



For official use: NOR/ _ _ / _ _ / _ _ _

Date received by PLRB: _ _ / _ _ / _ _

Notice of Review

Under Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended) in respect of decisions on local developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013
The Town and Country Planning (Appeals) (Scotland) Regulations 2013

This notice requires to be served on the Planning Authority within 3 months of the date of the decision notice or from the date of expiry of the period allowed for determining the application which is set as 2 months following the validation date of the application

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your Notice of Review.

Please complete in BLOCK CAPITALS

Applicant(s)	Agent (if any)
Name: ROBERT McDONALD	Name: MARK MCGLEISH
Address: C/O AGENT	Address: CERTUS, ATRIUM BUSINESS CENTRE, NORTH CALDEEN ROAD, COATBRIDGE
Postcode:	Postcode: ML5 4EF
Contact Telephone 1: C/O AGENT	NB: Please use email and telephone only to contact agent due to COVID - 19
Contact Telephone 2:	
Fax No:	
E-mail:* C/O AGENT	Contact Telephone 1:
	Contact Telephone 2:
	Fax No:
	E-mail:*

Mark this box to confirm that all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Application reference number: [] P / [1] [8] / [1] [4] [7] [8]

Site address: LAND WEST OF QUARRY COTTAGE, A726, NEAR CHAPLETON.

Description of proposed development: CHANGE OF USE AND ALTERATION OF AGRICULTURAL SHED TO FORM DWELLING HOUSE AND ERECTION OF DETACHED

DOMESTIC GARAGE.

**Validation date
of application:**

27/11/2018

Date of decision (if any):

14/01/2020

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for requesting review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

In cases where the Planning Local Review Body considers that it has sufficient information, including the Notice of Review, the decision notice, report of handling and any further representations from interested parties, it may, under Regulation 12, proceed to determine the review. It is anticipated that the majority of cases the Planning Local Review Body deals with will fall into this category.

The Planning Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable it to determine the review. Further information may be required by one or a combination of procedures, such as written submissions, the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Although the Planning Local Review Body will decide on the procedure to be used to determine your review, you can indicate what procedure (or combination of procedures) you consider most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | | | |
|---------------------------------|-------------------------------------|-------------------------------------------------------------------|-------------------------------------|
| 1. Further written submissions | <input type="checkbox"/> | 3. Site inspection | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input checked="" type="checkbox"/> | 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

THE APPELLANT FEELS THAT A THOROUGH DISCUSSION AND THE POSSIBILITY OF HIM OR HIS AGENT EXPLAINING MATTERS IN PERSON WOULD BE BENEFICIAL.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Planning Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement of reasons for requiring the review

You must state, in full, why you are requesting a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is, therefore, essential that you submit with your Notice of Review all necessary information and evidence that you rely on and wish the Planning Local Review Body to consider as part of the review.

If the Planning Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your Notice of Review and all matters you wish to raise. If necessary, this statement can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE REFER TO THE STATEMENT OF CASE ENCLOSED WITH THIS FORM.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your Notice of Review and intend to rely on in support of your review.

SEE ATTACHED STATEMENT OF CASE.

Note: A copy of the Notice of Review, the review documents and any notice of the procedure of the review will be made available for inspection by prior appointment (Phone: 08457 406080) at the office of Planning and Building Standards Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB until such time as the review is determined. It may also be made available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- 2 copies** of all documents, materials and evidence which you intend to rely on (eg planning application form, plans and drawings, decision notice or other documents) which are now the subject of this review.

Note. Where the review relates to a further application, eg renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed:

Date:

This form and 2 copies of all supporting documents should be sent to:-

**Planning and Building Standards Services
Community and Enterprise Resources, Montrose House, 154 Montrose Crescent,
Hamilton ML3 6LB**

Email: planning@southlanarkshire.gov.uk

Phone: 08457 406080

For more information or if you want this information in a different format or language, please phone 01698 455379 or send email to planning@southlanarkshire.gov.uk

For official use

Date stamp)

14.04.2020

Dear Sir/Madam

Local Review Body

**Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended)
in Respect of Decisions on Local Developments**

**The Town and Country Planning (Schemes of Delegation and Local Review
Procedure) (Scotland) Regulations 2013**

The Town and Country Planning (Appeals) (Scotland) Regulations 2013

Statement of Case:

**Planning Reference, P/18/1478 - Change of use and alteration of agricultural shed to
form dwelling house and erection of detached domestic garage.**

**Site referred to as Land 108M West of Quarry Cottage, A726 From East Kilbride To
Chapelton.**

Introduction

This Review presented before Members, relates to the Planning Authority's refusal of an application for planning permission for the change of use and alteration of an agricultural shed to form a dwelling house along with the erection of a detached domestic garage. This is at the site referred to as land 108m West of Quarry Cottage on A726 (East Kilbride to Chapelton road) near Chapelton.

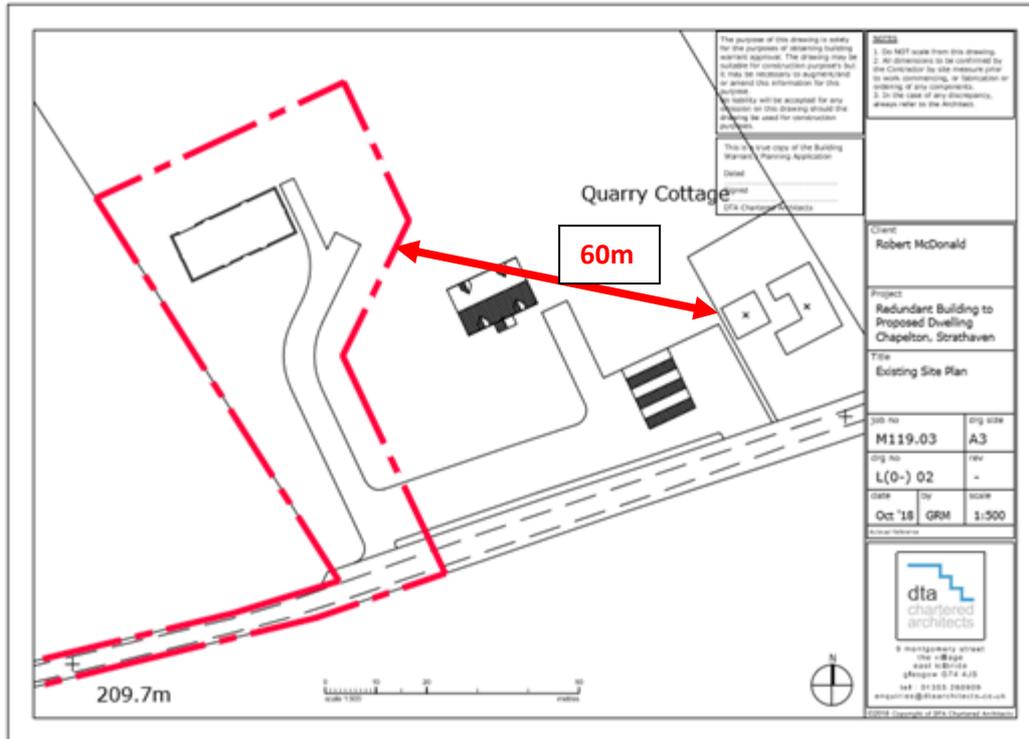
An earlier application for change of use was submitted in 2018 but subsequently withdrawn (ref: P/18/0229), as the Planning Authority were not convinced that the subject shed was complete or used for agricultural purposes.

The Applicant withdrew the application with the intention of resubmitting it along with any further information necessary, as opposed to the Planning Authority issuing a refusal. It is that re-submitted application which is the subject of this Review.

Please note as a point of clarity, that the application site is not in fact 108m from Quarry Cottage and more akin to circa 60m (curtilage to curtilage). See diagram below.



Existing Site Plan (Circa 60m between Curtilages of Quarry Cottage the Proposed Dwelling)



The Applicant (now Appellant) is Mr Robert McDonald and he is the proprietor of the application site. The date of refusal shown on the refusal letter is the 14th of January 2020.

The Appellant has instructed this request for a Review of the Planning Authority's refusal of planning permission for change of use and erection of domestic garage.

The Appellant is seeking Members to uphold his request that planning permission is granted subject to appropriate conditions, including in relation to the control of external finishes.

This document with enclosures constitutes the Appellant's Statement of Case.

Background/Description of the Proposed Development

The Appellant seeks planning permission for the change of use and alteration of an existing agricultural building (shed) to form a dwelling, along with the erection of a new detached domestic garage, all within a large plot of approximately 0.2Ha.

The building that is the subject of this change of use application was originally constructed to be utilised by a poultry business that already existed on Appellant's land prior to the building's construction. The business was owned by the Appellant and his father and supplied eggs to a local clientele. However, the intention was to widen the market potentially selling to larger clients on a national scale. The Appellant had employment elsewhere which he retained, the intention being that when his own poultry business expanded sufficiently he would work full time within it.

Construction of the building represented a significant investment but was considered necessary to grow the business. Authority for its construction was granted under Prior Notification regulations (ref: EK/PN/0035) and a Building Warrant was approved on 3rd March 2010 (ref: 09/EK/0197).

However, despite best efforts the poultry enterprise proved unviable due to the combined effect of competition from larger producers/supermarkets driving down the price of eggs and the cost of poultry feed increasing.

Since termination of the poultry business in 2014, the Appellant has made no significant use of the building himself. However, he had managed to rent the building to a local farmer to accommodate sheep in winter periods. The Appellant also used the shed on a small scale to store various farming supplies. He was thereby able to both generate rental income to help recoup investment and positively continue the agricultural use.

But as of 2018 the demand for rental of the building ceased as the farmer no longer required the use of the shed and there are no other farmers within the locale who can make use of the building. The Appellant has intermittently kept a few agricultural supplies in the building but has other storage areas he can use elsewhere.

Effectively, the building is now redundant for agricultural purposes and is surplus to the Appellant's agricultural requirements. Accordingly, a viable use is sought through the current application for change of use to a residential dwelling, which represents an alternative to potential dereliction and/or demolition of the building.

The proposal is located within the countryside and designated Greenbelt. It lies to the west of a grouping of buildings which includes two houses with outbuildings, one of which is referred to as Quarry Cottage. There is another dwelling house further to the east again at Quarry Farm. Within the curtilage of Quarry Farm, an amended planning permission has been granted for an additional two houses (planning application reference: EK/17/0046). Access to all of these properties including the application site, comes from a shared private access road which leads to/from the A726.

The building that the Appellant wishes to convert is single storey, with a very low-level roof height and is elongated akin to many traditional cottage buildings within the locale. Given that the application was refused, the Appellant did not have the opportunity to agree proposed external finishes with the Planning Authority.

In this regard, the Appellant had intended to have the external walls traditionally rendered. The Appellant would be happy to incorporate traditional banding features around windows and doors and has already utilised a flat dark grey roof tile finish, reflecting the traditional local vernacular. Accordingly, the finished external appearance of the building would be similar in many respects to examples cited within the Planning Authority's own guidance on rural building design. This will be exhibited in more detail later in this Statement.

There will be no loss of trees or important or protected flora and fauna as a result of the proposal.

Outcome of Consultation/Neighbour Notification and the Planning Authority's Grounds for Refusal

As part of the application's determination process a consultation and neighbour notification process was undertaken.

There are no objections known to the Appellant.

One representation was received highlighting that full protection of all wildlife is required by Policy, which was noted by the Planning Authority. In this regard the Appellant highlights that there will be no loss of trees or important or protected flora and fauna as a result of the proposal.

The four reasons for refusal given within the Planning Authority's letter of refusal are shown below:

- "01. The applicant has failed to supply sufficient information/adequate plans to allow proper consideration of the proposal*
- 02. The proposal is contrary to Policies 3, 4 and GBRA2 of the South Lanarkshire Local Development Plan as it would constitute new residential development in the Greenbelt without appropriate justification.*
- 03. The proposal is contrary to Policies 4, 5 and GBRA4 of the proposed South Lanarkshire Local Development Plan 2 as it would constitute new residential development in the Greenbelt without appropriate justification."*

Relevant Planning Policy

The site is located within the green belt therefore **Policy 3** of the adopted Local Development Plan (LDP) is relevant. Broadly speaking under Policy 3 the Council favours housing proposals on sites within existing settlements, unless they can be justified under certain terms. These terms include when a proposal represents:

- *“...conversion of traditional buildings and those of a local vernacular.”*
- *“...limited development within clearly identifiable infill, gap sites and existing building groups.”*

Policy 4 of the adopted LDP regarding Development Management and Placemaking is relevant. The policy states that:

- *“All development proposals will require to take account of and be integrated with the local context and built form.”*

Policy GBRA2 within Supplementary Guidance 2 – Green Belt and Rural Area relates to the conversion and re-use of existing buildings and is also of some relevance. It states inter alia that:

- *“Buildings should be of local, visual or historical merit....brick/block structures of the late 19th and 20th century, for example former piggeries and poultry houses may also be suitable [for conversion]. In such cases, buildings should be of a permanent and substantial construction and should not be so derelict that they could be brought back into use by substantial rebuilding”*

Supplementary Guidance 2 – Green Belt and Rural Area also includes images and examples of what the Planning Authority consider good design. These are relevant.

It is noted that there is a new proposed LDP – LDP2. It contains policies that are broadly reflective of those within the current LDP regarding rural development of the type being considered by this Review (Ref: Policies 4, 5 and GBRA4 in the proposed plan).

Underpinnings of the Planning Authority’s Decision and Appellant’s Case

The Planning Authority explained their reasoning for refusal in their **Delegated Report**. The underpinnings of the Planning Authority’s case are shown under the headings in italics below. The Appellant’s response is shown in dark blue underneath for clear of reference:

1. Building Not Completed and Not Used in Connection with the Poultry Business/Agriculture

Planning Authority’s Statements in Delegated Report...

“The applicant has previously attempted to run some form of poultry business, however there has been little or no progress made to date to complete the building or use it in association with the agricultural operation of the farm.”

“...the building has not been fully constructed and appears not to have been used as an agricultural building.”

“The building proposed for conversion benefits from approval through the prior notification regulations, in association with a poultry business but it has never been completed.”

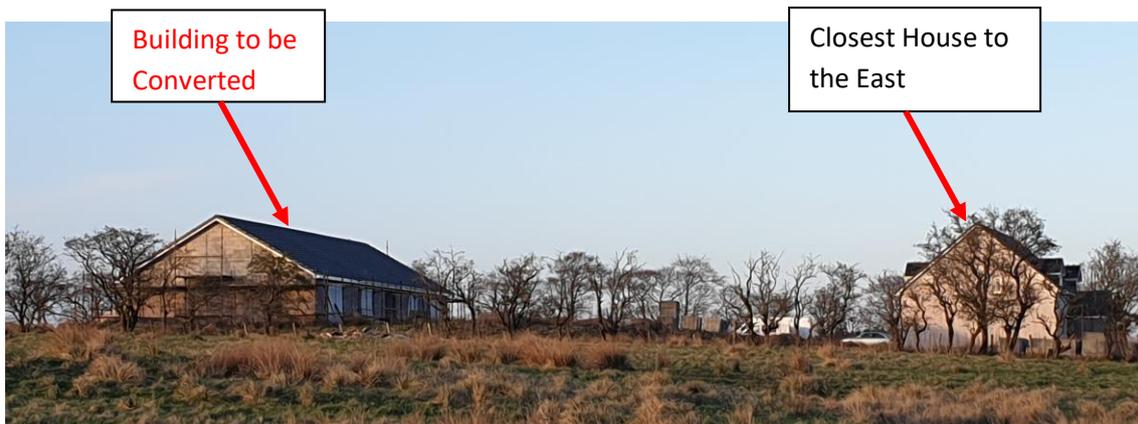
“...the applicant has supplied no evidence that it [the building proposed for conversion] has been used with the farm unit other than for storage.

Additionally, the Head of Planning wrote in an email dated 08/11/19 that...

“...the building that is currently in situ (which remains unfinished) was granted...to facilitate the applicant’s proposed poultry business. This business never materialised and the building has never been finished”.

Appellant’s Response (On Completion of Building): The building is in fact substantially complete. The photograph of the building below shows its current condition. It also shows the nearest house to the east. It is not an exaggeration to say that the building is over 95% complete with regards to the specification required for its agricultural use.

Photograph of Building to be Converted and Neighbouring House to the East





Appellant's Response (On Building's Use in Connection with the Poultry Business/Agriculture): The Appellant provided 5 years of business accounts to the Planning Authority via his agent during the processing of the application now under Review. That was to help exhibit the active operation of the poultry business over a number of years, when the new building was in existence and being used. The Appellant also provided example receipts and invoices (for feed and bedding) from different suppliers to the business. Given that these amount to many pages, the Appellant has not included these again within the Appendices of this Statement. However, he has chosen to include some information within the Appendices which is less lengthy and will be helpful for Members.

In this regard the Appellant wished to submit several years of receipt books (relating to sales). However, it is understood that the Planning Authority did not wish to consider that information. Examples of these Receipt Books are contained within Appendix 1a. NB: Due to the COVID 19 outbreak it was not considered sensible to collect and scan original documents in hard copy, hence photographs taken by the Appellant of said documents are provided. Original copies are within the Appellant's file and can be provided if requested by post.

The Appellant recognises that there may have been a breakdown in communication between himself and the Planning Authority for which he is partly to blame due to work commitments. However, the Appellant advises that the Planning Authority have been made aware of the history of the poultry business, both as part of this application that is under Review and when the application was submitted originally in 2018 (subsequently withdrawn).

The Planning Authority were made aware that the poultry business ran from the Appellant's land for some time prior to construction of the building which is the subject of this Review. The business originally made use of fenced hen runs, a wooden hen house and a storage container. These original structures still exist and photographs were provided to the Planning Authority to evidence the history of the poultry business. Photographs of the images provided to the Planning Authority are shown within Appendix 1b.

In order to assist in financing the construction of new building, the Appellant made the Planning Authority aware that he applied for a grant in 2009/2010 called a Rural Development Contract – Rural Priorities Grant. The Appellant was not able to access the Grant funding, largely due to demand. Ultimately, the Appellant took the decision to fund the building personally. Confirmation that a Grant was sought to help construct the building for a business related to approximately 300 free range laying hens, was supplied to the Planning Authority (see photograph of email from the Scottish Government, Rural Payments and Inspections Division within Appendix 1c).

To remove any reasonable doubt as to whether or not the building has been used for both poultry business and agricultural purposes, the Appellant has made contact with a representative sample of 3 previous customers, to ask if they would be willing to supply signed Statements indicating that they have purchased eggs from within the building when it formed an integral part of his poultry business.



Statements were given. These are from known and established business people, including the then proprietors of the Bruce Hotel in East Kilbride and the Ashas Tandoori Indian Restaurant in East Kilbride. The third Statement is from the local farmer (at Boghead Farm) who rented the building to house his sheep from 2014 until 2018 (as well as purchasing eggs from the building prior to that). Copies of these signed Statements are shown within Appendix 1d (NB: both a letter and plan identifying the building in question are signed in each case in order to provide maximum clarity).

2. The Proposal will Result in Another Agricultural Building Being Needed to the Detriment of Amenity

Planning Authority's Statement in Delegated Report...

"In addition, if the existing building was converted to a dwellinghouse as proposed, the applicant is likely to need an additional agricultural building to replace it and this would have an additional adverse impact on the amenity of the green belt."

Appellant's Response: The Appellant has indicated that his family have sufficient storage at present within other buildings.

3. The Proposed Conversion Would be Out of Context and Separate from Existing Buildings

Planning Authority's Statement in Delegated Report...

"a new dwelling in the proposed location would be out context and separated from the existing grouping."

Appellant's Response: The Appellant disagrees with this. The aerial image below shows the building and its relationship in context with its grouping. The image also shows Quarry Farm and the location of the two new dwellings recently granted planning permission there (planning application reference: EK/17/0046).

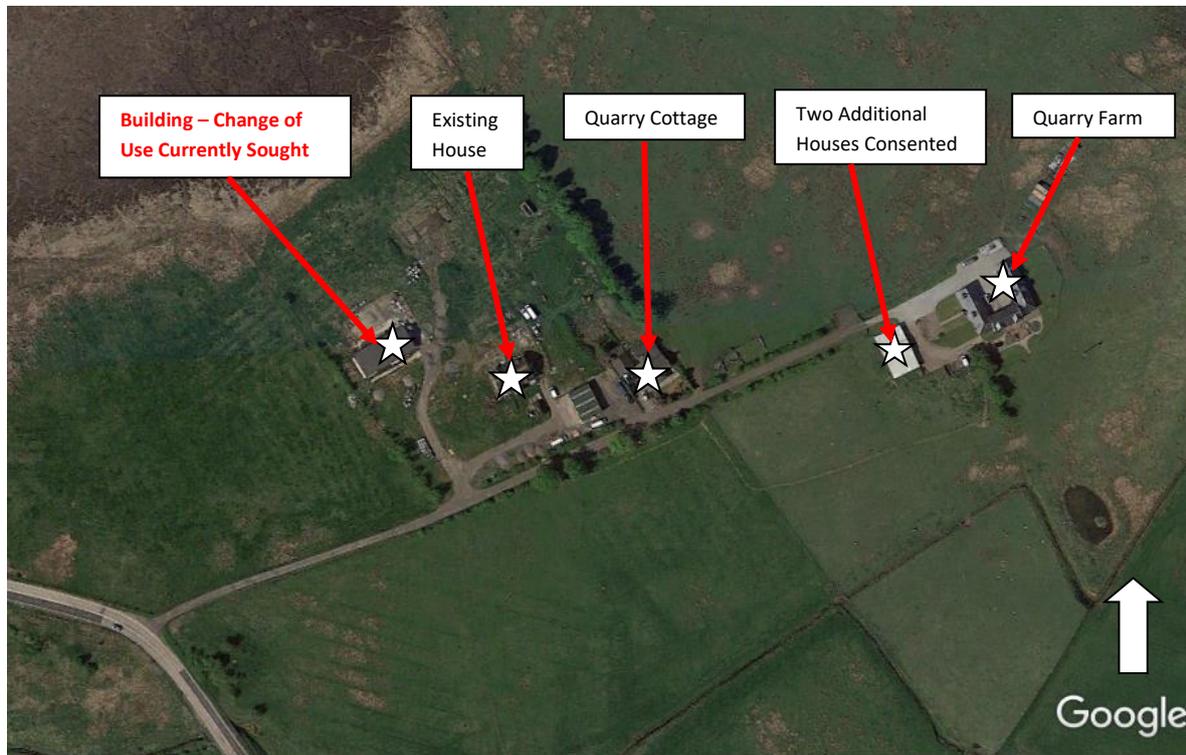
Accordingly, if we are focussing on how the building relates to others around it as a group, then spatially it relates well and integrates well with the local context and built form. Members are respectfully reminded by the Appellant that his building already exists and therefore the Appellant is not proposing to introduce a new building.

The image below also exhibits that the two new houses granted consent at Quarry Farm are no less remote from the adjacent farmhouse at Quarry Farm or more connected to it, than the proposed building conversion is to buildings that are adjacent it. Even the separation distances between dwellings and buildings are similar in both cases.

The Appellant is not suggesting that the two dwellings at Quarry Farm should not have been consented, but simply wishes to highlight to Members that if those two new builds (which replace an old wooden shed on site) are acceptable in planning terms, then why is

conversion of his existing building unacceptable, when it exhibits a similar relationship with its group.

Aerial Image – Grouping in Context



4. The Proposal is Not in Keeping with the Architectural Style of the Area

Planning Authority’s Statement in Delegated Report...

“Furthermore, the proposed conversion would not be in keeping with the architectural style of the locality.”

Appellant’s Response: On interrogating this issue the Appellant noted the variety of house styles within this part of the rural area. To gain further insight he referred to examples of good design that the Planning Authority have chosen to include within their own guidance on this matter, contained within Supplementary Guidance 2 – Green Belt and Rural Area.

As highlighted earlier in this Statement the building that is to be converted is single storey, with a very low-level roof height and is elongated. It is akin to many traditional cottage buildings within the locale.



Supplementary Guidance 2 – Green Belt and Rural Area, Page 12



Supplementary Guidance 2 – Green Belt and Rural Area, Page 16



Looking at other relevant planning aspects in more detail the Appellant stresses that:

1. The proposed dwelling will not result in an unacceptable loss of privacy for adjoining occupiers.
2. There will be no unacceptable loss of privacy for the occupier of the proposed dwelling from adjoining dwelling houses.
3. The proposed plot is of sufficient size to ensure a reasonable standard of privacy for the residents of the proposed dwelling and surrounding residents.
4. The scale, form or location of the proposed dwelling have no adverse effect on residential amenity for adjoining dwellings.
5. The proposed plot is of sufficient size to ensure a reasonable standard of amenity to the proposed and surrounding residents.
6. The form and location of the proposed development will have no adverse effect on the character, form and appearance of the adjoining area.
7. The proposed access will not result in unacceptable noise/disturbance to adjoining residents or result in an unacceptable loss of privacy to adjoining residents.
8. There are adequate vehicle turning facilities within the application site to avoid vehicles reversing onto the existing access.
9. The proposed dwelling will not give rise to an unacceptable increase in the number of individual access points onto a carriageway.
10. The proposed access will have no adverse impact on the current accesses, turning and parking facilities benefiting adjacent dwellings.
11. The granting of consent for the proposed development will not set an undesirable precedent for further development which would affect the environment, privacy or amenity.

Furthermore, the Appellant also highlights that what is proposed is a clear example of promoting the efficient use of available land in line with Scottish Planning Policy (SPP).



Conclusion

The Appellant believes that he has demonstrated within this Statement of Case that the proposed dwelling is acceptable in planning terms.

It represents the re-use of a building that is otherwise redundant. It is the conversion of a building that when sympathetically finished will most certainly reflect the local vernacular. The extent of development is clearly very limited as the main building already exists. Its scale and positioning takes account of and is well integrated with its group, the local context and built form.

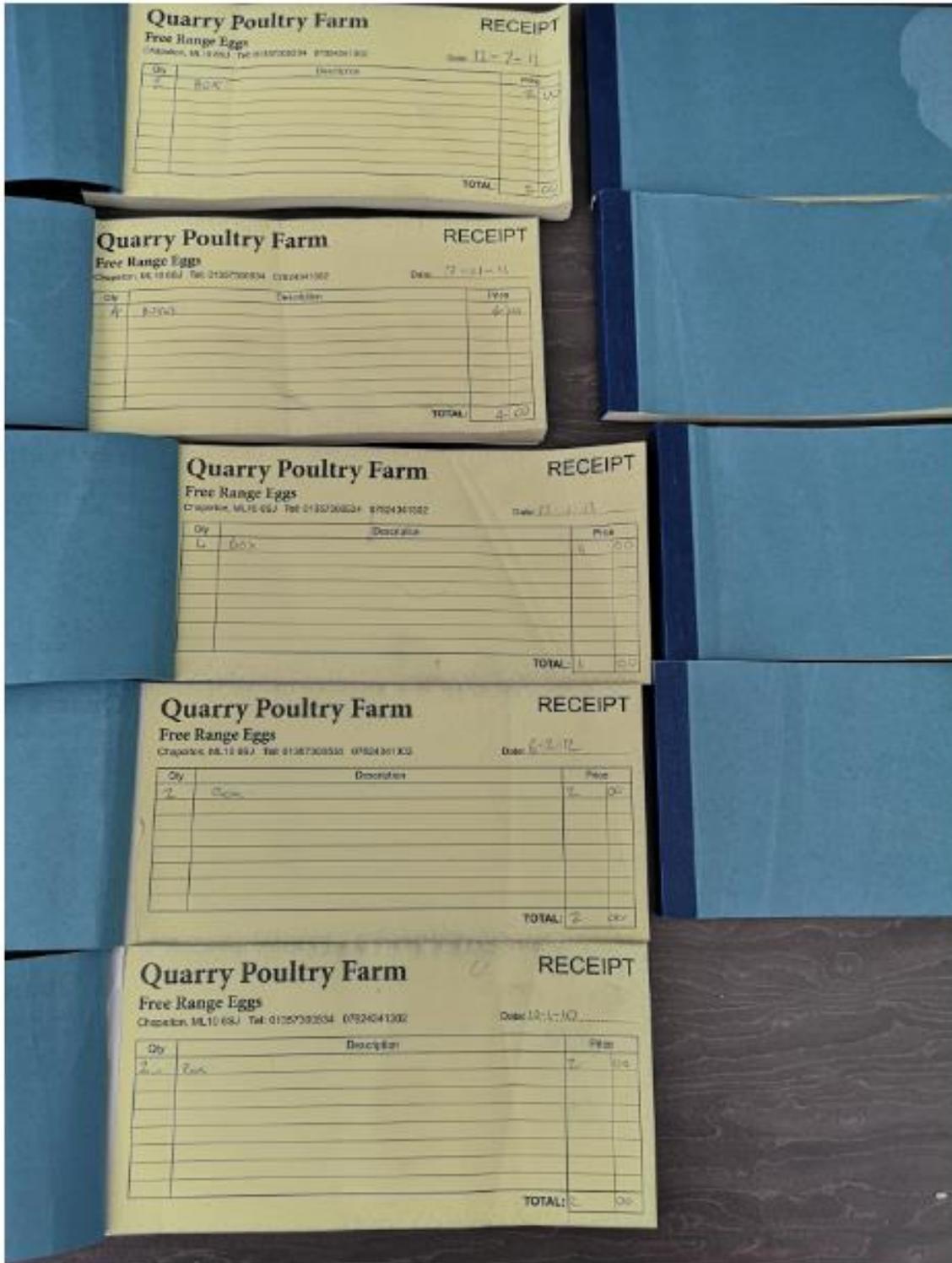
The Appellant recognises that there may have been a breakdown in communication between himself and the Planning Authority for which he is partly to blame. However, he believes that the information contained within this Statement of Case proves that the building's main structure is largely complete. Also, that the building has been used in connection with his poultry business and for other agricultural purposes.

The Appellant respectfully requests that Members grant planning permission subject to appropriate conditions. In this regard the Appellant will gladly accept and indeed encourages the imposition of conditions ensuring that the building's elevations are finished in a manner that reflects the traditional local vernacular. Such as the use of renders and the incorporation traditional banding features around windows and doors.



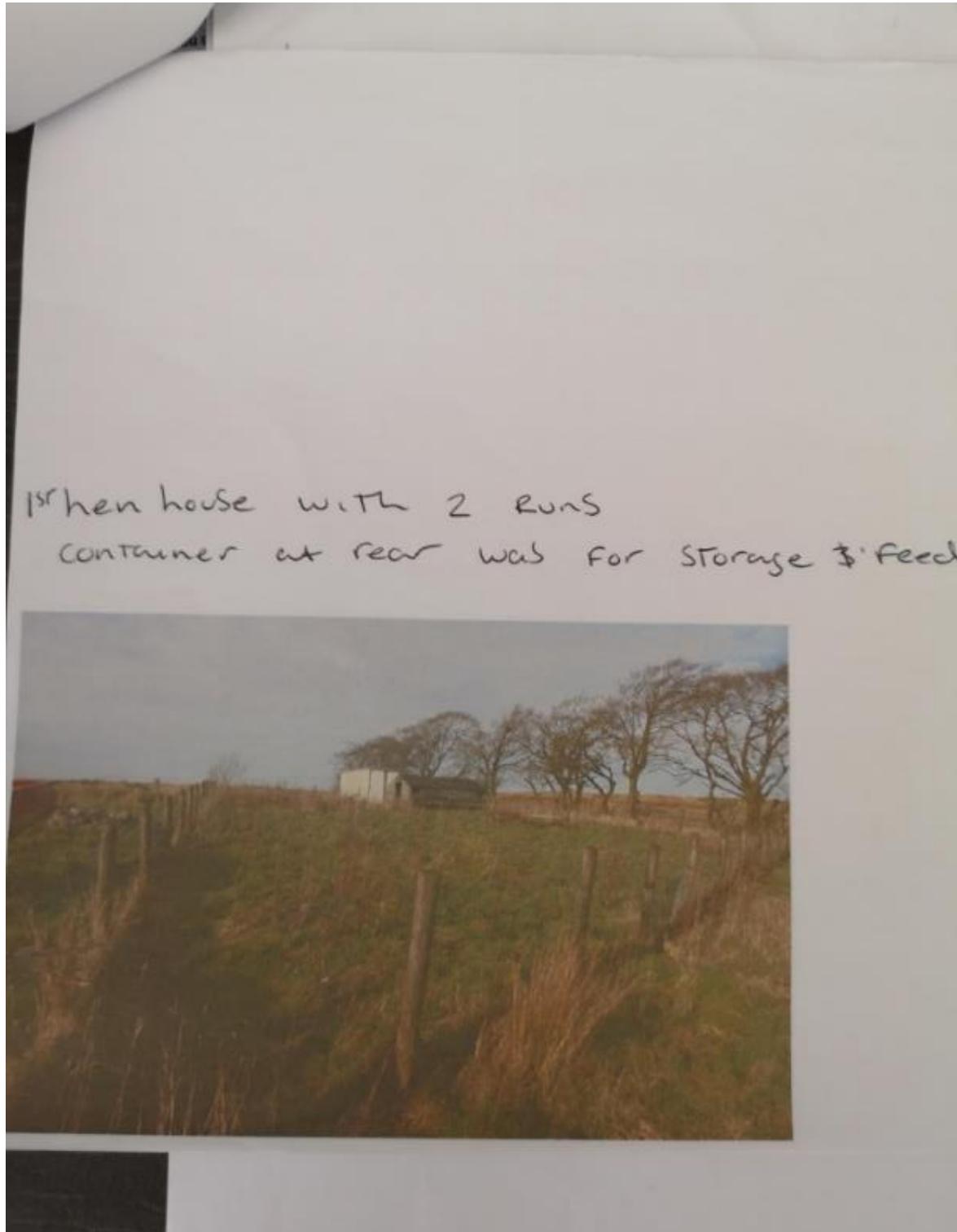
Appendix 1a.

Examples of Receipt Books



Appendix 1b.

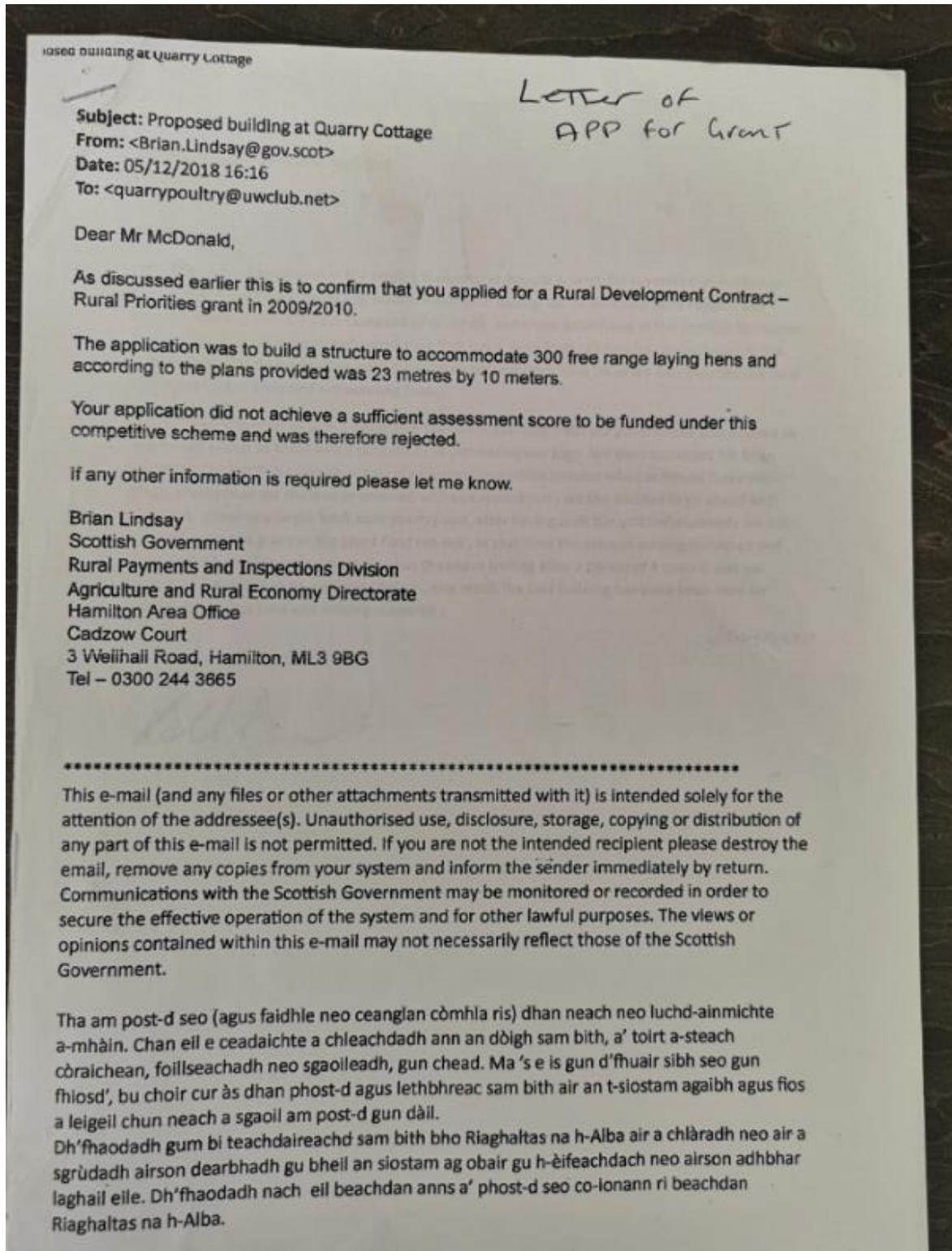
Selection of Images Issued Showing Original Poultry Business Set-Up





Appendix 1c.

Email from the Scottish Government, Rural Payments and Inspections Division



Appendix 1d.

Signed Statements from Poultry Business Customers and Farmer

Douglas Douglas
20 Loch Torridon
East Kilbride
G74 2ET
09/04/20

To the Members of the Planning
Local Review Body.

I can confirm that for many years and specifically while I was the proprietor of the Bruce Hotel of Cornwall Way East Kilbride during 2010-2013, I visited the agricultural building at Quarry Cottage shown on the attached plan to buy eggs from Mr McDonald. I can confirm that during my visits it was evident that the building was used as an agricultural business to house hens and produce eggs and that there was also an area internally used for the cleaning and boxing of eggs in a professional manner.

Signed



D.Douglas



Robert Leggate
Boghead Farm
Quarter
Hamilton
ML3 8RY
09/04/20

To the Members of the Planning
Local Review Body.

I can confirm that for many years and specifically during the winter periods of 2014 through until 2018, I rented the agricultural building at Quarry Cottage shown on the attached plan from Mr McDonald. I housed sheep in that building during these periods while Mr McDonald provided feeding. I also at other times I visited the building to purchase eggs. I no longer have need to use the building.

Signed



R. Leggate

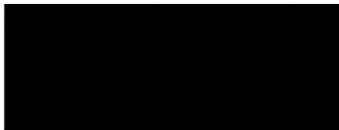


Amarjit Singh
17 Avondale Place
East Kilbride
G74 1NU
09/04/20

To the Members of the Planning
Local Review Body.

I can confirm that for many years and specifically while I was the proprietor of Ashas Tandoori Indian Restaurant of 4 Glebe Street East Kilbride during 2010-2013, I visited the agricultural building at Quarry Cottage shown on the attached plan to buy eggs from Mr McDonald. I can confirm that during my visits it was evident that the building was used as an agricultural business to house hens and produce eggs and that there was also an area internally used for the cleaning and boxing of eggs in a professional manner.

Signed



A.Singh

