to edging into the verges at the side of the roads - not very safe for pedestrians, cyclists etc.

Re Cookston Road the brae doesn't leave a lot of room should one meet a lorry and also if work is being carried out to the back of the properties at Gellatly Place, then you have vehicles parked on the brae, also at the bottom of Cookston Farmhouse along with ones frequently parked at the semi detached houses this leads to the bend being even more dangerous without adding lorries, then there can be cars at Rose Cottage and now there is a new build in the grounds of Springfield House - will that be more parking on the street?

The lollipop person being withdrawn can't be good with children coming from Cookston Crescent to cross over to Doveswell Drive to access the schools and if the volume of traffic is to be increased surely SAFETY is paramount?

Then at peak times during school terms - Monday - Friday 8.30 - 9ish and 3 - 4 pm School transport, buses, taxis, parents all making their way to and from the two schools accessing Latch Road on the corner across from the CO-OP back entrance which is used for their delivery lorries!!!

This should really have been opened up to the people of Brechin especially on Cookston Road and parents of the two Schools, Maisondieu Primary and Brechin High School.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Vicky Carnegy-Arbuthnott

Address: Parkhill Cottage Menmuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. Impact on Local Area

Huge increase in traffic. To fill and empty the shed with barley takes 3,425 lorry journeys. The site will change from agricultural to a Hub for Storage and Distribution as asked in the application.

More lorries will pass through Brechin affecting pedestrians and cyclists encouraging more driving to large supermarkets rather than supporting the local area. More lorries on narrow, local, rural roads.

2. Noise, Nuisance and Smell

Increased traffic will increase all the above both and raise pollution levels.

3. Visual Appearance and Compatibility

The huge shed (2,452sqm) built in 2019 dominates the landscape. The proposed shed is bigger (4,000sqm). It will also be visible for miles around including from the protected Caterthuns. It is far larger than other buildings in the area. Both sheds go against guidance in Angus Council's Advice Note on Farm Buildings.

4. Impact on Traffic Movements

Lorries will travel through Brechin adding to pollution, danger and congestion or through Menmuir. All the roads are narrow and cannot cope with the extra 3,000+ journeys for one shed fill and empty. An impact assessment should be done for the wider area.

5.Road Safety

More lorries in Brechin will add to existing problems of crossing the road for children, those with buggies, mobility scooters and older people.

In Menmuir you have to walk on the road. More lorries will increase danger to pedestrians and to the many cyclists who enjoy the area.

6.Effect on Pedestrians and Cyclists

Angus Council is committed to increasing cycling and walking. More lorries will deter people from cycling and walking. In Menmuir people have to walk on the road. As danger increases they will take their car even for short journeys.

It will be more dangerous to cycle in Brechin. The cycle route to Brechin High crossing the Cookston Road will be more difficult.

More lorries will stop people walking to local shops encouraging them to drive to large supermarkets.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Ms Fiona Dow

Address: Ledmore Cottage Menmuir By Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live near Balrownie Farm and am dismayed to discover that an application has been submitted for another huge commercial sized barn.

The existing barn which was recently erected is a blot on the landscape in what is a rural area.

This is obviously a large commercial enterprise using the small country roads inappropriately, causing annoyance and inconvenience to local people.

I strongly object to this project being allowed on the basis of its location and the impact to the local community.

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Annette McBride

Address: The Bothy Tigerton. Menmuir Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I objected to the large agricultural shed earlier...

But I want it to be made clear that I think the way the Traffic Monitoring System has been handled is rather ridiculous.

It was not down for long at all, and taken up before the main harvest time was properly underway!

Also, the lorries were using different roads to try and avoid the system...including the very narrow Castle road (near Balzeordie)

I met one lorry the other day near the Balnamoon road end and there was a clear passing place for it to pull into, but it did not pull over, instead I had to reverse into a space!

They are very wide vehicles travelling a bit too fast usually.

Passing the war memorial at Tigerton on the way to Balrownie, the lorries go too fast at the limited width there, someone local had trouble pulling out of the way.

It is getting beyond a joke all the big lorries, we certainly don't want a second big shed as it would mean double the amount of traffic!

Comments for Planning Application 22/00807/FULL

Application Summary

Application Number: 22/00807/FULL

Address: Balrownie Farm Menmuir Brechin

Proposal: Proposed erection of general purpose agricultural shed and concrete hardstanding

Case Officer: Damian Brennan

Customer Details

Name: Mrs Pamela Hayden

Address: Parkside, Little Brechin, Brechin DD9 7RB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already objected to this application in July, and I was pleased to see several traffic counters placed on the roads approaching the farm in mid-August. However I am disappointed and confused as to why these counters have been removed only two weeks later, just before the HGV traffic bringing in this year's grain harvest has reached its peak. There was some HGV traffic in the time that the counters were in place, but now the lorry traffic is much heavier in all directions, and there are no counters to record this. I question whether this was an accidental mis-timing or a deliberate attempt to hide the full extent of the traffic problem created by the existing grain dryer.