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**Subject:** Planning Comment for 160571  
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Comment for Planning Application 160571

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Comment :

A planning application has been submitted for the erection of an agricultural building not very far from the boundary of our property. The land surrounding the residences has traditionally been primarily arable, however cattle have been grazed a number of fields some distance from our house.

The plans state that the proposed building is dual purpose - for storage and also the housing of livestock (cattle or sheep). As such I have concerns about the close proximity of the building to our house and the apparent lack of thought about the potential for environmental pollution (eg. no mention in plans for dealing with slurry/ soiled bedding).

The application states that the building is over 200m away from the residences, but we know it is very much less than that. Our research has suggested Government guidance recommends a distance of 400m. We believe this distance would rule out any building intended for livestock within the applicant's land as there is housing within 400m (including Denmill Cottage).

The 'farm track' referred to in the design statement is a Tarmac road, created when the farm Steading was converted and which is jointly owned and maintained by the residents and, in part, the landowners. We would be concerned about the impact regular movement of agricultural machinery would have on the surface of the road. There is an actual farm track situated to the north of the field which would be far better suited and where the original gated access to the field is located (not identified on plans submitted, but still in place). Were permission to be granted we would request that access to the field is by that gate only.

There are no agricultural buildings on the land at North Linn as they have been converted to housing, as such we wish to protect the residential amenity of the area.

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