

Murroes and Wellbank Community Council

Chestnut Green
Ballumbie Castle
ANGUS

Fraser McKenzie
Planning Service
Angus Council

Dear Mr McKenzie

Concern over Planning Application No. 18/00960/FULL .

Change of Use of a Section of Residential Garden Ground to Storage and Distribution (by Delivery) of Pet Food including the Siting of a Timber-Clad Metal Storage Container

We as a Community Council firmly believe in supporting the entrepreneur in developing new business opportunities in the local community. However the Community Council is concerned about the impact of amenity, the Angus Development Plan designation and traffic on local residents in the area surrounding the proposed planning application.

1. Traffic, Policy DS2 Accessible Development

Due to the residential roads, including mono-blocked areas surrounding the planning proposal, we have concerns with increased levels of traffic using this road network, along with the type of additional traffic, such has heavy goods vehicle deliveries. The access road leading to the proposed development is the main pick-up point for young children accessing the local school bus and any further increase in traffic will create further risk to children and residents living in the Ballumbie Estate. The ingress and egress from the estate access road is over subscribed at present with the maximum number of properties using this only entrance to the estate, which endures significant congestion. Any further additional traffic will only create a further potential risk of accidents.

2. Noise, odours, refuse pollution, residential amenity, Policy DS4 Amenity

The installation of the storage unit on the Ballumbie development for the purpose of selling, storage and distributing animal food is a concern. There will be disruption to local residents as a result of noise from supply and dispatch of products, potential odour from materials being stored, processed, along with additional waste generated. There is concern with increased attraction of vermin and the impact of a large industrial storage unit on neighboring properties.

3. Policy DS3 Design Quality and Place making

The Ballumbie Castle Estate has been developed to ensure the character and pattern of the development fits the surroundings, where you have coherent structures providing a high quality development. The deeds for the individual properties on this development clearly state that No commercial activities should be undertaken to ensure the quality of the Ballumbie Estate and the Amenity for residents is sustained. The Angus Local Development Plan clearly has the Ballumbie Castle Estate, Hawthorne Grove as residential use.

In regards to the proposed storage unit, there are no details of footings to ensure stability of unit, provision of weight and impact on existing ground conditions both of neighboring gardens along with proposer garden. There is no clarification on how this storage unit would be accessed on the property, hard standing areas, drainage or removal details, considering craneage requirements and the impact of such equipment on neighbouring residential properties.

4. Mobile Caravan, Policy TC7 Residential Caravans and Mobile Homes

The provision of a mobile caravan will only be acceptable where it is required to provide temporary accommodation to allow a permanent dwelling to be renovated or built. We would suggest the storage container proposed would be classed on the same grounds and as such this temporary facility is not for the purpose of supporting the building or renovation of a dwelling.

As such we have concerns regarding the planning proposal on the basis of the points above.

Murroes and Wellbank Community Council