

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE - 28 September 2010

Agenda Item	
Report No	

**10/02384/FUL : Crudie Farms
Land 325m SW of Arabella Car Park, Arabella**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : This report is a follow up to the previous report which was considered by Committee on 10 August and which is attached to this report for reference. The proposal is for the erection of a potato storage building and weighbridge, formation of access road and concrete aprons.

Recommendation - GRANT

Ward : 08 - Tain And Easter Ross

Development category : Local

Pre-determination hearing : None

Reason referred to Committee : To provide further information to Members on various matters which were raised by Committee on 10 August.

1. PROPOSED DEVELOPMENT

- 1.1 Members will recollect that various issues were raised during consideration of the application by Committee on 10 August. Following this, the applicants have written under cover of a letter dated 18 August to provide further information to address the matters raised:

"In reply to your request for answers to the various points raised by the planning meeting on the 10th August we have prepared answers to each of your points and supplied information and digital images where requested.

*Regarding **hours of operation and special conditions**. We set out in a letter to the committee before the last meeting that we could not operate with restrictions on our hours or how we organise our business. We are an agricultural business and are no different from any other farm in that we have to plant, harvest and deliver our produce when the weather allows and the consumer demands it.*

Salad potatoes have to be planted and harvested when they are ready to be planted and harvested. This must be done in dry conditions when the ground can carry machinery and no damage is done to the land. Wet potatoes also will be liable to rot in store. Supermarkets are seven days of the week operators now and the consumer demands any produce on any day of the week that they choose to shop. While we tend to load all our produce during normal working hours we have to have the flexibility to respond to late orders from time to time. This can mean loading the odd load at weekends. Also we have designed the sheds to provide a loading and grading shed in the centre. We will load most but not all lorries inside undercover. At one side of the buildings is a lean to which is for storage of machinery to keep it dry. There will be occasions when because of breakdown or at peak periods, some items may have to spend a day outside. It is not our intention to store machinery outside, as we like to keep everything in good condition. We have many visits each year from supermarket buyers and we keep our buildings clean and tidy and the surroundings landscaped to compliment our operation. To do anything else would cause us to fail their audits. In practise almost all movements at the buildings will be done inside the buildings with most coming and going being concentrated to a four-week spell in the spring and a six-week one in the autumn. Out with this period there will be very little work done out with the structure of the stores.

It is our intention to mount two 70-watt sodium **night-lights** at each end of the building. These will be mounted 6.6metres above ground level and one metre below the valley gutters dividing the three sheds. There will be four in total. They will only come on in darkness and are to ensure the safety of any person approaching the buildings at night.

We will also mount one 250-watt metal halide light on each end of each building in the centre at height of eight metres from ground level. There will be six in total and will be switched on manually when required for outside work. They will point down at the apron will not point out and away from the site.

In answer to your question on **alternative sites** we must make clear that before we even designed these buildings we approached the planning office to discuss our plans for the storage of our crop. We identified various possible locations that were suitable for the type of building we needed. This had to be flat as possible, safe access for vehicles. The road had to be suitable for HGV's and we also needed three-phase power, water and drainage. The site also had to be reasonably central to our growing area to allow efficiencies of transport and big enough to allow us to landscape the surrounding area and allow tree planting.

We looked at Fearn airfield but as this is zoned for industrial use in the local plan we were not allowed to use it.

Around ten landowners were approached initially about the possibility of them selling a site. This quickly became three sites that were possible and that the planning dept. were happy for us to progress. One of these sites the landowner changed his mind and we were left with two. We received planning for one site but on completing our legal work we were advised that we could not gain access to the site, as four separate parties owned the road.

This left us with the present site at Arabella, which is suitable for our use and one that the planning department were prepared to support.

One site that was mentioned at the meeting was to the south of Arabella next the sewage works. This site is situated on a corner of the road and is also well below the level of the tar surface requiring a sloping exit to the site. The site offered to us is also too small to allow the landscaping and bunding around the building and does not have electricity lines on that side of the road. It is also much closer to housing at the south end of Arabella than is the case with the site in planning.

Digital images supplied of similar building in Angus in brown colouring instead of green.

- 1.2 Members will note that a **Noise Impact Assessment** was received (6 September) from the agent on the potential impact of the proposed building and the 4No. cooling plant fan units located outside the north-east façade of the potato shed. This assessment notes that:

The cooling plant consists of 4 No cooling plant fan units located outside the north-east façade of the proposed shed. The proposed fan units are 'eco' units with variable speeds and thus the noise output will generally be at a level below the maximum output of 4 units used for worst-case assessments by the developers' report.

The nearest house is located to the north-east of proposed plant at No 9, Arabella, and the nearest windows are at a distance of approximately 270 metres from the plant. A proposed 3 metre high (at apex) earth bund is located between the plant and the boundary of the development site at a distance of approximately 13 metres from the plant.

The noise assessment indicates that noise impacts at the nearest house should be no more than the NR35 (the international noise rating standard) during night time, subject to provision of a 3 metre high bund and accordingly no further measures for the control of noise are required.

The report concludes that subject to provision of the 3 metre high bund at the proposed location, there is no reason why noise issues should present any impediment to the grant of planning permission for the development.

2. SITE DESCRIPTION

- 2.1 The site is a large flat agricultural field. It has trees bordering the main road. The nearest houses are around 250 metres to the north east adjacent to the Arabella crossroads.

3. PLANNING HISTORY

- 3.1 No previous planning applications on the site.

The applicants have permission for: 09/00516/FULSU - Erection of cold store with grading area for potatoes and implement shed. Improvement / upgrade of existing access with provision of weighbridge. Installation of septic tank and soakaway system at Land 160m NE of Logie Easter Church, Kildary. Approved 19.01.2010.

4. PUBLIC PARTICIPATION

4.1 Advertised : Neighbours and Schedule 3. Expiry 2 July 2010.

Representation deadline : 2 July 2010

Timeous representations : 26

Late representations : 10

4.2 Material considerations raised are summarised in the attached report.

4.3 All letters of representation can be viewed at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS – see attached report

6. DEVELOPMENT PLAN POLICY – see attached report

7. OTHER MATERIAL CONSIDERATIONS – see attached report

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment** – see attached report

8.4 Material Considerations

8.5 Members will note that the applicant has undertaken a **Noise Impact Assessment** on the potential impact of the proposed building and the 4No. cooling plant fan units located outside the north-east façade of the potato shed.

8.6 This assessment notes that:

The cooling plant consists of 4 No cooling plant fan units located outside the north-east façade of the proposed shed. The proposed fan units are 'eco' units with variable speeds and thus the noise output will generally be at a level below the maximum output of 4 units used for worst-case assessments by the developers' report.

The nearest house is located to the north-east of proposed plant at No 9, Arabella, and the nearest windows are at a distance of approximately 270 metres from the plant. A proposed 3 metre high (at apex) earth bund is located between the plant and the boundary of the development site at a distance of approximately 13 metres from the plant.

The noise assessment indicates that noise impacts at the nearest house should be no more than the NR35 (the international noise rating standard) during night time, subject to provision of a 3 metre high bund and accordingly no further measures for the control of noise are required.

The report concludes that subject to provision of the 3 metre high bund at the proposed location, there is no reason why noise issues should present any impediment to the grant of planning permission for the development.

- 8.7 **Environmental Health** have assessed the Noise Impact Assessment submitted on behalf of the applicant and have indicated that the proposal is considered to be acceptable with noise levels well within established criteria. Nevertheless as a precaution, they have recommended the imposition of a planning condition:

All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes.

- 8.8 Accordingly, I would advise Members that the proposal is not considered to be likely to have a significantly detrimental impact on the amenity of individual properties within the village due to the noise output from the cooling plant at the potato shed and that it therefore accords with this aspect of Highland Structure Plan policy G2 Design for Sustainability.

- 8.9 Members will note that the applicants have indicated that they strongly prefer no conditions relating to **operating hours** as this would considerably harm their ability to operate commercially, either in the harvesting and delivery of potatoes to the site, or the onward delivery of them to commercial customers such as supermarkets.

- 8.10 The developer has advised that they intend mounting **lights** on the building - 4No. sodium night-lights security purposes which will come on if required and 6No. metal halide for switched on manually for outside working. They will focus on the apron and will not point out and away from the site. The exact details of this can be controlled by condition.

- 8.11 Members asked whether the re-location of the speed limit would be appropriate. TEC Services have advised that they do not consider that this is a necessary measure in this instance.

8.12 Other Considerations – not material

As indicated to Members in the previous report, the application has to be assessed on its own merits. **Other sites** which may at first glance appear to be more suitable are not part of the planning assessment of this proposal. The applicant has nevertheless advised that other locations were assessed and dismissed due to the need to meet various criteria including a flat site, good vehicle access, power, water and drainage, central location within the growing area, landscaping and tree planting.

8.13 The area at Fearn airfield has been suggested as an alternative location for the proposal. The applicant has indicated that they looked at the Fearn airfield but decided not to proceed as the site is allocated by the Ross and Cromarty East Local Plan for business and general industrial uses, subject to servicing.

8.14 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

9.1 See attached report

10. RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Granted** subject to the conditions and reasons in the attached report (conditions nos.1-10), with two additional conditions:

11 - *Prior to the commencement of development, the developer shall submit an elevation drawing showing the location of all **external lighting** of the building. For the avoidance of doubt, the lighting shall comprise:*

- *4No. 70-watt sodium night-lights at each end of the building mounted 6.6m above ground level and 1m below the valley gutters dividing the three conjoined sheds. The lights shall only come on in darkness.*
- *1No. 250-watt metal halide light on each end of each conjoined building in the centre at height of 8m from ground level. There shall be six in total and they shall be switched on/off manually when required for outside work. They shall point down at the apron only and shall not point out and away from the site.*

The lighting shall be provided by the developer to the satisfaction of the Planning Authority within 1 month from the first use of the potato store or as may otherwise be agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity and for the avoidance of doubt.

12 - All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes.

Reason: In the interests of residential amenity and for the avoidance of doubt.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager Caithness Sutherland and Easter Ross
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – PKD093707/1C A Location Site Plan
Plan 2 – PKD093707/2B Elevations
Letter dated 18 August from Applicant to Planning Authority
Letter dated 3 September from Agent to Planning Authority

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 10 August 2010

Agenda Item	
Report No	

**10/02384/FUL : Crudie Farms
Land 325m SW of Arabella Car Park, Arabella**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Erection of potato storage building and weighbridge. Formation of access road and concrete aprons.

Recommendation - GRANT

Ward : 08 - Tain And Easter Ross

Development category : Local

Pre-determination hearing : None

Reason referred to Committee : More than 5 representations (32 - 24 objections, 6 support, 2 neutral) from members of the public residing at, or having their principal place of business at, five or more separate addresses, as per scheme of delegation.

1. PROPOSED DEVELOPMENT

1.1 The proposal is for the erection of an agricultural building for storing harvested potatoes on agricultural land to the south west of Arabella.

The site measures around 162m x 128m at its maximum. The proposed building is large measuring 84m x 54m x 10.9m. There is a variable roofline with 3 ridges and two valleys helping to break the massing up. The external finishes are composite insulated panels to the walls and roof finished in Juniper Green, with translucent roof lights. There are two large doors - 5m x 5.5m and 4m x 5m - on the south east elevation and one 5m x 5.5m on the north west elevation

Internally, the building has a small mess room and welfare facilities, with the rest of the space being cold storage with a central loading and grading area. A weighbridge is located on the north west side of the building.

Access to the site is taken off the Arabella-Kildary road using an existing but upgraded agricultural field access. There would also be a concrete apron to the north west side of the building.

A catchment swale to deal with surface and roof water drainage is located to the south west of the building adjacent to the Nigg valley drainage canal. A septic tank and land soakaway is to be located to the north west of the building.

The building is to be part screened from Arabella by the provision of an earth bund. Adjacent to this would be a 12,000 gallon cold water tank for fire fighting purposes.

- 1.2 Informal pre-application discussions were carried out by the developer with the Planning Service following difficulties in building a previously approved potato storage building near Kildary.
- 1.3 The developer has submitted a **supporting letter** (received 20 July) which sets out the reasons for the application:

Crudie Farms is an agricultural business, which has been farming in Easter Ross for 12 years. We do not anticipate any changes to our cropping area, which has remained stable for the past 4 years. Any application we make must be for an agricultural building and in 2009 we applied for and have received grant aid from the EU for this potato storage and grading building.

Our present temporary storage building near Fearn which we have used for the past few years, has no cold storage and allows daylight in which causes greening in the stored crop. For this reason we have had to harvest and haul all our crops away from the area to dedicated storage within 48 hours of these crops being harvested. In practice this means that our entire harvest is concentrated into a 6 week period. At present all haulage associated with this movement passes through Arabella in its way south. With the new shed, potatoes will go straight into cold storage and as a result this traffic will be spread over an eight month period and residents in Arabella should find lorry movements drop from around twelve a day to one or two.

Some letters of objection deal with the site itself and we would like to explain that 95% of the work will take place indoors in a quiet environment where we use no chemicals and produce no pollutants. It is our intention to recycle rainwater from the roof area wherever possible, and all surface water from concrete aprons will be held in a swale and only released to the drainage ditch when clean and in a controlled manner. There are some trees around the perimeter of the site and these will remain and we also intend to plant more around the outside to screen the building which will be constructed in an olive green colour similar to The House of Bruar in order for it to blend in with the countryside. It is not our intention to park HGV vehicles, as we do not own any and have no intention to do so. There will be one full time employee based there and 4 to 6 staff employed to sort the crop on daily basis when required. In practice this is likely to average 2 days per week for 8 months of the year. All lorries leaving the shed will turn right along the road to Arabella which has street lighting and a pavement. The size of the building is similar to those found on most modern potato farms through the country.

Crudie has not previously applied to the Crofting Commission in relation this building and if we are granted permission to build it we hope they will allow this part of the croft to be decrofted. It will still leave more than half the croft available for cropping.

We feel that over the last 12 years we have brought support to Easter Ross in what have been difficult times for agriculture. Each year we spend £1.5m in the area growing our crops and it is essential that we have specialised storage as recognised by the EU grant to allow us to keep producing salad potatoes in Easter Ross. These Easter Ross grown potatoes are sold in more than half the supermarkets in the UK and this facility will allow us to improve the quality and safeguard the continued production here.

1.4 Adjusted plan with existing trees shown submitted (19 July) PDK093707/1D.

2. SITE DESCRIPTION

2.1 The site is a large flat agricultural field. It has trees bordering the main road. The nearest houses are around 200 metres to the north east adjacent to the Arabella crossroads.

3. PLANNING HISTORY

3.1 No previous planning applications on the site.

The applicants have permission for:

09/00516/FULSU - Erection of cold store with grading area for potatoes and implement shed. Improvement / upgrade of existing access with provision of weighbridge. Installation of septic tank and soakaway system at Land 160m NE Of Logie Easter Church, Kildary. Approved 19.01.2010.

Despite the planning approval the applicants have not been able to progress the development of the site further.

4. PUBLIC PARTICIPATION

4.1 Advertised : Neighbours and Schedule 3. Expiry 2 July 2010.

Representation deadline : 2 July 2010

Timeous representations : 24 - 22 objections, 2 neutral

Late representations : 8

4.2 Material considerations raised are summarised as follows:

- Size and scale of building are not appropriate to the area
- Road access to the building is unsuitable
- Additional traffic on the roads
- Site is currently agricultural and under crofting tenure
- Introduction of industrial use of the site
- Drainage in area unable to cope
- Increased flood risk
- Alternative locations
- Reduction in property value
- Precedent

- Provide full time jobs
- Sustain long term future for potato growing in Easter Ross
- Potato growing complements growing of arable cereal crops; assists in crop rotation

4.3 All letters of representation can be viewed at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

5.1 **TEC Services** : No objection, subject to the applicant meeting all of the criteria in the attached standard conditions. A 120m sight line must be provided together with an access suitable for larger vehicles. In addition, the applicant is required at their own expense, to relocate the weight limit sign from the Arabella cross-roads, to the south west side of the access to the applicant's proposed development. This must be done, with prior notification to the Roads Authority, by a contractor suitably New Roads & Streetworks accredited.

5.2 **Scottish Water** : No objection. Assynt Water Treatment Works may have capacity to service this proposed development.

5.3 **Kilmuir Easter Community Council** : No comment received.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G2 Design for Sustainability

B7 Business development in rural areas

6.2 Ross and Cromarty East Local Plan

BP3 The Council will only approve development if there are no significant adverse effects on heritage, amenity, public health and safety interests.

GSP3 Surface water drainage

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

The proposal is considered to accord with the following aspects of policy G2:

- Service provision
- Contribute to the economic development of the community

The development also accords with the principle of policy B7, albeit it is more significant than 'small scale' in nature.

In addition, under policy G2, the application must be assessed against the impact of the proposal on:

- a) Individual and community residential amenity
- b) Demonstrating sensitive siting in keeping with local character

Regarding (a) the large shed will have an impact on the visual amenity currently enjoyed by residents in the area. The building is large, measuring 84m x 54m x 10.9m and, whilst finished in a dark green paint to reduce the mass, it is difficult to disguise or reduce the bulk of such a building. The applicant has proposed a 3m high bund to the north east (village) side of the building. This bund will help in reducing the height of the building, particularly with planting along the sides and top. Whilst this would take some time to develop, it will in the medium term reduce the impact of the building on both individual and community residential amenity. Furthermore, Members will note that the building would be set back at least 200m from the nearest houses to the north east. This separation will also mean a lesser impact on the visual amenity of the area, particularly that from the existing houses in the village.

In relation to (b), the character of the area, this is agricultural with a relatively open perspective from the village to the south west interspersed by shelter belts of trees in the farmland. There is a general horizontal vista with more occasional vertical features including trees and variously sized farm buildings. The proposed shed will have a significant impact on the local character of the housing at Arabella. However, when taken in the larger and wider context of the area, which is predominantly agricultural, the proposed building is in keeping with this more general character. The building is sensitively sited insofar as it is located at least 200m from the existing houses, not directly adjacent to them. Thus, whilst the building may be out of character with the domestic scale of building found in the village, it is, when considered in the context of the wider agricultural area, very typical of the larger existing agricultural sheds, steadings and larger ancillary buildings found there.

8.4 Material Considerations

Material considerations raised are summarised as follows:

- Size and scale of building are not appropriate to the area – see section 8.3.
- Road access to the building is unsuitable - TEC Services have no objection to the proposal, provided that the access is formed to accommodate larger vehicles, such as HGVs and tractors. The proposed access is onto a straight section of public road with good visibility.
- Additional traffic on the roads – TEC Services have no objection to the proposal, provided that the weight limit signage is re-located to the south west side of the access, thereby forcing heavy vehicles to turn right on exiting the facility.
- Site is currently agricultural and under crofting tenure – The developer will have to secure approval from the Crofters Commission to decroft the land.
- Introduction of industrial use of the site – The proposal is for an agricultural business use of the site.
- Drainage in area unable to cope / flood risk – TEC Services have indicated that the proposal is acceptable. Surface water discharge (roof water and that from the proposed hardstanding) will be directed to a catchment swale before discharge to land and thereafter to the Nigg Valley Drainage Canal.
- Precedent – Each application is assessed on its own individual merits.

8.5 Other Considerations – not material

- Alternative locations – Members have to consider this site only. Any other sites would have to be assessed by separate applications and considered on their own merits.
- Reduction in property value – This is not a material planning consideration.
- Provide full time jobs; sustain long term future for potato growing in Easter Ross – Development of the facility will help to consolidate existing employment in the farming and local haulage sectors.

- Potato growing complements growing of arable cereal crops; assists in crop rotation – The growing of potatoes is an appropriate means of ensuring good farm practice with crop rotation. Development of the site will help to ensure that there is a local cold store facility to cope with the crop.

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

- 9.1 The proposal is for a large potato shed to service the storage and grading requirements of local farmers in the area as set out at section 1.3. It will help to secure this production in the area and as a result will have a positive economic benefit to the farming sector. As a result the proposal accords with specific planning policies.

Against this, there will be an impact on the landscape due to the massing and bulk of the building in particular. This is difficult to mitigate against due to its size, although bunding works and associated planting will help in time to address this. The visual and amenity impact will be localised to the immediate area and when considered in the wider context of the agricultural area, a larger agricultural shed for an agricultural related business may be expected here.

Whilst representations suggest that there may be road access and traffic impacts as a result of the proposal, TEC Services have advised that the proposal is acceptable. Members will note that the local road network, and in particular the B9175 Arabella-Nigg, was upgraded to cope with construction traffic at Nigg. Development of the site will not in my assessment lead to any overall increase in traffic on the local road network – it will only concentrate larger tractors and HGVs in one location, rather than having them coming through the immediate area for loading and grading works elsewhere.

In my overall assessment of the proposal, I would advise Members that the use of the site for an agricultural business use is appropriate and that the development of the site as proposed is acceptable. On this basis, I would recommend approval subject to conditions.

10. RECOMMENDATION

Action required before decision issued	n
Notification to Scottish Ministers	n
Notification to Historic Scotland	n
Conclusion of Section 75 Agreement	n
Revocation of previous permission	n

Subject to the above, it is recommended the application be **Granted** subject to the following conditions:

(1.) The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(2.) No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(3.) Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(4.) Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

(5.) Foul drainage shall be by means of a septic tank and land soakaway or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of amenity and for the avoidance of doubt.

(6.) The external wall and roof finishes of the building shall be composite insulated panels coloured Juniper Green BS 12B29 (with occasional translucent roof panels), or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of amenity and for the avoidance of doubt.

(7.) All surface water drainage from the roofs and from any areas of hardstanding shall be directed to a catchment swale, or other suitable engineered SuDS arrangement, to the satisfaction of the Planning Authority in consultation with Building Standards and SEPA.

Reason: In the interests of amenity and for the avoidance of doubt.

(8.) There shall be no overnight parking, or storage of HGVs, tractors, trailers or other agricultural machinery on the hardstanding areas outside of the building.

Reason: In the interests of visual amenity and for the avoidance of doubt.

(9.) All access arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Roads Authority prior to the first use of the building as a potato store and in accordance with the attached Schedule. For the avoidance of doubt, a 120m sight line must be provided in both directions together with an access suitable for larger vehicles. In addition, the developer shall relocate the weight limit sign from the Arabella cross-roads, to the south west side of the proposed site access. This shall be done with prior notification to the Roads Authority, by a contractor with appropriate New Roads & Streetworks accreditation.

Reason: In the interests of road safety.

(10.) Prior to the first use of the building as a potato store, the developer shall have completed at their expense all hard landscaping and bunding works to the satisfaction of the Planning Authority. Prior to the commencement of development, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. The submitted planting scheme shall have tree planting of full standard trees of species native and appropriate to the area. All planting thereby approved shall be undertaken by the developer in the first planting season following the first use of the building and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any trees and plants which, within a period of five years from the first use of the building die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and in order to ensure that the development is adequately screened.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 10/02384/FUL

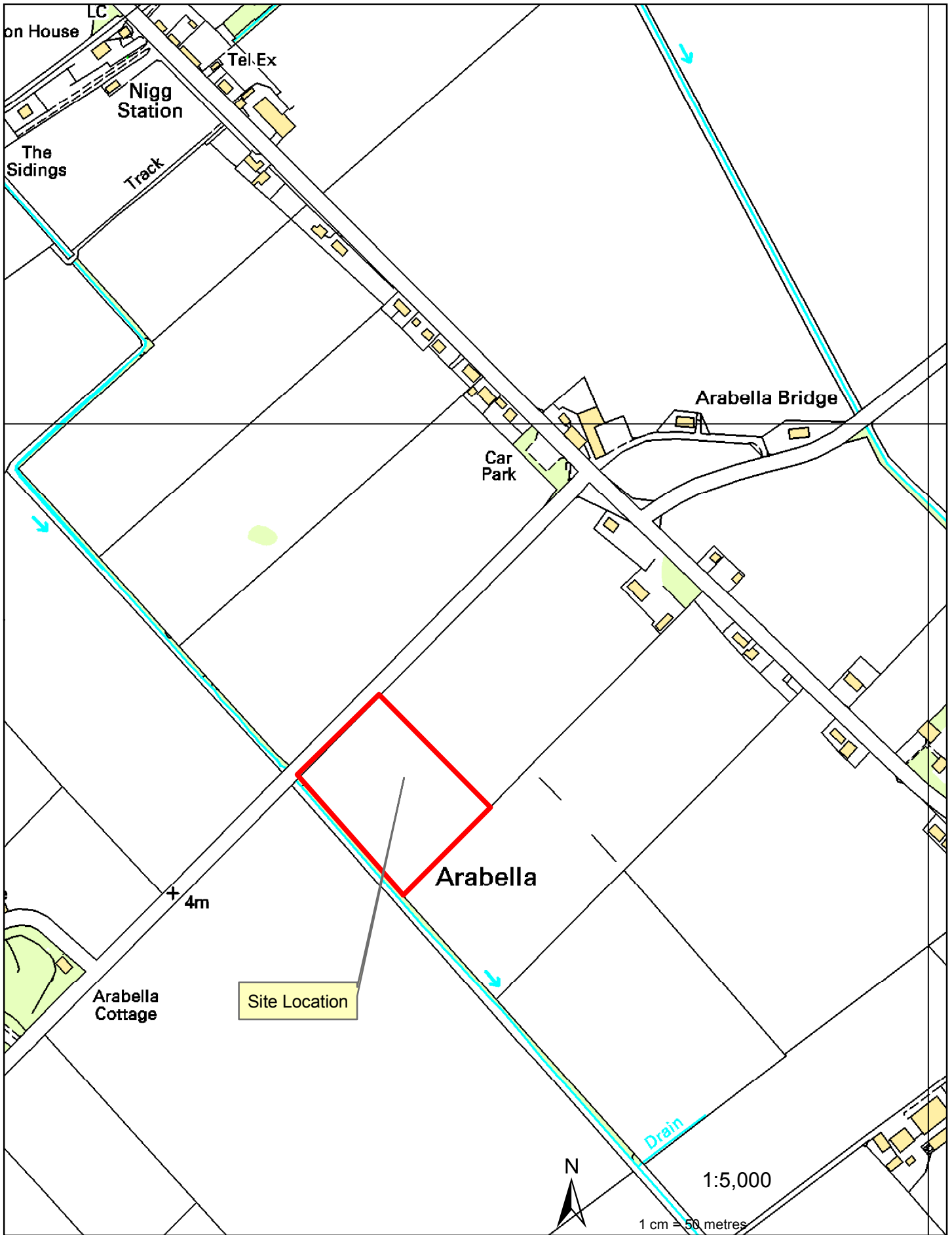
Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Flood Risk: It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (of emanating from) the application site. As per Scottish Planning Policy 7: Planning & Flooding, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Road Openings Permit / Road Construction Consent: You may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter.

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager
Caithness Sutherland and Easter Ross
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – PKD093707/1C A Location Site Plan
Plan 2 – PKD093707/2B Elevations



10/02384/FUL
 Erection of potato storage building and weighbridge
 Formation of access road and concrete aprons at
 Land 325m SW of Arabella Car Park, Arabella.

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