

Application for planning permission, Glenfield Dairy, Glenfield Industrial Estate, Cowdenbeath, KY4 9HT

Extension to South Building (unit 1) for cottage cheese production

Grahams, the family dairy July 2025

- 1.0** Graham's the family dairy own and operate the Glenfield dairy located at Glenfield Industrial Estate, Cowdenbeath. The dairy produces a range of soft cheeses including cottage cheese, protein 22 and Skyr which are dispatched to retailers throughout Scotland and the United Kingdom. The Glenfield dairy comprises 5 key buildings with the estate as shown in figure 1 below and employs 256 full time staff.

Figure 1 Glenfield dairy, Glenfield Industrial Estate, Cowdenbeath (unit shown in red)

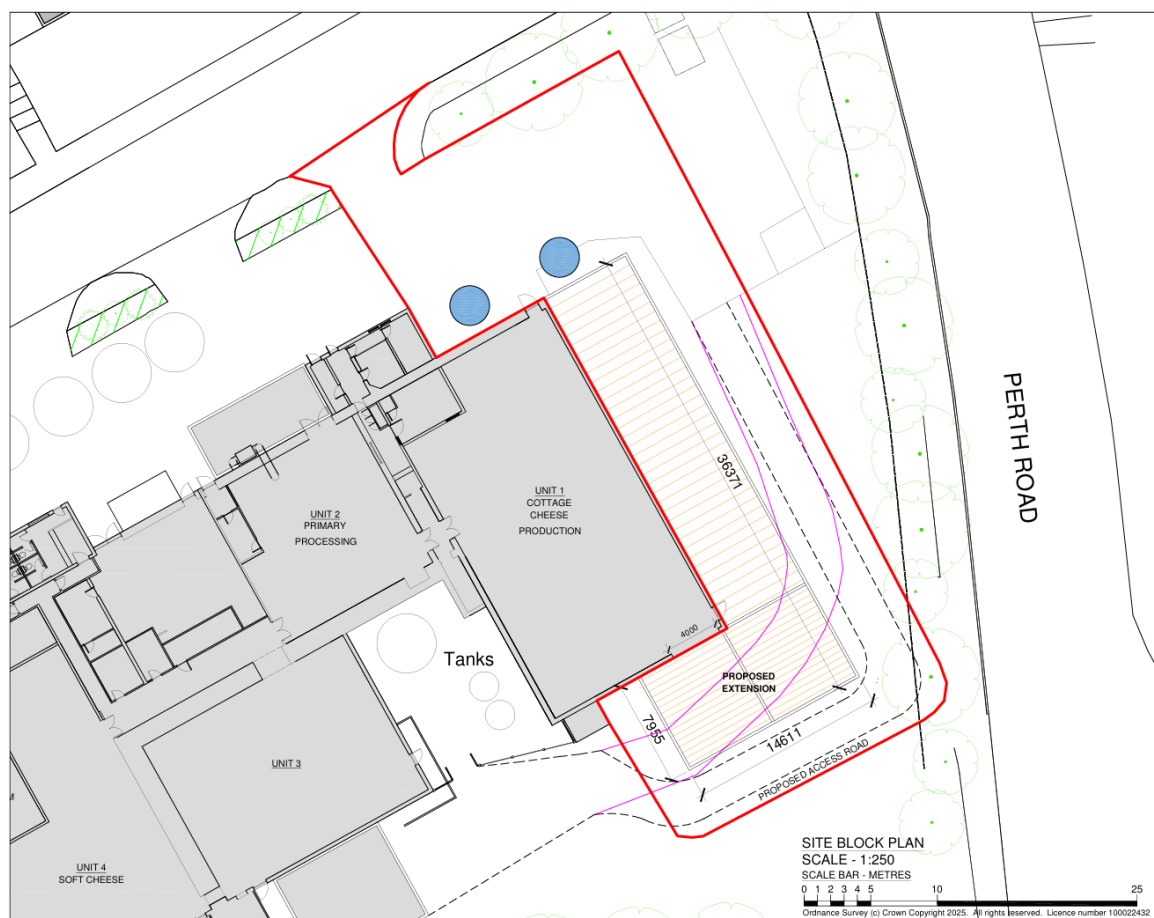




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- 2.0** In response to consumer demand, additional cottage cheese capacity is required. Cottage cheese is produced in building 1 from 4 vats. An additional 2 vats are required with associated milk storage in tanks. Operationally, the new vats and tanks must be adjoining the existing operation. All plant and equipment will be located within a new extension. The expanded cottage cheese facility will result in an additional 25 full time employment posts being created.
- 3.0** This operational requirement has led to the proposed extension of the south building (unit 1) to provide for 2 new vats and 6 tanks located within the new building. The building will measure 6m x 37m along the eastern elevation of unit 1 with a mono pitch roof at a height to eaves of 4.0m, and a 7.5m x 7m extension to the south at a height of 5.6m to eaves and 6.9m to ridge, accessed internally from the cottage cheese room. There will be 2 fire doors and 5 acoustic louvres to match existing number albeit these will be acoustic. The building total 269m² and the application site measures 0.1 hectares.
- 4.0** The extension site comprises a mix of hardstanding and access track for maintenance vehicles. An operational water silo and disused blockwork structure are located to the north east of unit 1, as shown in figure 2 below. The water tank will be relocated to the north of unit 1 alongside an additional, new 9,000l tank. The block structure will be dismantled. The access track will be realigned, in concrete, to wrap around the extension. The gas pipe which serves the dairy and is fixed to the eastern and southern elevations to unit 1 will be relocated above the proposed new connection with the extension.
- 5.0** Externally, the extension will be clad in corrugate steel painted 'RAL 5003' Sapphire Blue to match existing building. 5 vents with acoustic controls will be installed and 2 fire doors. The vents will have acoustic louvres to ensure noise levels are kept to an acceptable baseline. The expanded cottage cheese facility will continue to operate within the existing dairy hours, consistent with existing planning permissions. The replacement and new water tanks will measure 7m high. The proposed insulation and internal wall cladding will improve the thermal performance of the building thereby avoiding additional mechanical cooling.
- 6.0** An assessment of potential noise sources has been undertaken to inform the layout and the findings adopted in full This concludes that the only sources of potential impact are (i) the vents, (ii) fire doors and (iii) water tank pumps. These have been mitigated through (i) acoustic louvres to achieve acceptable noise

performance ratings, that will be subject to monitoring, (ii) controls on the use of the fire doors for emergencies only and not for general use, and (iii) the installation of new motors to the water tanks that achieve a requisite performance ratings. Construction will be subject to a pre-construction Management Plan dealing with hours of operation, storage and traffic management to minimise the impact on neighbours.

Figure 2 Proposed cottage cheese extension



- 7.0** The planning policy framework is set out in the National Planning Framework 4 (NPF) and the Fife Local Development Plan (LDP). Policies relating to the extension to a commercial buildings are found under NPF 4 policy 26 and LDP policies 1 and 5. NPF 4 policy 26 directs new development to sites allocated for industrial and commercial use with a focus on ensuring proposed uses are compatible with the area, support the function of the site and create employment and will not impact on the amenity of the surrounding area. The LDP allocates Glenfield for industrial related uses that are to be assessed against policy 1 which provides that the



principle of development will be supported if it is either: (i) within a defined settlement boundary and compliant with the policies for the location; or (ii) in a location where the proposed use is supported by the Local Development Plan. LDP policy 5 provides that all existing employment areas, and those allocated in the Plan and identified on the Proposals Map, will be safeguarded for continued industrial and business use. Development for industrial or business uses in these areas will be supported only if (i) it is an employment use class consistent with existing or proposed employment activity on the site or neighbouring site; or (ii) it will not restrict the activities of existing or future businesses on the site or neighbouring employment sites. In all cases, an assessment must be undertaken to identify the potential impact: on established business operations from the proposed use; on the amenity of the new use given the industrial or business nature of the surrounding uses; and on the amenity of surrounding land uses with particular emphasis being given to the impact on residential amenity. Where potential negative impacts are identified, a separation buffer zone or screening will have to be provided to protect amenity. The nature of the separation will be defined at the planning application stage.

- 8.0** The proposed cottage cheese extension building is located within a designated industrial site and is a site that is not subject to any environmental designations nor is it at risk of flooding. Consistent with the objective of NPF policy 26 and LDP policies 1 and 5, the design of the proposed extension for the production of cottage cheese has taken into account the amenity of neighbours to ensure there is no adverse impact from the proposed development. Two areas of potential impact relate to construction and operation. For construction, protocols will be put in place to ensure that construction is only undertaken during agreed, daytime hours with controls on traffic generation, storage and noise. Visually, the proposed development will read as a modest extension to the building and will not breach existing roof heights. Relocating the water tank and replacing the motor will only improve the situation by being further away from existing residential properties.
- 9.0** The only potential source of operational impact is noise related. As detailed in the drawings and explained in this statement, there are limited sources of noise and these have been mitigated to ensure levels do not exceed statutory requirements. This can be controlled through appropriate planning conditions. The investment will create 25 new, full time employees. It is considered that the extension for cottage cheese production complies with the development plan framework for the application site. **End**