

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE – 28 August, 2007**

Agenda Item	4.15
Report No	PLC-21-07

**07/00314/FULCA: erection of meat products factory (revised plans) at former bus garage site, Mid Keiss, Keiss, Wick.**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

Planning permission for the change of use of a former bus garage and for the erection of an extension to be used as a slaughter house, chill rooms, depot and meat products factory at Mid Keiss, Keiss, Caithness was granted planning permission at the meeting of the Caithness Planning, Development, Europe and Tourism Committee on 11 September, 2006. Works thereafter commenced to implement the project but it subsequently became apparent that the building which was being erected was different in dimension to that which had been approved. The building which had been approved was 45 metres long x 18 metres deep whereas the building which was being erected is 60 metres long x 23.1 metres deep. A further change is that the building which was approved was 6 metres high whereas the building under construction is 8 metres high. This application is therefore seeking consent for what is actually being erected. The application has been the subject of the neighbour notification procedure and has been advertised in the local press as being a bad neighbour development. Eight letters of objection have been received, the grounds of which do not warrant the refusal of planning permission.

**Recommendation: GRANT planning permission subject to conditions**

Applicant: Caithness Beef and Lamb Ltd., 4 The Shore, Wick, Caithness, KW1 4JW.

Ward No: 4 Landward Caithness

**1. PROPOSAL**

- 1.1 Planning permission for the change of use of a former bus garage and for the erection of an extension to be used as a slaughter house, chill rooms, depot and meat products factory was granted on 15 September, 2006 under reference 06/00334/FULCA. The building which had been approved was 45 metres long x 18 metres deep x 6 metres high. Works have since commenced on the site and the developer has now changed his proposal insofar as he wishes to alter the size of the new building to be 60 metres long x 23.1 metres deep x 8 metres high. The finishes to the proposed building are the same as that previously proposed being dark green insulated profile sheeting over a smooth rendered concrete blockwork base course.

1.2 The site is a former bus depot at Mid Keiss.

## **2. PLANNING HISTORY**

2.1 The use of the site would originally have been that of a farm steading however its most recent authorised use was that of a bus depot. The bus depot closed down a number of years ago. In the letters of objection received to this application there is a suggestion that the site has recently been used as some sort of joiners workshop. However, no complaints were received to that effect although such a use would have been unauthorised.

## **3. PUBLIC PARTICIPATION**

3.1 The application was advertised in the John o' Groat Journal as a bad neighbour development, the 14 day period expiring on 29 June 2007.

Eight letters of objection to this particular planning application have been received. There are four distinct grounds of objection :

- It is obvious from the moment that the developer laid the founds for this building that he had no intention of building the unit for which he had permission for but was proposing to build one considerably bigger and in doing so is making a mockery of the planning system.
- As the floor space of the slaughter house now proposed is over 1000 square metres an Environmental Impact Assessment for the development should be required to be submitted by the developer.
- A condition on the original consent required the road from the A99 to the entrance to the slaughter house site to be upgraded prior to the slaughter house being brought into use and this has not been done.
- The previous consent refers to there being a change of use of bus depot to slaughter house where in fact the bus depot has been a joiners workshop for the past two years.

## **4. CONSULTATIONS**

4.1 **Area Roads and Community Works Manager:** No objections.

4.2 **Contaminated Land Section:** No response.

4.3 **Scottish Environment Protection Agency:** No objections.

## **5. POLICY**

5.1 The following policies are relevant to the assessment of this proposal

### **Highland Structure Plan**

- Policy B7 states that small scale business development or extensions to existing or indigenous industries will be encouraged in rural areas.

## Caithness Local Plan

- Policy 15 of the Landward Chapter states that the Council generally supports small business developments or additions to existing and indigenous industries in the landward area in accordance with Structure Plan Policy B7, provided there is no adverse impact on adjacent uses and the development can be adequately serviced.

The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP), National Planning Policy Guidelines (NPPG), and Planning Advice Notes

5.2

- SPP1 The Planning System.

## 6. PLANNING APPRAISAL

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

6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance, and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

6.3 The main issue to be decided is whether this proposed building, which is significantly larger than that previously proposed, will be so significantly different as to be unacceptable. Officers have visited the site and the structural steel work has already been erected. It is therefore entirely apparent what the scale of the building is proposed to be. From inspection of the site it does not appear that the proposed building is going to have any more of an effect on the surrounding area than the building which had previously been approved. Bearing in mind that the slaughter house is a farming related activity and that the building is being erected in the countryside it does not look out of place in any way as there are already agricultural buildings which are far larger than this proposal.

6.4 There are no environmental or servicing issues with regard to this building which have not been considered and found to be unacceptable in relation to the building which has already been approved.

6.5 With regards to the grounds of objection outlined in paragraph 3.1 above I would respond to them in turn as follows:

- a. It would indeed seem that the developer has paid scant regard to what had actually been approved when he commenced the construction of this building. However, the matter was drawn to the applicant's attention at an early date and he was advised to submit a revised planning application. It is for the Planning Committee to decide whether or not it should be granted planning permission.
- b. The current proposal has been formally considered by the Highland Council in accordance with the Environmental Impact Assessment (Scotland) Regulations 1999. The Council has determined that the proposal is unlikely to have a significant environmental effect within the meaning of the Regulations and without prejudice to consideration by the Council of whether or not to grant planning permission. A Screening Opinion in accordance with the regulations has been issued to the effect that an Environmental Impact Assessment is not required in this instance.
- c. The road referred to has not been upgraded because the slaughter house had not yet been brought into use and the condition on the previous consent does not require the road to be upgraded until that time. In the event however, and in the intervening period, the road has now been the subject of upgrading works, these works having been submitted to and approved by the Council both as Planning Authority and as Roads Authority.
- d. If the bus depot which is the last authorised use of the site had been used as a joiners workshop then that was unauthorised. However in undertaking the various site visits in relation to this application and the previous application no evidence of there being a joiners workshop at the site has been apparent.

## 7. CONCLUSION

7.1 This proposal will not have any discernable impact on amenity which has not already been considered and found to be acceptable with regard to the proposal already approved. This amended proposal is acceptable and accords with the development plan.

**RECOMMENDATION: Grant planning permission subject to the following conditions.**

1. No odours associated with the facility shall be detectable outwith the boundaries of the site.

Reason:- In the interest of amenity and in order to avoid odour nuisance.

2. The developer shall ensure that all plant, machinery or other equipment installed or forming part of the development including any mechanical extraction, ventilation or refrigeration systems shall be of such a type so designed and installed and thereafter operated and maintained such that noise levels at the nearest noise sensitive properties are not increased.

Reason: In the interests of residential amenity and in order to avoid disturbance and nuisance.

3. Prior to the slaughter house hereby approved being brought into use, details of the lighting system to be designed for the hard standing areas around the building shall be submitted to and require the approval in writing of the Planning Authority in consultation with the Roads Authority in order to limit urban sky glow and light spillage onto surrounding areas. The approved details shall thereafter be implemented prior to any part of the development being brought into use.

Reason: In the interests of amenity and in order to avoid light pollution.

4. All surface water drainage of the site shall be treated by way of a sustainable drainage system.

Reason: To ensure that all surface waters are appropriately dealt with.

5. Notwithstanding the submitted details full details of external materials to be used in construction including walls, roof, windows, doors, gutters and down pipes shall be submitted to and approved in writing by the Planning Authority.

Reason: In order to retain effective control.

*Alex J. Tait*

Signature: 

Designation: **Area Planning and Building Standards Manager  
Caithness Sutherland & Easter Ross**

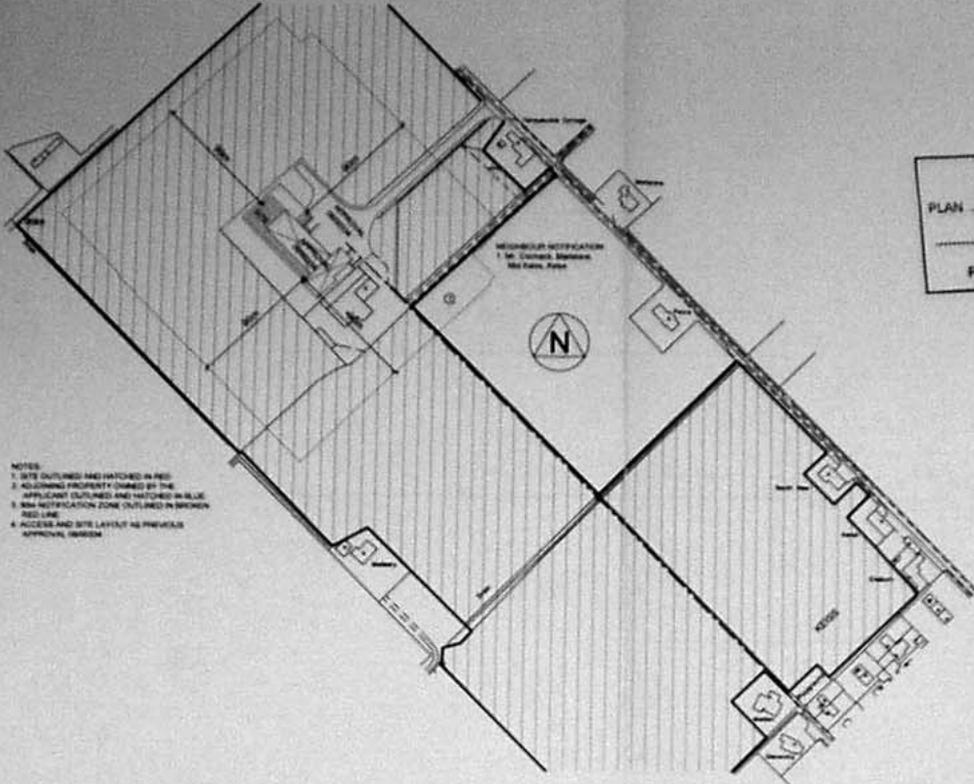
Author: Iain Ewart 01955 607751

Background Papers: As referred to in the report above and case file Ref No:  
07/00314/FULCA

Date : 17 August, 2007



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- NOTES
1. SITE OUTLINED AND HATCHED IN RED
  2. ADJOINING PROPERTY OWNED BY THE APPLICANT OUTLINED AND HATCHED IN BLUE
  3. NEW NOTIFICATION ZONE OUTLINED IN BROWN RED LINE
  4. ACCESS AND SITE LAYOUT TO BE PROVIDED APPROVAL OBSEEM

THE HIGHLAND COUNCIL  
PLAN 1 OF 3 OF APPLICATION REFERENCE  
07/3144  
RECEIVED 7/1/07

Client  
Caithness Beef and Lamb Ltd

Project  
New Meat Products Factory  
Mid Keiss, Keiss

Drawing  
Location Plan  
Planning Application

Scale  
1:2500 A3

AWG  
29.05.06

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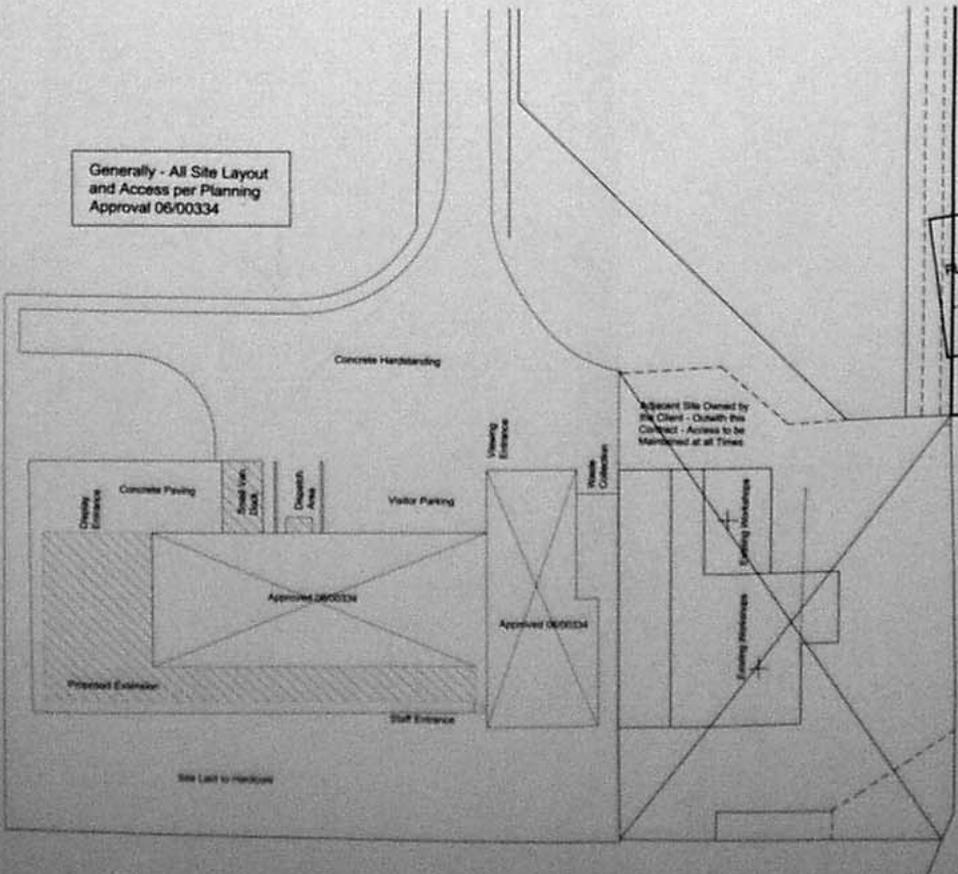
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Generally - All Site Layout and Access per Planning Approval 06/00334



THE HIGHLAND COUNCIL  
PLAN 2 OF 3 OF APPLICATION REFERENCE  
07/3144  
RECEIVED 17 MAY 2007

Client  
Caithness Beef and Lamb Ltd

Project  
New Meat Products Factory  
Mid Keiss, Keiss

Drawing  
Proposed Site Layout  
Planning Application

Scale  
1:500 A3

AWG  
16.05.07

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