

Report

Report to:	Planning Committee
Date of Meeting:	16 November 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0215
Planning proposal:	Extension to Chicken Shed and Erection of 2 Feed Bins

1 Summary application information

Application type:	Detailed planning application
Applicant:	JA Hewitt and Sons
Location:	Crawhill Wood C24 From Thankerton to A702 Thankerton Biggar ML12 6NU

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: BHC Ltd
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
Policy 4 Green Belt and Rural Area
Policy 5 Development Management and Placemaking
Policy 14 Natural and Historic Environment
Policy GBRA1 Rural Design and Development
Policy GBRA2 Business Proposals within Green Belt and Rural Area
Policy NHE2 Archaeological Sites and Monuments
Policy NHE16 Landscape

◆ **Representation(s):**

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Historic Environmental Scotland (HES) Ancient Monuments

Historic Environment Scotland

Countryside and Greenspace

West of Scotland Archaeology Service

Roads Development Management Team

SEPA West Region

Roads Flood Risk Management

Arboricultural Services

Scottish Forestry Central Scotland Conservancy

Environmental Services

SEPA Flooding

Planning Application Report

1 Application Site

- 1.1 The application site (1.9693 ha) is situated to the south of the existing Crawhill free range chicken and egg production plant which consists of a long and proportionally narrow modern agricultural building (steel portal building finished in profiled metal cladding), two feed silos and enclosed scratch and range areas for hens. Access is taken from an existing track via the C24 Thankerton and Cormiston Road. To the south, adjacent Crawhill wood, at the access entrance is the location of the farm manager's house. The site slopes downwards and sits at a lower level than the existing shed. The site which comprises a mixture of scrubland, improved grassland and marsh grassland, is currently not actively managed for agriculture. There are minor drains/culverts near the southern boundary. Part of the southern section includes part of Crawhill wood, a semi natural woodland which extends down to Cormiston Road.
- 1.2 The site is bounded by the existing chicken shed to the north, by Crawhill Wood to the south and to the west and east by agricultural land. Further to the north west is Quothquan Law, an iconic landscape feature and site of a hillside fort which is a Scheduled Ancient Monument (SAM). Quothquan village is 1km to the north and Thankerton is 1.5km to the west.

2 Proposal(s)

- 2.1 The applicant seeks to substantially increase egg production by enlarging the current egg laying flock from 16,000 to 32,000 hens and to accommodate these hens, a larger chicken shed is required. The proposal involves almost doubling the size of the existing shed (length of the existing shed is 91.703m) by extending the length a further 87.5 out from the southern elevation towards the edge of Crawhill Wood. The size, scale, mass, material finish, design and appearance will generally be a replication of the existing shed. However, because of the nature of the topography, other than the first 6.25m section, an extension to the egg store, the proposed shed comprising the automated chicken maintenance zone, will sit at a lower level, 2.5m below the floor level of the existing shed giving a split level appearance. An additional two 7.4m high feed silos are proposed. Ventilation chimneys along the roof ridge and cooling fans on the gable end will also be installed.
- 2.2 Surface water runoff will be directed through underground rainwater drainage passing through gravel strips to provide filtration before discharging into a culvert further to the east. For sewerage disposal a septic tank soakaway arrangement is proposed. A minor water course along the southern boundary will have to be diverted to accommodate the development.
- 2.3 A Flood Risk Assessment and Habitat and Ecology survey has been submitted as supporting information.

3 Background

3.1 Local Plan Status

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan 2 and its impact on residential amenity, landscape character and historic and natural environment.
- 3.1.2 For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted SLLDP2 which was formally adopted in April 2021. The site falls within a rural area where Policy 4 – Green Belt and Rural Area applies. In addition to this land use designation, Policies 5 – Development Management and Place Making, 14 - Natural and Historic Environment,

GBRA1 - Rural Design and Development, GBRA2 - Business Proposals within Green Belt and Rural Area, NHE2 - Archaeological Sites and Monuments and NHE16 - Landscape are of relevance to the determination of this application.

3.2 **Relevant Government Advice/Policy**

3.2.1 SPP encourages rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.

3.2.2 SPP further advises in respect of the historic environment that planning should promote the care and protection of the designated and non designated historic environment, including related settings and its contribution to sense of place, cultural identity, social wellbeing, economic growth, civic participation and lifelong learning. Planning should enable a positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved, or enhanced.

3.3 **Planning Background**

3.3.1 Planning Permission CL/15/0153 was granted in July 2015 for a steel portal building for the housing of poultry together with installation of feed silos. This development has been constructed and a commercial chicken farm for egg production is now being operated from it.

4 **Consultation(s)**

4.1 **Historic Environment Scotland (HES)** – Have considered the information received and do not have any comments to make on the proposals. The decision not to provide comments should not be taken as support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment together with related policy guidance.

Response: Noted. All relevant national and local plan policies and associated guidance have been considered in the assessment of this proposal.

4.2 **Environmental Services** – No objection subject to a condition restricting noise levels and informatives on construction noise and nuisance.

Response: Noted. If approval is granted the requested condition and informatives will be attached to the Decision Notice.

4.3 **WOSAS** – Consultation response for planning application CL/15/0153 for the existing chicken shed, adjoining the current planning application, recommended an archaeological watching brief because it lies in a landscape densely populated with recorded archaeological sites, many protected as SAMs and its construction would affect a reasonably sizeable area of greenfield, suggesting that there would be some potential for ground disturbance to encounter and remove sub-surface archaeological material associated with earlier phases of occupation. Although the suggested condition was attached to consent CL/15/0153, the archaeological contractor appointed by the developer, Rebecca Shaw Archaeological Services, was not called to attend the site until most of the groundworks associated with construction of the original chicken shed had been substantially completed – according to their casework file, Ms Shaw was not able to attend the site until the entire area had been stripped by bulldozer, and aggregate deposited across on around a third of it. Although a summary report was subsequently submitted stating that no archaeological features had been identified within the development area, this cannot therefore be taken as indicating that no such material was present, as the conditions under which the fieldwork took place were not conducive to allowing for any such material to be recognised. The

current application raises generally comparable issues in terms of its potential to encounter and remove sub-surface archaeological material therefore an archaeological watching brief condition is again recommended. It is essential that the archaeologist is on-site to monitor this work when it is taking place, and that the removal is done using a machine fitted with a back-actor rather than by bulldozer, to give the best chance of any archaeological material that may be present being identified, prior to it being destroyed by construction activity.

Response: The concerns raised about the failure to comply fully with the terms of the condition for the previous application are noted. If approval is granted the recommended condition will be attached and this Service will endeavour to closely monitor the situation to ensure full compliance.

- 4.4 **Scottish Forestry** – The Planning proposals to extend the current building will result in the permanent removal of a proportion of Crawhill Wood. Any permanent removal of woodland by any landowner would constitute a land use change and, as such, would require consent and Compensatory Planting of equal size to mitigate for the loss. They would advocate that compensatory planting should be conditioned as part of the planning approval and if in the landowner's ownership, would encourage expanding the woodland to the south as a most appropriate place to locate it. This would ensure a net biodiversity balance whilst still enabling development. Trees that are to be retained as part of the development should be protected during construction works to Industry Standard BS5837 in Relation to Design, Demolition and Construction.

Response: A habitat survey has been undertaken which concludes that the construction of the shed will not directly impact upon the semi-natural woodland which lies further to the south. The habitat affected relates to a mixture of scrub and grassland (marshy and improved). Notwithstanding conditions have been attached requiring tree protection, compensatory planting and woodland management and a tree planting scheme covering an area within the applicant's ownership to the west and south of the application site.

- 4.5 **Flood Unit** – No objections subject to conditions covering SUDS, and the provision of a Flood Risk/Drainage Assessment.

Response: Noted. Appropriate conditions will be attached if consent is granted.

- 4.6 **Roads and Transportation Services** – The location of the access is derestricted and therefore the required visibility splays are 2.4m x 215m and these are achievable. Visibility would need to be maintained by keeping vegetation down to a maximum height of 0.90m within the visibility envelope. The applicant has provided the likely trip generation from the existing and proposed chicken shed. This is around 3 or 4 trips per day and there is unlikely to be a requirement to provide passing places on Cormiston Road. They would wish to support this application.

Response: Noted. A visibility splay condition will be attached if consent is granted.

- 4.7 **SEPA** – No response to date.

Response: SEPA were affected by unauthorised hacking and blackmail, resulting in severe disruption of their records and service. As such they will now only respond to applications which fall within defined development listed in a triage framework otherwise the reference should be made to their standing advice notes. This development is not one of the defined developments listed in their framework. In terms of this development the applicant will have to apply direct to SEPA to divert and discharge into water courses.

5 Representation(s)

- 5.1 In response to the carrying out of neighbour notification and the advertisement of the application in the local press for bad neighbourhood development and non-notification of neighbours no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).
- 6.2 In Planning land use terms the site is located within a Rural Area. Policy 4 - Green Belt and Rural Area of the adopted South Lanarkshire Local Development Plan 2 states that within the Rural Area, the Council seeks to protect the amenity of the countryside while, at the same time, supporting small scale development in the right places where it is appropriate in land use terms. The Rural Area functions primarily for agriculture, forestry, recreation, and other uses appropriate to the countryside. Policy GBRA2 – Business Proposals within Green Belt and Rural Area advises that the following types of development are considered appropriate in the Rural Area: extensions to existing rural businesses, subject to a reasoned justification for expansion and; horticultural, forestry and horticultural developments, subject to providing details of the proposed business and evidence that land available is sufficient for current and future needs. The proposal is for an extension to an operational chicken shed. The purpose of the development is to increase capacity for egg production, meeting latent demand and ensuring the long term viability of the business. There is sufficient land to accommodate the development as the applicant owns an extensive landholding within and neighbouring the application site. In considering the nature of the surrounding landscape and topography, and mitigation measures set down in the list of suggested conditions, the proposal can be accommodated without adverse impact upon the amenity of the countryside. An appropriate use and locational need has been demonstrated in compliance with Policies 4 and GBRA2.
- 6.3 The proposed development has also been considered against Policies 5 ‘Development Management and Place Making’ and GBRA1 ‘Rural Design and Development’. Proposals should not have a significant adverse impact on the local area and address the six qualities of placemaking. In addition, any new development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials, and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking, noise, smell, air and light pollution, overshadowing, overlooking or visual intrusion. Development proposals shall incorporate suitable boundary treatment and landscaping proposals to minimise the visual impact of the development on the surrounding landscape. Existing trees, woodland, and boundary features such as beech and hawthorn hedgerows and stone dykes, shall be retained on site. Proposals shall be readily served by all necessary infrastructure. Proposals shall have no unacceptable significant adverse impact on the natural and historic environment and have no adverse effect on the integrity of Natura 2000 sites. This is an appropriate business for a rural location and the design and size of the building although industrial in scale is nevertheless a fairly commonplace feature within the countryside due to the number of intensive farms including free range poultry units with large flocks requiring sizeable sheds for night time housing, shelter and egg laying. The development does not affect features of importance to landscape character. Amenity will not be compromised as the nearest dwellings are located a sufficient distance away and are partially screened from the proposed shed by mature landscape and topography. Conditions have been attached requiring noise emission limits, odour and waste management, tree planting and woodland management. Roads and Transportation Services have not raised any public or road safety concerns and the site can be served by adequate access and parking arrangements. There are

no infrastructure constraints. In consideration the proposal is an appropriate form and scale of development for this location and therefore complies with Policies 5 and GBRA1.

- 6.4 Policy 14 – Natural and Historic Environment states that the Council will assess all development proposals in terms of their impact on the natural and historic environment, including landscape. The Council will seek to protect important natural and historic sites and features from adverse impacts resulting from development, including cumulative impacts. In category 2 areas (which includes the setting of Scheduled Ancient Monuments) development proposals will only be permitted where the objectives of the designation and overall integrity of the area can be shown not to be compromised. In category 3 areas (which includes Special Landscape Areas) development which would have a significant adverse impact following implementation of mitigation measures will only be permitted where the effects are outweighed by significant social or economic benefits.
- 6.5 Policy NHE2 –Archaeological Sites and Monuments advises that developments which have an adverse effect on scheduled monuments or their setting shall not be permitted unless there are exceptional circumstances. The Quothquhan Law hillfort SAM is located 600m to the northwest on the top of the hill at a much higher elevation than the application site. The shed and ancillary infrastructure would be prominent in many views towards the SAM from the east and some areas to the north, albeit from the north the extension will be partially obscured by the existing shed, which due to the slope of the ground sits at a higher level than the proposed extension, however the prevailing topography and landscape would limit views towards the fort from other directions. It would also be a prominent and highly visible element below the hill in views eastward from the fort. However this will be read within the context of a landscape which has been actively managed for agriculture and by human intervention, therefore it is no longer possible to read and appreciate the monument in its original setting, that said the historic value of the fort can still be appreciated, understood, and experienced. Although very long, the proposed extension is low lying, a typical agricultural building which will blend into its surroundings, a mixture of enclosed fields, boundary trees and mature woodland. Views into the SAM will not be adversely affected due to the height of the Law itself. In consideration most views would not be greatly affected, and the prominent nature of the monument would be retained to a large degree.
- 6.6 Policy NHE16 – Landscape advises that development proposals within Special Landscape Areas will only be permitted where they can be accommodated without having an unacceptable significant adverse effect on the landscape character, scenic interest and special qualities and features for which the area has been designated. All proposed development should take into account the detailed guidance contained in the South Lanarkshire Landscape Character Assessment 2010. The site falls within the Foothills landscape type where the importance of maintaining the contrast between the more open hill tops and the surrounding farmland and conserving the distinctive pattern of shelter belts and field boundaries and features of historic interest, are emphasised. There is potential to enhance the agricultural landscape through the extension of farm woodlands and shelter belts to create medium to large scale pastoral enclosures. Where circumstances require buildings they should be located and designed so as to limit visual intrusion. No historic or landscape features which contribute to landscape quality will be affected and existing and additional/compensatory tree planting and woodland management, covering Crawhill wood to the south, will help integrate the development into its setting. The proposal is visually contained by mature woodland, undulating topography and the existing chicken shed. There will be no encroachment onto open hilltops as the development

will be confined to lower lying managed agricultural land. In considering the above, the proposed development complies with policies 14, NHE2 and NHE16.

- 6.7 In summary, the proposal has no adverse impact on residential amenity, landscape character, the Quothquhan Law hillfort SAM and is an appropriate form of agricultural development at this location. Overall, the proposal is considered to be acceptable and it is recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal will not be detrimental to the rural character of the area and enhances the operations of an existing farm unit, and thereby supports the economy of the rural area. It is consistent with Policies 4, 5, 14, GBRA1, GBRA2, NHE2 and NHE16 of the adopted South Lanarkshire Local Development Local Plan2 (2021).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 28 October 2021

Previous references

- ◆ CL/15/0153

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated

- ▶ Consultations
 - HES Ancient Monuments
 - Historic Environment Scotland 08.03.2021 & 24.03.2021
 - Countryside and Greenspace
 - West of Scotland Archaeology Service 15.03.2021
 - Roads Development Management Team 19.08.2021
 - SEPA West Region
 - Roads Flood Risk Management 10.05.2021
 - Arboricultural Services
 - Scottish Forestry Central Scotland Conservancy 22.04.2021
 - Environmental Services 09.03.2021
 - HES Ancient Monuments
 - SEPA Flooding

- ▶ Representations
- None

Dated:

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Ian Hamilton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455174

Email: ian.hamilton@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/21/0215

Conditions and reasons

01. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to safeguard any archaeological items of interest or finds.

02. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Developer Design Guidance (May 2020) and shall include the following signed appendices: C 'Sustainable Drainage Design Compliance certificate'; D Sustainable Drainage Design Independent Check Certificate and; E 'Confirmation of Future Maintenance of Sustainable Drainage Apparatus' . The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

03. That no further development shall take place until a flood risk assessment has been carried out in accordance with the latest industry guidance, including a completed and signed copies of Appendices A 'Flood Risk Assessment Compliance Certificate' and B 'Flood Risk Assessment Independent Check Certificate' of the Council's Developer Design Guidance (May 2020) to be submitted and approved by the Council as Planning and Flood Authority.

Reason: In order to ensure the risk of flooding to the application site from any source is at an acceptable level as defined in the Scottish Planning Policy and there is no increase in the future of flood risk to adjacent land as a result of the proposed development.

04. Prior to the commencement of work details of any alteration/diversion of drainage, open culverts and water courses shall be submitted to and approved by the Council as Planning and Flood Authority.

Reason: To ensure the provision of a satisfactory drainage system and to proposed and existing dwellings from risk of flooding.

05. That the chicken shed shall not be brought into use until the developer provides a written agreement from Scottish Water and SEPA that the site can be served by a water supply and sewerage scheme in accordance with relevant standards and regulations.

Reason: To ensure that the development is served by an appropriate effluent disposal system and water supply.

06. If the intention is to connect drainage into Scottish Water infrastructure, then prior to the commencement of works on site, the applicant will require, to provide confirmation from Scottish Water that they are willing to accept the drainage discharge and design.

Reason: To ensure that the site will be effectively drained.

07. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

08. Prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision

- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Veteran and ancient tree protection and management.

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

09. All trees to be removed must be replaced by trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity of the area.

10. Prior to the completion of the development hereby approved, whichever is the sooner; full details of a tree planting scheme to replace trees to be removed to accommodate the development along with additional tree planting, within the application site boundary and within the area shaded green on the location plan, shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the tree planting scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To enhance the natural heritage of the area.

11. That the approved tree planting shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

12. That the recommendations/ guidance in respect of badgers and nesting birds as set down in paras 8.5 and 8.6 of the Extended Phase 1 Habitat Survey Update (Acorna Ecology Ltd, May 2021) shall be fully complied with before and during the construction period.

Reason: In the interests of bats.

13. Prior to the completion of the chicken shed extension, a woodland management plan, covering the area shaded green on the approved location plan, shall be submitted to, and approved in writing by the Council as Planning Authority. The management plan should be prepared by a qualified and experienced forestry or arboricultural consultant and should include the following elements:-

- a) a statement of the overall design vision for the woodland and for individual trees retained as part of the development - including amenity classification, nature conservation value and accessibility.
- b) type and frequency of management operations to achieve and sustain canopy, under-storey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- c) frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas
- d) confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).
- e) special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period.
- f) inspection for pests, vermin and diseases and proposed remedial measures.
- g) recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- h) confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason: To ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term /in perpetuity in the interest of nature conservation and the visual amenity of the area.

14. That prior to the completion of the development hereby permitted, the woodland maintenance and management scheme approved under the terms of Condition 13 above, shall be in operation.

Reason: To ensure the protection and maintenance of the existing woodland within the area.

15. That the roofs of the building and feed silo shall be finished in a non-reflective material, dark in colour.

Reason: To minimise the visual appearance of the development when viewed from Quothquan Law.

16. Between the hours of 08:00 and 20:00 the measured noise rating level emitted from the premises (LAeq,1hr) shall not exceed the pre-existing background noise level (LA90,30 min) by more than 4dB when measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at buildings where people are likely to be affected. Between the hours of 20:00 and 08:00 the noise rating level emitted from the premises (LAeq, 15mins) shall not exceed the pre-existing background noise level (LA90,30min) by more than 4dB when measured in accordance with BS4142:2014 at buildings where people are likely to be affected.

Reason: To minimise noise disturbance to local residents.

17. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 215 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

- 18 The applicant shall submit an assessment for the proposed water supply to satisfy the Council, as Planning Authority that the supply will be sufficient and wholesome in terms of its quality and quantity for its intended purpose. The report shall include, as a minimum, the following information:-
- Confirmation of the location, type and source of supply
 - A 'Risk Assessment' within the meaning of the Private Water Supply (Scotland) Regulations 2006 to determine the suitability of the supply for its intended purpose
 - Seasonal flow rates for the proposed supply

Reason: To ensure that the development can be served by a satisfactory water supply.

- 19 That before the development hereby approved is occupied/brought into use, the private water supply approved under Condition 18 above, shall be provided in accordance with the approved details.

Reason: To ensure that the development is timeously served by a satisfactory water supply.

20. Prior to the commencement of operations details for the method of handling and disposal of hen manure and associated waste shall be submitted to and approved by the Planning Authority. The arrangements as approved shall thereafter be implemented, along with any subsequent remedial measure agreed as a result of any complaints received by the Planning Authority.

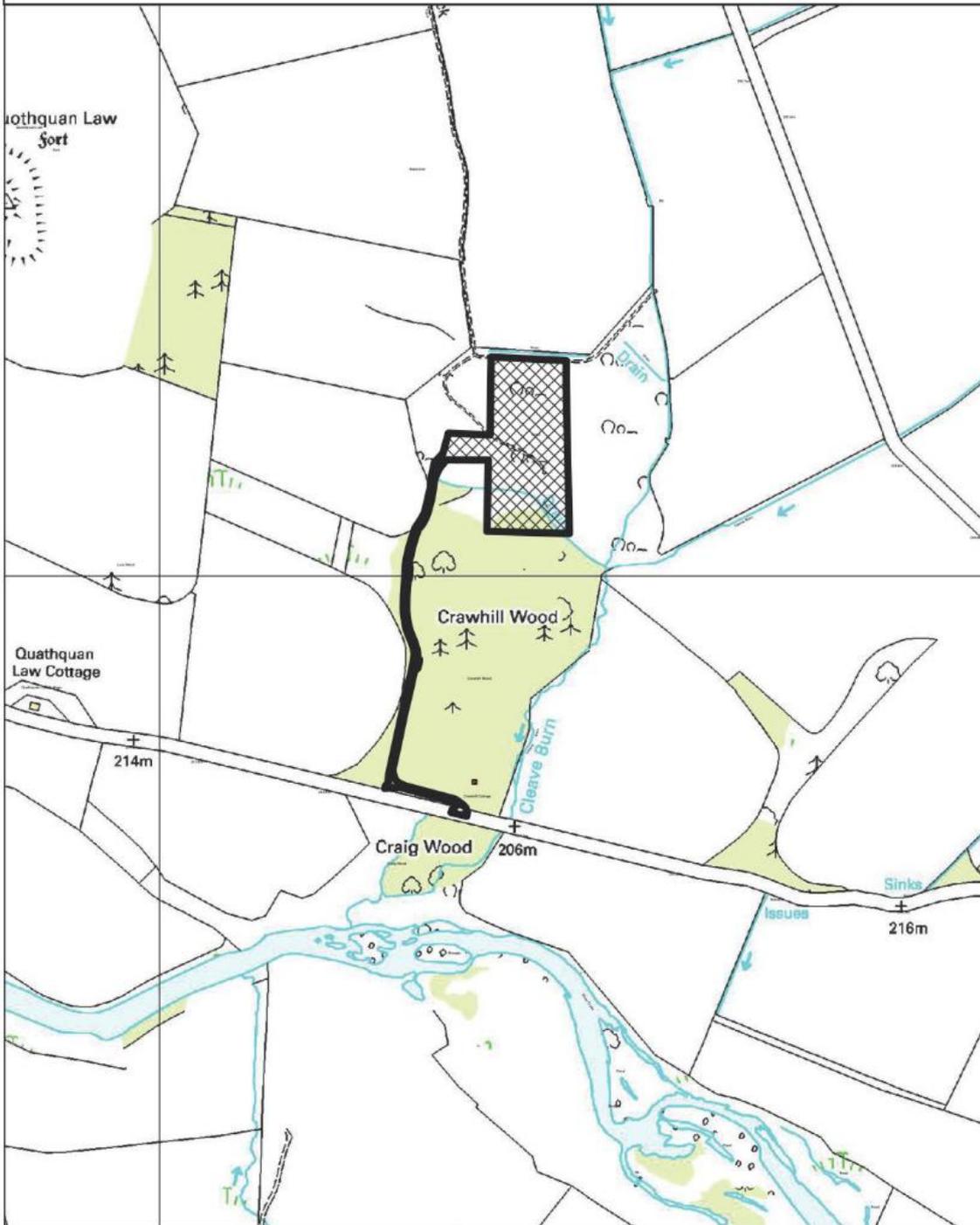
Reason: To protect nearby residents from smell nuisance.

21. Prior to the commencement of operations within the approved extension, an Odour Management Plan shall be submitted to and approved by the Planning Authority. The measures as approved shall thereafter be implemented, along with any subsequent remedial measure agreed as a result of any complaints received by the Planning Authority. The plan shall take account the removal of manure and waste from the sheds and associated infrastructure.

Reason: To protect nearby residents from smell nuisance.

P/21/0215

Crawhill Wood, C24 from Thankerton to A702



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Scale:
1:6,000
Date:
22/10/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development