
Agricultural Shed: Glen Lethnot, Edzell, Angus

Planning Statement



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1. Introduction and Summary of Proposal

Tillybardine Farms operates a large scale hill farm enterprise in Glen Lethnot covering an area of approximately 17,000 acres carrying approximately 1700 breeding ewes, 600 replacement breeding hogs & over 800 dry sheep stock and around 10 native cattle. In addition 50/70 summer grazing cattle are purchased & are utilised to keep pastures & hill parks in good order for farming & environmental purposes. As a progressive and growing farm enterprise, the operational needs of the farm have changed with increased flock numbers, changes in agricultural practice and the need to ensure compliance with welfare and government regulations. These have all driven the need to provide an additional building resources within the Tillybardine Farm's business.

NB Please note "Tillybardine Farms" is the farm business trading entity and it covers the whole of the land holding within Hunthill Estate , not just the farm/holding bearing the name of Tillybardine Farm.

- 1.1. Savills has been asked by Angus Council to provide a planning statement for Tillybardine Farms to support its recent application to Angus Council for the erection of a steel portal framed, general purpose agricultural building on land at Glen Lethnot, approximately 13 miles north-north west of Brechin. The proposal is to erect the shed on an area of clear-felled woodland, in order to provide storage for farm/estate vehicles ,feed and other inputs, and to provide welfare facilities for farm staff. The remaining clear-felled woodland is to be re-stocked and will therefore provide landscape containment for the proposal.

The purpose of this statement is to endeavour to provide the planning authority with the necessary supporting information it requires to help determine this application. Accordingly, this statement seeks to set out all matters that may be relevant as part of that determination, in addition to the submitted plans and graphical information already being considered by Angus Council.

2. Proposal

- 2.1. The proposed development will comprise a single agricultural shed measuring approximately 25 metres by 19 metres in area, giving an internal floor area of approximately 450sqm. The apex of the standard pitched roof is proposed to extend to 7.2 metres at its highest point.
- 2.2. While the design is relatively simple with a single gable visible on the north-east and south-west elevations, the design provides for a break and change in height approximately half-way along the length of the building. This reflects the need to incorporate a feed store area within the shed and breaks the ridge line reducing the visual impact of the building. This arrangement is illustrated on the general arrangement drawings submitted as part of this application.
- 2.3. The site itself is on an area of woodland that has recently been clear-felled. The re-stocking requirements will mean that trees will be planted around the shed in early course following construction. The plan below shows how this can be achieved, with the pink area returned to woodland, less the area of the proposed shed. Compensatory planting for this loss will be provided in the green band indicated to the north of the extant woodland area. This will mean that in the medium to long term, if approved, the shed will be within a woodland setting. Arrangements for this re-stocking will be made independently via the licensing process administered by Scottish Forestry. Replanting of these areas will be in native tree and shrub species.

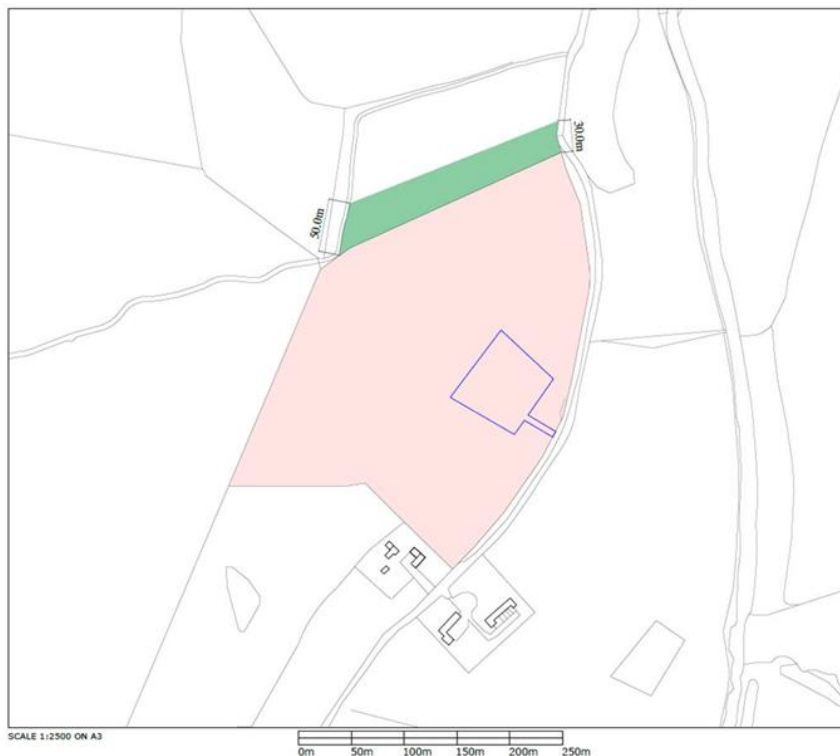


Figure 1: Future planting

- 2.4. Construction of the shed will require extraction of soil material, allowing the proposed building to slot into landscape, rather than standing proud. The extracted soil will then be used to create bunding to the sides and front of the building. These measures will help to assimilate the building with its surroundings and create a good landscape fit. Tree planting will also be arranged around and upon this bunding, with appropriate native species of trees and shrubs being used. Around the proposed shed, allowance has also been made for a septic tank and soakaway being accommodated to the south and east of the shed, with a surface water soakaway area created to the east of the shed.
- 2.5. The building itself will principally be arranged across a single storey. As well as providing storage facilities for animal feed, the building will also provide storage space for vehicles and equipment, as illustrated on the general arrangement drawing. Modern agricultural vehicles such as tractors, four wheel drive vehicles, equipment and quad bikes are especially vulnerable to theft with regular incidents occurring particularly in remote rural locations. At present much of this is stored in open space and this building provides the facility to secure this equipment. Extending the life of expensive machinery by being under cover would be an added advantage. Further, the shed will also provide a welfare area, drying room and toilet facilities for employees. Given the dispersed nature of the holding, this welfare element is an important function for the building to serve, albeit the overall footprint of the amenity area will extend to less than 80sqm. NB There are no current welfare facilities for farm staff other than in their own houses.
- 2.6. The external appearance of the building has been designed to reflect its functional utility as a modern farm building, while acknowledging the need for design sensitivity on public elevations. Mindful of the visual impact and the desire to reduce the visual impact of the structure, careful consideration has been given to the use of the materials to clad the building externally (in addition to its siting within a woodland setting with earth screening) . Rather than utilise the standard natural grey fibre cement roof sheets and green or Yorkshire board as wall cladding, which would create a building with higher visual impact, other materials were considered.
- 2.7. Accordingly, by using different materials and colours the massing appearance of the building has been reduced. The shed is to be clad in simple corrugated metal sheeting, and will feature a slate blue coloured roof and olive green walls. Sectional doors along the public elevation will also be in slate blue, while this elevation, visible from the ZU422 Bridgend Road, will also feature a natural stone wall facade, with vertically lined Siberian larch timber linking the dark blue roof with the stone walls below the wall-head level. Rain water goods will be of simple galvanised steel type. The design approach adopted, is considered to have softened the appearance of the building assisting in reducing its visual impact.
- 2.8. Overall, it is considered that the proposed shed is of a size, design, and landscape fit that is commensurate with its function and setting and is fit for purpose.

3. Operational Requirements

- 3.1. As already stated , Tillybardine Farms operates in Glen Lethnot covering an area of approximately 17,000 acres farming approximately 1700 breeding ewes , 600 replacement breeding hogs & over 800 dry sheepstock and around 10 native cattle plus 50/70 summers graziers. The existing farm buildings located on other tradition farm sites are at capacity and many of the vernacular buildings are not suited to modern agriculture. Having expanded the sheep flock in recent years, with plans to carry over 2000 breeding ewes by 2023, further feed storage and general machinery storage in modern buildings is required at appropriate points of this dispersed farm holding.
- 3.2. There are currently no staff welfare facilities on the farm (save at dwellings connected with the farm). Accordingly, the creation of this building provides an opportunity to address this.
- 3.3. Farming operations are currently centred at Craigendowie Farm (grid reference NO 52124 69359) at the bottom of the Glen, and at Tillybardine Farm, (grid reference NO 48827 73201) a short distance beyond the point where the river turns sharply south on its run toward Bridgend. The proposed site is located some distance south-west of Tillybardine Farm on grid reference NO 47529 72232.
- 3.4. Travel Distances between the two existing centres and the proposals site are given below, highlighting the dispersed nature of this upland farm which is operational farmed as one entity:
- Craigendowie to Tillybardine 3.6 miles
- Craigendowie to proposed site 4.9 miles
- Tillybardine to proposed site 1.7 miles
- Braco to Waterhed 7 miles
- 3.5. The farm operation covers the areas indicated on the attached map, with built facilities at Craigendowie Farm , Tillybardine Farm , Braco Farm & Waterhead Farm. All farms are accessed via the single track unclassified road that links with further public roads at Bridgend, approximately a mile south of Craigendowie. This road then continues for some 7 miles along the West Water valley to the end of the public road at Waterhead. The farm holding then extends a further 7 miles to its boundary at the western end of the Glen.
- 3.6. Given the long, valley-hugging nature of the farm, an operational need for a building located further along Glen Lethnot road requires to be factored in, to make animal feed etc. available at a more centralised , convenient and accessible location than is currently afforded by existing steadings elsewhere on the farm.

4. Detailed Locational Requirements

- 4.1. Careful consideration was given to the siting of the proposed building in terms of farming operational use and the impact of any new structure on the landscape, with sites being evaluated for not only location and accessibility, but also for their ability to minimise landscape impact.
- 4.2. Consideration was given to existing building groups on the estate, and the extent to which they could provide the site requirements for the proposed shed. The full farm plan submitted as part of this application shows the location of these groupings, and numbers these groupings as presented below. The advantages and disadvantages of each of these groupings is considered in the tables below:

<i>Proposed site</i>	
Advantages	Disadvantages
Forestry clear fell site.	Clear fell site (hence considered greenfield)
Potential to excavate material to allow the building to achieve concealed landscape fit	Extensive groundworks required
Excavated material can form bunds around the building, further lessening visual impact	Short term visual impact
Imminent restocking following clear fell, offers an opportunity to provide further concealment of new building.	
Accessible by articulated vehicles.	

<i>Waterhead</i>	
Advantages	Disadvantages
	Site was discounted as the bridge over the river has a 15 tonne weight limit.

<i>Hunthill Kennels</i>	
Advantages	Disadvantages
Access for articulated vehicles could be provided by modifying access road and providing turning area.	High level of visibility from the Glen road and surrounding hills. This site is considered to have the most pronounced visual impact on the landscape of all the considered sites.
Existing complex of buildings	
Centralised location.	

<i>Tillybardine Farm</i>	
Advantages	Disadvantages
Existing farm stading in situ	The proposed new building would be more visible from the Glen Road and surrounding landscape.
Farm employee on site	Access road is steep and winding and inaccessible for articulated vehicles.
	Additional turning area and new access road would be required impacting further on the landscape.
	Travel distance to Waterhead and beyond.

<i>Craigendowie Farm & Braco Farm</i>	
Advantages	Disadvantages
Existing farm steading and the proposed new building would not detract from the landscape.	Lengthy travel time and distance from other operational areas further up the glen
Access allows articulated vehicle access	Difficult access in times of snowfall being furthest from the remainder of the farm i.e. up to 14 miles.
Minimal overall impact on the landscape	

- 4.3. Taking all of the foregoing into account, it is considered that the proposed site meets the objectives of:
- a. accessibility for a range of necessary farm vehicles and modern road transport ;
 - b. centralisation and improved operational access within the farm;
 - c. provision of staff welfare facilities higher up the glen;
 - d. and, 'best-fit' among the groupings considered in terms of minimisation of visual impact.

5. Policy Analysis

- 5.1.1. Commentary on the policy context for agricultural sheds as considered by Savills, at both national and local levels is presented below.
- 5.1.2. The national context for such developments in the countryside is that planning policies at all levels are generally positive, and that Local Development Plan policies are regarded as the most appropriate level to inform decision making.
- 5.1.3. Recently however, the Scottish Government has extended permitted development rights for a series of developments including agricultural buildings. The rationale for this, as stated in the Scottish Government's November 2020 consultation document, was to "*remove unnecessary applications for planning permission from the planning system, reducing burdens on applicants and planning authorities*". In particular agricultural buildings were considered as developments where consideration on the principle of development by planning authorities was "*unlikely to add value*". Further, the consultation went on to explain that the Scottish Government was keen to prioritise exploring the expansion of Permitted Development Rights in such areas as a means to "*further support the rural economy, the long term future of Scotland's farming sector, and the delivery of affordable homes in rural areas*".

5.2. Development Plan Context

- 5.2.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), the determination of planning applications is to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan does not include either the National Planning Framework for Scotland 3 (NPF3 (2014)), or the current Scottish Planning Policy (SPP (2014)), which do

not have the status of Development Plan for planning purposes. This will change when the next National Planning Framework (NPF4) is published incorporating a new SPP. This consolidated document will have the status of the Development Plan for planning purposes. This will mean that its policies will have a stronger role in informing day to day decision making. A final version of NPF4 is currently anticipated in 2022.

5.2.2. The Development Plan for this area therefore currently comprises Tayplan 2016-2036 (2017) and the Adopted Angus Local Development Plan (LDP (2016)). Any planning application for an agricultural shed such as this will therefore need to be assessed in light of relevant Development Plan policies.

5.3. Tayplan 2016-2036 (2017)

5.3.1. The principal purpose of Tayplan as set out on page 3 of the document is to set out the overall planning vision for the Perth and Dundee area over the next 20 years. To this end, the document is largely silent on matters that relate to small-scale rural developments.

5.3.2. Policy 1 'Location Priorities' does reference the countryside under part C 'Outside of Settlements' however. This policy notes that "*proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development*"

5.3.3. There are considered to be no other policies of direct relevance to development in the countryside within Tayplan.

5.4. Angus Local Development Plan (LDP) (2016)

5.4.1. The adopted LDP notes an approach to rural development in its strategy section on pages 8 and 9. As background it stresses that "*new employment related development has been supported where proposals make a positive contribution to the rural economy and are of a scale and nature appropriate to the intended location. This strategy is consistent with TAYplan SDP and it is appropriate that the ALDP continues this approach.*"

5.5. It is worth mentioning that the business employed 9 permanent full-time staff in 2010 and that this has increased to 12.5 permanent full-time staff in 2020. This increase of 3.5 employees shows that business has been increasing and as a result, the relevant infrastructure is required to support this increase.

5.5.1. It further clarifies on page 9 that rural areas have been split into those considered category 1 rural settlement units, and category 2 rural settlement units. The proposals map that accompanies the written plan clearly shows that the application site is in a category 2 area. The LDP notes in this regard that "*in Category 2 areas (which are remote rural areas), the emphasis will be on maintaining and growing communities by encouraging diversity in the rural economy and enabling new housing development which can support important rural services*".

5.5.2. In addition to the strategic approach explained on pages 8 and 9, the adopted LDP also contains a number of policies that are relevant to this application. The first of these is policy DS1 'Development Boundaries and Priorities'. This notes that for application sites such as this the following principle will apply: "*Outwith*

development boundaries, proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP”.

- 5.5.3. Policy TC15 ‘Employment Development’ is also relevant to this proposal. As a preamble to the policy, the LDP notes that The ALDP supports development opportunities throughout the rural area where the location, use, scale and nature are appropriate and would not have unacceptable adverse impacts on the environment. In many cases proposals will involve the re-use of existing buildings or will be developed because of a particular locational need or advantage.
- 5.5.4. The policy itself goes on to note that *“Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where (among other things): the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and the proposal constitutes rural diversification where: the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area”.*
- 5.5.5. Policy PV6 of the LDP ‘Development in the Landscape’ sets out considerations for landscape fit that will inform planning decisions. This notes that *“Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, any formal designations and special landscape areas to be identified within Angus”.*
- 5.5.6. It further notes that *“Development which has an adverse effect on landscape will only be permitted where:*
- i) the site selected is capable of accommodating the proposed development;*
 - ii) the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;*
 - iii) potential cumulative effects with any other relevant proposal are considered to be acceptable; and*
 - iv) mitigation measures and/or reinstatement are proposed where appropriate.*
- 5.5.7. In landscape terms, the Tayside Landscape Character Assessment (1999), referenced above, offers commentary on the special qualities of different types of landscape in the region, and their sensitivity to new development. Within this document, this area is identified as within the Upper Highland Glen (1a) landscape character unit.
- 5.5.8. The document notes that in terms of the dominant settlement pattern in such areas these can be characterised as being *“predominantly unsettled. Scatter of isolated farms, lodges and cottages.”* (page 101). The theme of sporadic, isolated development character continues at paragraph 5.1.11 where it notes that *“for the most part, development is limited to a scatter of lonely cottages and lodges”.* Finally in setting out ‘Landscape Guidelines’ for development in the Upper Highland Glens, the document notes that *“where development is permitted, ensure that buildings are located so as to minimise their impact on the landscape (utilising any natural screening provided by the landform) and that they adopt vernacular styles, building materials and colours”.*

- 5.5.9. There are no special landscape areas or other formal landscape designations covering the proposals site. There is however a strategic landscape capacity assessment for wind turbines produced for Angus Council in 2014. While this was designed specifically for the assessment of wind turbine applications, it is considered useful to reflect on this for its assessment of the Upper Highland Glen landscape character unit as one part of the wider 'Highland Glens' landscape character type (LCT).
- 5.5.10. Within the landscape capacity assessment from 2014, the Upper Highland Glen areas are considered suitable for only small scale turbines of up to 30 metres in height. The landscape analysis section of the assessment is consistent with the analysis in the 1999 study where it notes that *"the remote sparsely developed character is such that only single turbines up to 30m tall associated with buildings would be appropriate to this area"*. It should be stressed that this assessment of these areas as only suitable for limited turbine development contrasts with its assessment of all parts of the 'Highland Summits and Plateaux' landscape character type, where no development at all is considered appropriate
- 5.5.11. Considering all of the above, it is acknowledged that the west water valley is not an area characterised by extensive development. Nevertheless, the development that has taken place has been characterised by sporadic and isolated built forms. Accordingly, the location of this appropriately portioned shed for a modern agricultural & estate business is considered to be wholly consistent with the character of built development that has emerged within the valley over time.
- 5.5.12. The adopted LDP has no further commentary or policies that are considered to be relevant to this proposal. Further, there are no Statutory Supplementary Guidance documents that are considered to be relevant to this application.

Overall, the planning policy position is considered to be supportive of proposals to erect agricultural sheds of this kind, subject to their siting and design.

5.6. Angus Council: Planning Advice Note No.1: Farm Buildings

- 5.6.1. As noted above, there is no Supplementary Guidance specifically on farm buildings, nor are there any up to date technical advice notes on this or any relevant related topics. Angus Council has however published a planning advice note on farm buildings, albeit this is recognised by Angus Council as requiring updating. Nevertheless it provides some commentary on the type of matters that developers should consider when bringing forward such proposals. The document has no formal status in the determination of such planning applications, but in the absence of further policy or guidance, it is considered useful to reflect on the matters it addresses.
- 5.6.2. Page 2 of the advice note addresses 'problems' with farm buildings generally. These are characterised in the document as the following:

"As farm buildings increase in size their impact on the landscape can become more pronounced. The problem, therefore, is one of how to accommodate these large structures without detriment to the landscape whilst still meeting the farmers' requirements.

It is generally accepted that farm buildings are of reasonably simple and good proportions. The major problem arose in the extensive use of cement based materials, which gave a light-grey all-over appearance

and which in turn results in a pale patch on the landscape. With the demise of asbestos this is now less of a problem but other light coloured materials can be just as inappropriate.

Other problems, although generally less serious, are associated with location (in relation to skyline, ground formation, existing buildings, etc.) and design (e.g. roof pitches).

Modern farm buildings can be designed to blend into the landscape and the employment of a designer or architect with experience in farm buildings can go a long way towards accomplishing this and will usually repay the farmer in producing better management and operational solutions". Mindful of this our client sought to engage Savills experienced rural buildings team to deliver a farm building within this context & guidance.

5.6.3. The document then goes into further detail on those particular matters that should be considered by developers. The table below is provided to summarise the key points relevant to the current proposals among these detailed matters that the advice note considers to be representative either of good practice or that should be avoided. Where these practices have been addressed in the proposals, these are highlighted in green.

5.6.4. The table below highlights that each of the recommendations in Angus Council's only document addressing farm building design have been met. The only issue where the approach undertaken in this proposal does not accord with the advice note is in relation to building in isolation. As noted in the section above however, isolated and sporadic development is a characteristic feature of the west water valley. In the circumstances, it seems appropriate in this case to try and locate the building in a manner that is befitting of the site specific characteristics of its surroundings.

5.6.5. The next section of this statement will examine in detail why for operational as well as landscape reasons, a stand-alone site is appropriate for the proposed development.

Category	Key Issue representing good practice	Key issue to be avoided
N.B. Where the proposal meets with the Good Practice Guidelines these are highlighted in green below.		
Siting	Consider existing contours	
	Site excavation can improve the appearance of the building	
	Use trees behind to break up the scale of the building	Do not build in isolation
Design	Vary the shape away from standard box	Avoid a jumbled look
	Relate roof pitches to nearby examples: (steeper in hiller contexts; shallower in lowlands)	Avoid vast expanse of single coloured material (use multiple colours and profiled materials)
	Consider split-level roofs on sloping sites	

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	Create roof overhangs and avoid flimsy downpipes	
	Emphasise doors by colour contrast	
	Remember fine detailing/ensure work is properly finished	
	Use a dark plinth where possible	
Colour (stated as the most vital consideration in modern farm buildings).	Use dark colours wherever possible	Avoid all over grey buildings
	Contrast roofs and walls with roofs having the darker colour	
	Recommended colours for roofs: dark blue	
	Recommended colours for walls: dark green	
Materials	Timber is supported; painted aluminium, galvanised steel, and plastic coated steel is supported	Un-rendered brick and cement block should be avoided
General	Bank spoil material from excavations around new buildings	
	Retain trees where possible; consider planting new trees	

5.7. National Planning Policy Context

5.7.1. As noted above, NPF3 (2014) and SPP (2014) do not have the status of forming part of the Development Plan, but are relevant material considerations for all planning applications. National planning policy and advice currently comprises: the National Planning Framework for Scotland 3 (2014); Scottish Planning Policy (2014 (Revised December 2020)).

5.8. The National Planning Framework for Scotland 3 (NPF3)

5.8.1. NPF3 represents a spatial expression of the Scottish Government's aspirations for sustainable economic growth in Scotland over the next 20-30 years. It sets out at the national level, the Scottish Government's strategy for the country's development, in terms of how we are to develop our environment, and includes development proposals identified as schemes of national importance. Whilst it is not prescriptive, NPF3 will form a material consideration when determining applications and, as such, will be a consideration in determining the application for any proposed development.

5.8.2. Agriculture is a use that is broadly outside the scope of planning. Nevertheless NPF3 states that a sustainable, economically active rural area is part of the Scottish Government's vision for the Scotland of the future (page 2). Further it states at paragraph 2.26 that *"we do not wish to see development in our rural areas unnecessarily constrained"*.

5.8.3. In December 2020 the Scottish Government published its Position Statement in respect of the ongoing production of NPF4. As with the extant NPF, the document does not go into great detail on farming and agriculture, but does note that *"planning can support our internationally renowned food and drink sector by protecting our natural assets that underpin production and facilitating the development of production and processing facilities. This includes fishing and aquaculture, farming, food and beverage manufacturing. It is significant for employment in the islands and accounts for a high proportion of employment across rural Scotland"* (page 23).

5.9. Scottish Planning Policy (SPP)

5.9.1. Scottish Planning Policy (SPP) (2014) is a statement of Scottish Government policy on land use planning. A revised version of SPP was published in December 2020 which contains altered text specifically in relation to the key policy principle of the presumption in favour of sustainable development. The remainder of the text is the same as the original SPP published in 2014.

5.9.2. In its commentary on rural Scotland, SPP notes that plans should set out a spatial strategy which, *"promotes economic activity and diversification, including, where appropriate, sustainable development linked to tourism and leisure, forestry, farm and croft diversification and aquaculture, nature conservation, and renewable energy developments, while ensuring that the distinctive character of the area, the service function of small towns and natural and cultural heritage are protected and enhanced"* (paragraph 79)

6. Visual Analysis

- 6.1. As noted in section 5 of this report, the Tayside Landscape Character Assessment (1999) classifies land in the Tayside area in terms of different landscape character types. This documents therefore allows the special qualities of different areas of the region to be understood in a more granular way, helping change in such landscapes to be assessed through a more objective lens than would be possible without the guidance this provides.
- 6.2. The Landscape Character Assessment classifies the area around the proposals site as part of the 'Upper Highland Glen' landscape character type. In this classification, the document advises planners that *"where development is permitted, ensure that buildings are located so as to minimise their impact on the landscape (utilising any natural screening provided by the landform) and that they adopt vernacular styles, building materials and colours"*.
- 6.3. To illustrate the extent to which this can be achieved on the proposals site, a series of photographs of the proposals site and other local features have been taken from key viewpoints along the glen road, as well as from hillside views to the east. The location of these are shown on the key plan below, while the photographs themselves and the views these show are detailed in the following pages.



Figure 2: Viewpoint locations

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Looking South towards proposed site from point 1



Looking South to proposed site from point 2



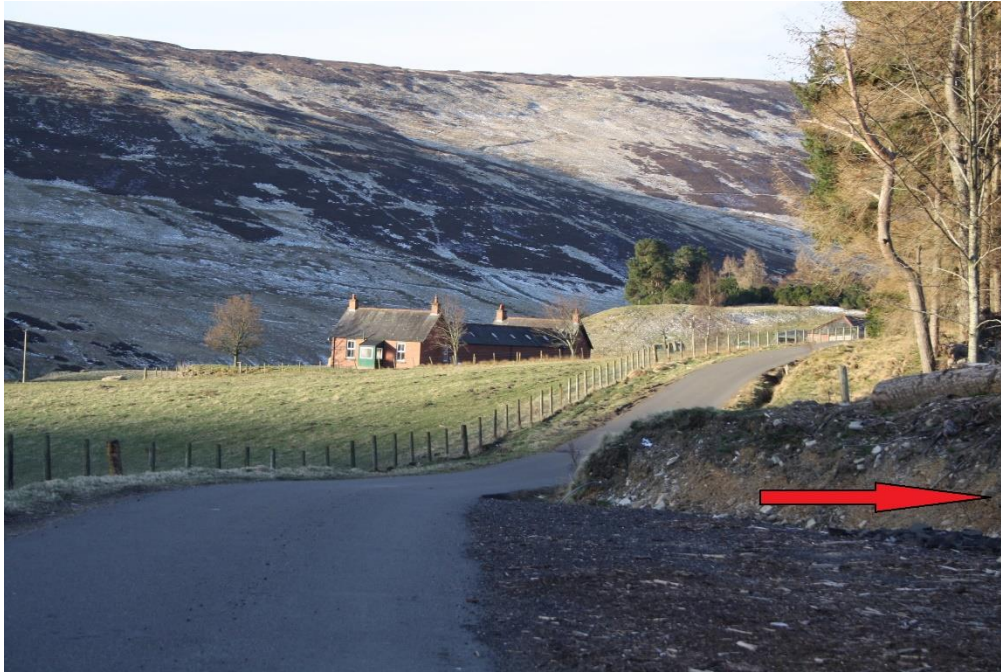
View of site from proposed access road point 3



View South from point 3 to Hunthill kennels

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View South from point 3 to Hunthill kennels



View from point 4 North East to Hunthill Kennels

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View from point 4 North East to Hunthill Kennels



View from Point 5 North West towards Hunthill Kennels and proposed site

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View from Point 5 North West towards Hunthill Kennels and proposed site



View from Point 5 North West towards Hunthill Kennels and proposed site

- 6.4. Viewpoints 1 and 2, illustrate how the undulating nature of the glen road as one move upstream from the north, effectively hides the proposals site within a folding topography as the land falls sharply toward the west water. The valley of the Burn of Corrie means that there are effectively no long distance views of the site from lower down the west water valley.
- 6.5. Viewpoint 3 highlights the difference in grade between land to the west and land to the east of the road. The land to the west of the road rises sharply, while land to the east has a gentler slope. There is accordingly potential to use excavation on the proposals site to great effect in order to ensure that the new building is set low within the landscape, and can be surrounded by both bunding and the natural hillside to greatly assist in minimising its visual impact. No such potential exists on the other side of the road adjacent to the kennels, which by contrast sits conspicuously above the landscape.
- 6.6. Viewpoint 4 highlights the effective screening contribution which the retained trees opposite the kennels provide to all sites on the west side of the road downstream from the kennels. There are effectively no views of the site from this elevated position above the proposals site.
- 6.7. Finally, viewpoint 5 is considered to illustrate 3 important features of the glen. The first is the extra-human scale of the glen when viewed at a distance. The hills to the west create a backdrop of sufficient scale to assimilate a shed of modest proportions as proposed on the west side of the glen road. The second is to reinforce the relative greater visual impact of buildings on the shallower slopes of the valley to the east of the glen road. Finally, this view also highlights the extent to which a restocked woodland area around the proposed shed site will reduce the visual impact of any new building, both as a result of the extent of woodland cover as a significant new landscape unit across a wide area, and also as the new building will be a diminutive element within a landscape unit that will come to be defined by vertical components.
- 6.8. Overall, the visual analysis confirms that built forms in this part of the glen are typical of the Upper Highland Glens landscape character unit and are for the most part scattered and isolated. It also highlights however, that adopting the same approach to the siting of the proposed new shed will have no obvious adverse impact on the nature or character of this part of the glen. If appropriate materials and building forms are used as proposed under this application, it is considered that a new shed of modest scale and volume can be successfully assimilated into the host landscape in accordance with policy PV6 of the adopted Local Development Plan.

7. Site Constraints

7.1. This Section provides an overview of those matters that can be assessed using web-based resources to check that any key sensitivities will not be affected by the proposals.

7.2. Cultural Heritage

7.2.1. Dealing with the historic environment and cultural heritage, Historic Environment Scotland's Pastmap web resource offers a map-based guide to where designated historic environment sites are situated. There are no designated cultural heritage sites on the proposals site. The one Historic Environment Record recorded on the image below is for Boggieshallo, a historic settlement several hundred metres to the north of the proposals site, across the river from Glascorrie. It is considered that this will be unaffected by the proposals, but interestingly provides evidence that the glen has been the site of development in the past.



Figure 3: Cultural Heritage Constraints

7.3. Natural Heritage

7.3.1. With regard to biodiversity and natural heritage, NatureScot's Sitelink web resource offers a map-based guide to where designated natural heritage sites are situated. There are no natural heritage designations on the proposals site. The closest such designation is the Cairngorms Massif Special Protection Area which begins approximately 200 metres to the west of the site. The Cairngorms National Park boundary lies approximately 3 kilometres to the west. There are no other natural heritage designated sites within 5 kilometres of this site.

7.3.2. The following screen shot shows the location of boundary of the Cairngorms Massif SPA (shown in hatched blue), relative to the application site.

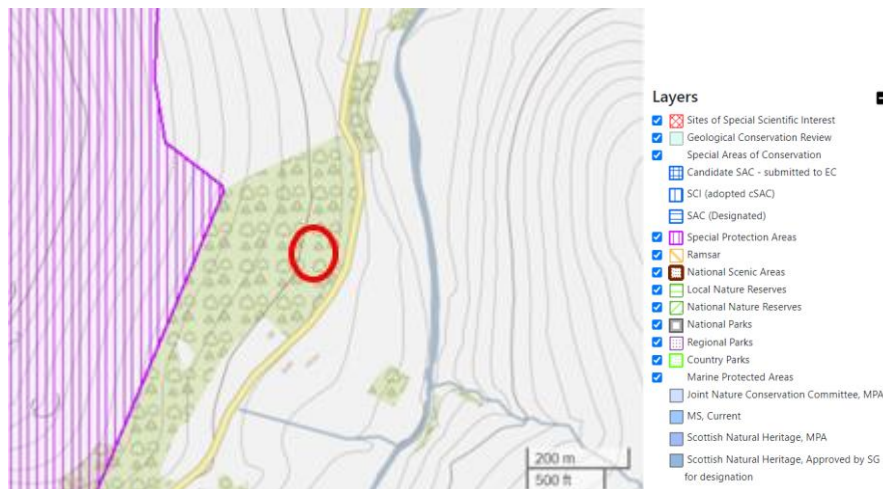


Figure 4: Natural Heritage Constraints

7.4. Hydrology and Flood Risk

7.4.1. SEPA's flood risk map offers an online map-based tool to assess where flood risk is present around the country. The screen-shot below shows the area of the proposals site, indicating that flood risk is not present on the site itself.

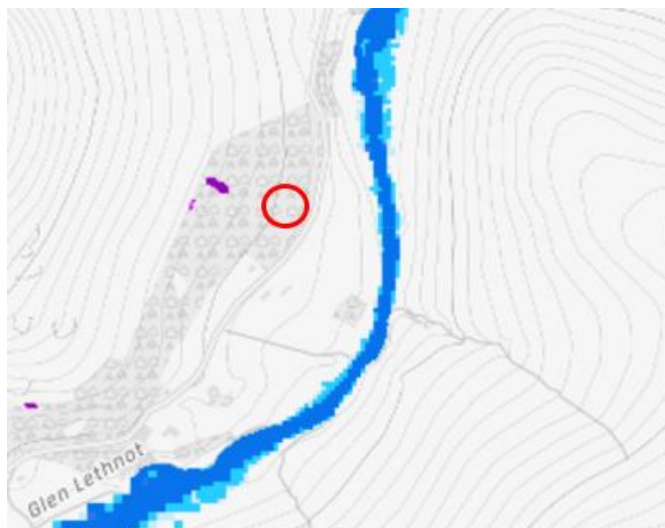


Figure 5, SEPA flood risk

7.5. Prime Agricultural Land

7.5.1. The Scotland's Environment website also offers an online map showing land capability for agriculture, that differentiates land considered to be prime agricultural land as classifications 3.1 and above. The screen-shot below shows that none of the preferred site is considered to be on land designated as being prime

agricultural land. The land is instead categorised as grade 5.2 as capable of being used as improved grassland.



Figure 6, Prime Agricultural Land

8. Recent Applications

8.1. There have been a number of other planning applications for agricultural sheds in the locality since the current Local Development Plan was adopted on 23 September 2016. While every application needs to be assessed on its own merits, it seems instructive to consider how these have been assessed and determined by Angus Council.

8.2. A search using the online planning portal was conducted of all applications in the DD9 postcode area containing the word 'agricultural' since adoption of the Local Development Plan. 5 search results were returned that are considered to be of relevance to this application. The table below summarises these applications with commentary where relevant on how these were assessed.

Application reference	Description	Decision	Commentary
21/00143/FULL	Erection of agricultural building	Approve	N/A
20/00280/FULL	Demolition and replacement of agricultural shed	Approve	N/A
19/00496/PRIORN	Prior notification for erection of general purpose agricultural shed	Withdrawn	Proposals site was within 50 metres of a scheduled monument
19/00256/PRIORN	Erection of general purpose agricultural shed	Prior approval not required	N/A
17/00613/FULL	Erection of general purpose agricultural shed	Approved	N/A

8.3. A further search was undertaken of all planning applications made in the DD9 7U postcode area since 23 September 2016. This returned 18 results all of which are summarised in the table below.

Application reference	Description	Decision
20/00814/FULL	Proposed widening of existing access to Craigendowie Farm to allow for better HGV access for the movement of livestock to and from the holding.	Approved subject to conditions
20/00759/FULL	Proposed Dormer Extension to Dwellinghouse	Approved
20/00726/FULL	Change of use to garden ground and erection of shed	Approved
20/00534/FULL	Remove Garage, Extension on Rear Elevation and Raise Wallhead on Part of House Open for comment icon	Awaiting decision

Application reference	Description	Decision
20/00240/FULL	Extension of rear elevation on house	Approved
19/00877/FULL	Demolition of Outbuilding and Erection of Extension to Existing Dwellinghouse to Form a Glazed Link, Conservatory and Swimming Pool	Approved subject to conditions
19/00878/LBC	Demolition of Outbuilding and Erection of Extension to Existing Dwellinghouse to Form a Glazed Link, Conservatory and Swimming Pool	Approved subject to conditions
19/00752/ADV	Retrospective Advertisement of the Following Type: New Welcome Board at Entrance to Edzell Castle (Non-Illuminated)	Approved
19/00588/CLU	Proposed Single Storey Extension to Rear of Existing Dwellinghouse.	Approved
19/00317/FULL	Proposed Extension to Dwellinghouse	Approved
19/00269/FULL	Change of Use to Gymnasium and Fitness Suite	Approved subject to conditions
18/00217/FULL	Extension to Dwellinghouse to form Sun Lounge	Approved
17/00511/LBC	Conversion of Former Mill to form Ancillary Accommodation.	Approved
17/00510/FULL	Alterations and Extensions to Dwellinghouse, Change of Use of Unused Land to form Additional Garden Ground and Conversion of Former Mill to form Ancillary Accommodation	Approved subject to conditions
17/00347/FULL	Proposed Alterations and Extension to Form One Dwellinghouse and Erection of Garage	Approved subject to conditions
17/00106/FULL	Alterations and Extension to Dwellinghouse	Approved subject to conditions
17/00016/FULL	Proposed Alterations and Extension to Dwellinghouse	Approved

- 8.4. Overall, this presentation of these recent local applications shows that Angus Council has been able to take an overwhelmingly positive view of developments outside settlements, so long as the scale and nature of the proposals are appropriate to their location and setting. This approach has helped to align the local planning function with the current National Planning Framework, which seeks to ensure that rural development is not unnecessarily constrained by planning.

9. Conclusion

- 9.1. The proposed development a short distance across the glen road from Hunthill Kennels, will greatly assist the functioning of Tillybardine Farm. Not only will it provide storage for feed and vehicles, but will also provide amenity and welfare facilities for employees on what is a fairly remote hill farm. The modestly proportioned agricultural building is of a commensurate scale with modern buildings of this type, as recognised through recent changes to the General Permitted Development Order. The building will use a varied and locally appropriate range of finishing materials, and will be partially hidden from all but immediate views of the site by a combination of sensitively undertaken land engineering, and future restocking of the woodland area around it.
- 9.2. As set out in this statement, Angus Council does not have a specific development in the countryside policy in its adopted Local Development Plan. The project team has therefore looked in detail at the Council's Farm Buildings Planning Advice Note, and at the local landscape characteristics of the Upper Highland Glens landscape character unit. In so doing, it is considered that the proposals presented here are in accordance with policy EV6 of the adopted Local Development Plan.
- 9.3. The National Planning Framework stresses that the Scottish Government does not wish to see development in our rural areas unnecessarily constrained. This proposal seeks to build an operationally necessary building in an area where there are no natural, cultural, landscape, flooding, or soil quality constraints. There are therefore no specific embargoes on development in this area. Furthermore, the infrastructure is needed to support the additional jobs created over the last 10 years.
- 9.4. The proposed building can and will assimilate with its host landscape in early course. Once this assimilation is complete, the building will be visually interpreted as simply another modestly proportioned structure that follows the characteristic development pattern of this glen. Considering all of the above, it is hoped that Angus Council can support this application for a new building that will greatly assist this rural business in its day to day operations.
- 9.5. Please do get in touch if you require any further information or discussions on the proposal.

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