

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

Case Officer: Damian Brennan

Customer Details

Name: Mrs Judith Gallacher

Address: West Water, Dunlappie Road Edzell Brechin

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: INVERESK COMMUNITY COUNCIL

As detailed on the Proposed Site Plan, the application includes the detail that it is for a "..... new grain drier 'replacing' a grain drier on an adjacent building". From the site plan we can see that the "existing grain drier" on the adjacent building has been "mothballed". However, upon visiting the site one can see that there is a very large scale grain drier already attached to the building detailed in the application. The original planning for this building (19/00731/FUL) makes no mention of a grain drier and it does not appear on the site plan. This would lead us to suspect that this is, in effect, a retrospective planning application for a grain drier that is already in place? We find the application to be misleading and would be grateful for clarification on this matter and to that end we object to the application as it stands.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

Case Officer: Damian Brennan

Customer Details

Name: Mrs Judith Gallacher

Address: West Water Dunlappie Road Edzell

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

INVERESK COMMUNITY COUNCIL

Following on from our objection of 20 May, we received confirmation from Angus Council Planning Dept. that this planning application is, in fact, retrospective in nature. We are aware that legislation allows for applications to be submitted retrospectively, however, we noted that on the Application Form the applicant has answered "No" to the question asking if work has already been started/completed. Our thoughts remain that the grain drier was an unauthorized development at the time it was erected and our objection stands on this point. We are also concerned that this type of retrospective application could set a precedent for further applications, as we are well aware of the outstanding application 22/00807/FULL for a second much larger shed next to the existing shed.

The feedback from residents in the area is mainly concerned with the huge increase in HGV traffic to both fill and empty the existing shed. This all takes place on narrow rural roads with blind corners and bridges which were never built to carry such loads. Have these bridges been tested for weight-bearing loads?

This business should now be deemed as commercial as it is no longer a purely agricultural business and to that end should be relocated to an industrial site with closer access to the A90.

On behalf of Inveresk Community Council

2 June 2023

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

Case Officer: Damian Brennan

Customer Details

Name: Mr James Carnegy-Arbuthnott

Address: Balnamoon Brechin

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If planning consent is granted it should be conditional on the use of the grain dryer and its building being restricted to servicing the existing grain stores at Balrownie and not used to service the proposed new building under application 22/00807/full to which I have objected.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

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: I object to this for one of the same reasons I objected to proposal 22/00807/full

From objection on 22/00807/full

Noise : For 8 weeks around harvest Aug/Sept we can no longer sit outside in our garden due to the constant noise from the drier fans running on site. It is a constant loud hum. There are times even with all windows closed I can still hear the fans running.

There is also large industrial generators running at the rear of the building, facing the road, during harvest Aug/Sept increasing the noise.

Additional objection

Connected to objection for plan 22/00807/full

On the planning application 19/00731/FULL the grain drying tower does not appear on any of the proposed plan drawings. It is above the roof elevation and outside of the ground floor plan.

No consideration would have been taken at the time for any potential noise or other environmental impact of this additional tower as this has been built without consultation or consent.

The size of the drier only further highlights the industrial nature of this retrospective plan and the proposed 22/00807/full plan.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

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:OBJECTION Pt 1

As a resident in Menmuir, I object to this application.

- This is an application for an industrial-scale grain dryer. It far exceeds in scale and capacity the type of dryer required for normal farm use.
- The application is retrospective. The dryer and its housing are already in place, having been erected at broadly the same time as the existing large-scale shed at Balrownie built under application 19/00731/FULL (Shed 1). The grain dryer which is the subject of this application is, therefore, unauthorised development and liable to enforcement action. Planning consent should have been obtained before it was erected. This is a significant breach of planning control in terms of Angus Council's Planning Enforcement Charter (2023), Section 4.
- The application should now be considered on its merits as if the dryer were not already in place. The integrity of the planning system requires that the applicant should derive no advantage from having failed to submit an application at the proper time. Statutory consultees, local residents and other stakeholders were deprived of the opportunity to comment or object before the dryer was erected.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

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:OBJECTION Pt 2

- The application should be considered in conjunction with the current application (22/00807/FULL) for a second large-scale shed at Balrownie (Shed 2). The grain dryer forms part of the existing complex of buildings and equipment at Balrownie facilitating an industrial-scale grain-drying and storage/distribution enterprise, to which Shed 2 would be an addition.

- The grain-dryer application is objectionable for the same reasons as the proposed Shed 2. It is a development which is not of a scale and nature appropriate to its rural location, as required by Policy DS1 of the Angus Local Development Plan 2016 (ALDP), and also by Policy 29, para b) of the National Planning Framework 4 (2023). In terms of landscape impact, the development does not conform to the requirements of ALDP Policy PV6 because of its excessive scale. In terms of the nature of the development, the new grain dryer, as central to a grain-drying operation on an industrial scale, is inappropriate for its location because of the associated high volumes of HGV traffic generated on unsuitable roads (see ALDP Policies DS2 and DS4).

- For details of the applicability of these policies to the site at Balrownie, see 1) my original objection to the application for Shed 2 and 2) my further comments on the applicant's Supporting Statement for Shed 2 (available at 22/00807/FULL). The objections to this application are in principle the same.

- I respectfully suggest that the appropriate disposal of this application, as well as the application for Shed 2, would be refusal. The best outcome for the area would be relocation of the applicant's industrial-scale grain drying operation to a location designated for industrial development with ready access to the major roads network.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

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: I would like to object to the Grain Dryer for the same reasons as I objected to the second shed.

The main reason being the increase in traffic, which is already pretty horrendous.

It does not feel safe on the roads with the massive lorries thundering along at speed.

This is only going to get worse with the large scale drying facility of larger than just agricultural proportions.

Also the shed and dryer are an eyesore due to their size, in an otherwise unspoilt area.

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

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: In view of Balrownie Farm's recent application for a large grain dryer, I strongly object for several reasons.

It would seem that the farm is building an industrial scale enterprise in a rural area which is completely inappropriate for this type of site.

Many people nearby will be affected by the noise and inevitable heavy traffic on the existing country roads and movement through Brechin.

This scale of building should be in an industrial site on the outskirts of town near access to the main road.

There would also appear to be an existing grain dryer and confusion as to its status regarding planning permission?

Comments for Planning Application 23/00300/FULL

Application Summary

Application Number: 23/00300/FULL

Address: Grain Storage Balrownie Farm Menmuir Brechin

Proposal: Proposed Erection of Replacement Grain Dryer

Case Officer: Damian Brennan

Customer Details

Name: Mrs Annette McBride

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the massive Grain Dryer which is apparently being applied for in retrospect...it seems amazing that this can be even possible?!

As for my objection to the application for the second large shed, my concerns are primarily for the traffic again. There are already far too many extremely large lorries to and from Balrownie and this is only going to exacerbate the situation.

The lorries go at a very fast pace and take up the majority of the road...constant pulling over is needed which also causes premature wear and damage on the edges of the roads. It often feels unsafe with these frequent lorries bombing along.

The dryer and shed are of an industrial/commercial size, rather than merely an agricultural one. Therefore it should be situated somewhere more appropriate, nearer a main road, away from small unsuitable bridges, narrow roads and populated areas.

The lorries are often trundling through the middle of busy Brechin but also using the small roads all around the Balrownie area.

I definitely feel this planning application should be refused.