

PLANNING APPLICATION REF. 18/00689/FULL

**DESCRIPTION OF DEVELOPMENT:
PROPOSED ERECTION OF 6NO DWELLING HOUSES (RE-APPLICATION)**

AT

THE WALLED GARDEN TEALING HOUSE TEALING

REPRESENTATIONS

Morven
Auchterhouse Road
Tealing
DD4 0QZ
25th September 2018

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Dear Sir/Madam,

Planning Application 18/00689/FULL
Proposed Development at Walled Garden, Tealing House, Tealing

I would like to lodge an objection to the application for the planning permission to erect a six dwellings at the above location. The reasons for my objection are as follows:

- 1) Approval was previously granted to erect 4 dwelling houses within the Walled Garden. I am aware that the issue of road safety was considered at that time but never the less approval was granted. The potential for what may in effect be a 30% increase in vehicle movements onto this corner raises such road safety fears once more. It is well known locally if not more wide spread that the access and egress from the site of the six potential properties sits on a narrow corner where there is poor visibility for oncoming traffic in both directions. I therefore have grave concerns for increased risk of accidents. The road is the main link along the foothills of the Sidlaws to Auchterhouse but has also become a known rat run to avoid traffic management problems in Dundee. It is sad to say that those using this road for aforementioned reason tend to show less regard to both speed restrictions and safety to the fear and alarm of existing residents.
The small country roads in this area were not designed to cope with the volume of traffic and the size of some of the vehicles that are now using the road. Resulting in damage to the roads, verges and residents property. Larger vehicles frequently have to mount the verge to allow traffic to pass as they try to negotiate the corner, their tyre marks are readily visible on the verge. The dry stain dyke built on the adjoining road boundary of my property has also been damaged on a couple of occasions by vehicles trying to access adjacent properties and get around the corner in question. I am therefore concerned that the additional traffic that the above proposed development will bring will just exacerbate an already difficult and at times dangerous situation.
- 2) I am also concerned for the safety of other road users including pedestrians and horses (from nearby equestrian centre and stables) as the roads are very narrow and there are no pavements along the access routes to the site. While walking out to the main Forfar /Dundee dual carriageway to catch a bus, I have had to jump up onto the verge for my own safety as the road is narrow. This is not easy particularly during periods of inclement/snowy weather but as a pedestrian I there is no alternative.

- 3) There are a number of established trees on and adjacent to the site and it is difficult to imagine that they would all be retained within the completed development. The likely anticipated removal of the trees would be detrimental to the residential amenity and privacy of surrounding properties.
- 4) It is interesting to note in the application for the development in the Walled Garden it was described as prestigious. I would contend that this development would detract from the aspirational quality of the walled site and is more in keeping for a more urban setting as opposed to the rural setting for which it is proposed.
- 5) I have also got concerns about road safety during the construction phase as the current access point is right on the bend and suggest that additional traffic management arrangements would be essential throughout the construction phase of the development.

I am not against the development of Tealing per se, after all I myself moved into a relatively new build within the area. However it is my belief that the village can accommodate further development in existing gap sites which would not raise the same concerns as detailed above and would be more in keeping with existing properties in the Tealing area. Accordingly I would ask the committee to consider the above issues, particularly those relating to road safety, in their deliberation of this application. Should you be minded to approve the application I would request that the developer is required to put further measures in place to ensure the safety of all road users and particularly the safety of pedestrians

Yours sincerely

Mrs Iris Whyte

Dear Sir/madam

Please note my objection the above Planning application.

My reasons for objecting to this development is based on the following:

1. Over developing the site.
2. Loss of wildlife.
3. The house designs art not appropriate for this particular development.
4. The access is dangerous and more so during construction.
5. There are no pavements and we are left with walking on the road which has become very busy over the years and more so for the wrong reasons.
6. The developer has removed the trees that gave character to the walled garden without getting the appropriate consents.
7. Traffic management systems are the only alternative if the Council are minded to grant this application.
8. The developer knew what he was purchasing at the time and four units should not be increased.
9. The materials to be used resemble nothing in the area and should have defind stone and slated roofs as per the other properties.

Regards

Mark Harris

Comments for Planning Application 18/00689/FULL

Application Summary

Application Number: 18/00689/FULL

Address: The Walled Garden Tealing House Tealing

Proposal: Proposed Erection of 6No Dwelling Houses (Re-application)

Case Officer: James Wright

Customer Details

Name: Mrs Zelda Pringle

Address: Balnagar Tealing Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

I wish to strongly object to the above Planning Application.

I refer to the submitted Supporting Planning and Design Statement dated August 18

This statement misrepresents the position with regard to the height of the proposed new buildings as the drawings indicate elevations will be greater than the height described. The drawings clearly demonstrate the height of the building will overshadow my property and garden.

It also misrepresents the position with regard to the windows such that they will overlook my property and garden resulting in loss of my privacy.

The applicants had no authority to unilaterally propose to determine any changes to the east boundary wall or anything which forms part of it without my permission as the boundary wall is mutually owned by me.

I would also dispute that the proposed buildings are within the character of the area - these are proposed dwelling houses not farm buildings.

There is also misrepresentation of the intended roof construction i.e. the acute angular roof design accommodating one and a half storeys does not accord with 'low pitched' roof and does not respect the character of the area.

The 50% increase in the number of houses from 4 to 6 puts further pressure on existing road

safety issues, in particular access at the site entrance, increased traffic and ongoing lack of pavements.

I also fully support the comments already submitted by Blackadders, Iris Whyte, Mark Harris, Iain Brown and M Donnelly.

Zelda Pringle

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DDB 1AN

19TH March 09

Dear Sir/Madam

18/00689/FULL Proposed Erection of Dwelling Houses
The Walled Garden Tealing House Tealing.

Regarding the above application objection. I wish to state that I have not lived at Garland place for a number of years.

The property was extensively damaged by fire, please see attached Evening telegraph article.

I have made no objection to the above application.

Regards



Iain Brown

Evening Telegraph Dundee Born and Read

[DUNDEE LOCAL](#) [OTHER NEWS](#) [DUNDEE FC](#) [DUNDEE LTD](#)
[SPORT](#) [DUNDEE PEOPLE](#)

'Norepairs made yet to fire-hit Dundee tenement'

by Brian Copland April 24, 2014, 7:00 am Updated: June 20, 2015, 11:09 am



Ian's Business Story

Read why Ian's hard work pays off [Learn more](#)

Promoted by AXA

A Dundee property tycoon has lost his bid to prevent an order for emergency repairs at a fire-hit block of flats.

Dundee City Council has told the owners of the tenement block at 14 Garland Place who are mainly represented by Mark Harris, of Mylnefield Properties to install a new roof.

The building suffered major damage during the blaze on April 26 2012, and the council says no repairs have taken place since.

It's feared the worsening state of the building could affect properties next door at No 12.

If the repairs aren't carried out, the council will install the roof itself and could buy the property.

--- ADVERTISEMENT ---





Mr Harris the project manager behind plans to refurbish the building told councillors that such action wasn't needed.

He insisted safety measures had been put in place at No 14 immediately after the fire, and that No 12 was no longer fully occupied.

"This building isn't unsafe, even more so since the council has taken steps to remove any safety issues," Mr Harris said.

"I ask the policy and resources committee to approach this with caution, as both buildings are in private ownership and any dispute shouldn't be for the council to become embroiled in."

However, city development director Mike Galloway said no progress had been made on a planning application to return the property to its previous state.

"A big part of the justification behind this report is the lack of progress on repairs," he added.

"Since the fire in April 2012, the council has moved any elements of public danger from this building. That's been undertaken at a cost of 80,000."

The policy and resources committee agreed to authorise the council to order *emergency repairs* to the property, including a new roof, as well as starting the process to buy the building.

Councillor Jimmy Black said: "The idea of moving forward is very attractive, because it's a blot on the landscape."

Mr Harris was declared bankrupt last year following a court battle with the Allied Irish Bank, which succeeded with a petition for sequestration against him for more than 300,000.

According to Scotland's Register of Insolvencies, the bankruptcy was discharged on April 2 this year "by process of law".

Mr Harris who lives in a gated mansion near Invergowrie rose to prominence as a director of leading city businesses, including a number of property firms.

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2 Westhall Terrace
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By Dundee

4th April 2019

Angus Council
Planning Service
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

RECEIVED

09 APR 2019

PLANNING & PLACE
COUNCIL BUILDING

For the Attention of Mr J Wright

Re Proposed Development at Walled Garden, Tealing House, Tealing
Planning Application 18/00689/FULL

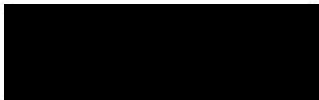
I am writing to raise an objection to the planning application to erect 6 dwellings at the above location.

There is no mains drainage system in this locality and the surface and foul drainage has to be dealt with within the site boundaries. There has been a drawing submitted and this clearly demonstrates the reduction of quality amenity space for each plot. Plot 3 and 4 have large mounds to the rear to deal with their foul waste and this will greatly affect their use of rear garden space. Their rainwater/surface water is dealt with in the neighbouring plot which results in their neighbours having three mounds in their properties. Bear in mind that these cannot be utilised for anything other than irrigation mounds. It cannot be used as vegetable gardens, tree/shrub growing etc.

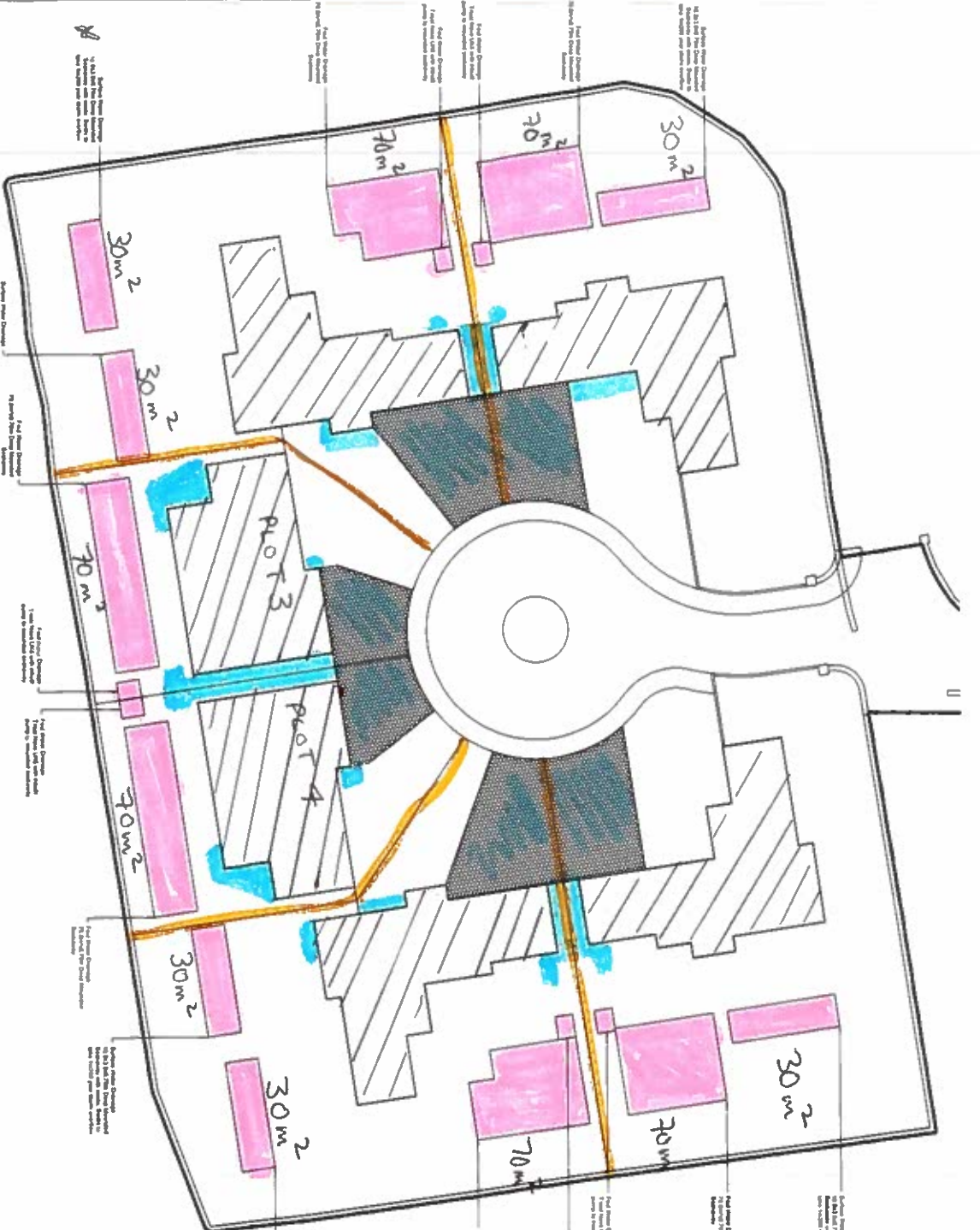
The site layout plan does not reflect this and implies a small suds area with trees as landscaping.

I would urge you to refuse this application due to the high density of housing not being connected to a mains drainage system with such a large area required for mound soakaway systems which are not the best solution to deal with foul waste.

Yours sincerely

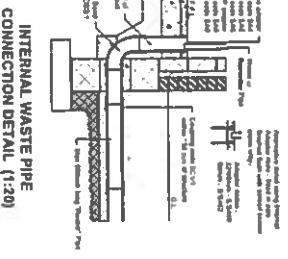
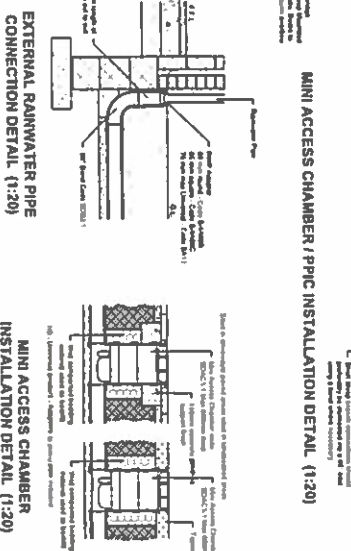
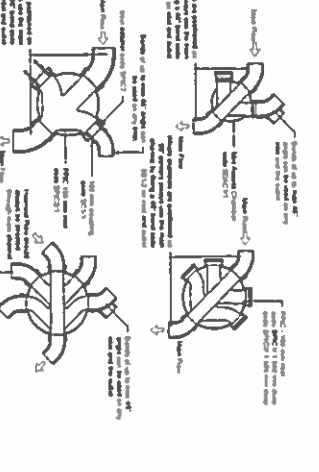
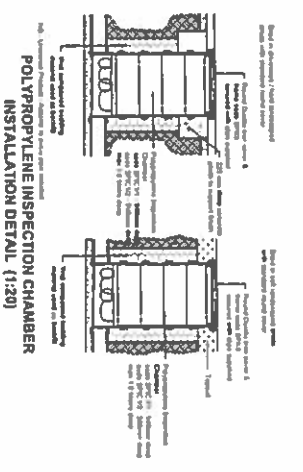
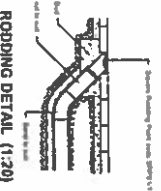


G Rennie



DRAINAGE LAYOUT (1:200)

* STATES 0.7m high mound.
 * STATES 1.4m high mound.



Project Name	17/17/17
Client	17/17/17
Scale	1:200
Date	17/17/17
Drawn by	17/17/17
Checked by	17/17/17
Approved by	17/17/17

Project No.	000	Client No.	000
Date	11/01/2024	Drawn By	000
Scale	1:200	Checked By	000
Author	000	Approved By	000



PROPOSED SITE LAYOUT | 1:200

TREE
TOO
NEAR?
MOUNDS?

mound means
No tree
DRAWING
HERE



0 10
SCALE 1:200
metres

DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL, ENGINEERING DETAILS AND
PRELIMINARY CONSTRUCTION DETAILS TO TAKE
CONSTRUCTION TO VIEW. ALL DIMENSIONS ON
SITE.
ALL DIMENSIONS IN METRES UNLESS
STATED OTHERWISE.
CONTRACTOR NOT TO SCALE DIMENSIONS
FROM DRAWINGS REFER TO ARCHITECT'S
DIMENSIONS AND NOT INDICATED ON THE
DRAWING.



117 Spangmoor Road, Dundee DD1 8BU
t 01382 831857
e enquiries@arktx.co.uk

PROJECT NO. 000
DATE 11/01/2024
SCALE 1:200
DRAWN BY 000
CHECKED BY 000
APPROVED BY 000

Plot 1	House Type 1A	Plot Area: 1234m ²	Garden Area: 890m ²
Plot 2	House Type 2A	Plot Area: 1234m ²	Garden Area: 890m ²
Plot 3	House Type 3A	Plot Area: 1234m ²	Garden Area: 890m ²
Plot 4	House Type 4A	Plot Area: 1234m ²	Garden Area: 890m ²
Plot 5	House Type 5A	Plot Area: 1234m ²	Garden Area: 890m ²

Morven
Auchterhouse Road
Tealing
DD4 0QZ

20th May 2019

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Dear Sir/Madam,

**Planning Application 18/00689/FULL
Proposed Development at Walled Garden, Tealing House, Tealing (Re- Application)**

I would like to add further information in respect of an objection I have already lodged concerning the application for the planning permission to erect a six dwellings at the above location. The further information relates to my main concern about road safety and resultant impact residential amenity in the area.

I moved to this area approximately 20 years ago and at that time it was a predominately rural setting of small holdings. Over time a small number of additional residential properties have been built along the main road as you travel through Tealing. They are all set well back from the road to ensure clear visibility for all road users and to allow safe access and egress from the properties. It should be noted that they were predominately individual developments or self built.

It is my understanding that the proposed application is the first time that a multiple housing development has been proposed in the area. As stated in my earlier objection the design (cull - de - sac) and number of houses is not in keeping with the character of the rest of the Tealing area and in particular the setting within a historic walled garden. It is better suited to an urban setting.

However my main concern is about road safety. Since I lodged my objection I have been given further information about the previous layout of the roads and footpaths serving the Tealing area by another local resident. Previously there was a footpath all the way from the bus stop on the old Forfar Road through the full length of Tealing. However, when the Tealing Road was widened by Tayside Region Council, they chose to remove part of the footpath (approximately half a mile from the A90 to the first corner which includes the access route to the proposed development) to accommodate the widening of the road.

The dangerous nature of this section of road was recently confirmed to me through the actions of the local traffic police. I had been on a night out in Dundee a couple of weeks ago and got the last bus from Dundee. So I was dropped off on the A90 at approximately 23:40 and had to walk along the section of road that no longer has a footpath to reach my home. As I was wearing dark clothing I was particularly careful and got up on the narrow verge when I saw oncoming lights. The oncoming vehicle was a police car and the officers stopped and insisted on giving me a lift along the road as they were concerned for my safety.

I would hope that this additional information adds further weight to my objection and would urge the planning authority to refuse the application.

However, if the planning authority is minded to approve the application I would ask that the developer

and Angus Council put the necessary remedial measures in place to enhance road safety for pedestrians and cyclists through the installation of footpath to the A90. Precedent has already been set for this as I have seen footpaths in other rural settings across Angus. One of particular note is the footpath that runs along the A94 between Meigle and Couper Angus and there is another from Dundee to Bridgefoot. I trust you find this information helpful in coming to a decision about the above planning application.

Yours sincerely
Mrs Iris Whyte

Our Ref: PG/SZH/THO/82/37

Your Ref: 18/00689/FULL

25 September 2018

Blackadders

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

and by email: plnprocessing@angus.gov.uk

Please Contact:
Petra Grunenberg

30 & 34 Reform Street
Dundee DD1 1RJ

DX DD108
Tel: +44 (0) 1382 229222
Fax: +44 (0) 1382 342220
Email: Petra.Grunenberg@Blackadders.co.uk

Dear Sirs

Objection to Planning Notice 18/00689/FULL

I am instructed by Mr and Mrs Graham Thomson, the proprietors of Tealing House, Tealing, Dundee, DD4 0QZ. My clients wish to object to the proposed development at the Walled Garden, Tealing House. I was also instructed to object to the previous Planning Notice 18/00172/FULL, which was subsequently withdrawn, and my client's objections remain on much the same terms.

The Walled Garden at Tealing House is a category C Listed Building and previously formed part of my clients' home, which lies adjacent to the proposed development. My clients are not, in principal, opposed to the development of the Walled Garden, however feel that the site is more suited to four dwellinghouses. This view was shared by Historic Scotland when the previous planning permission was granted in 2007.

Access to the proposed development is presently over a narrow track which is in my clients' sole ownership. In terms of the applicant's title, they are required to erect a new access to the west of the existing track. The applicant does not have a right of access to the proposed development over the existing track. At paragraph 3.3 of the Design Statement, the Applicant has provided photographs of the road junction. These photographs do not accurately show the location of the access to the proposed development. The location of the junction will be closer to the bend in the road and consideration will be required to ensure the safety of all road users.

The applicant's proposal is to allow parking for up to 18 cars within the development. It is my client's view that this would substantially increase the level of traffic in the local area and further measures should be put in place to ensure the safety of road traffic and pedestrians.

The previous planning permission (reference: 07/01346/FUL) required the applicant to:

Prior to the commencement of development, visibility sightlines of 3.0 x 70 metres shall be provided on each side of the proposed access at its junction with the public road.

Within the above splays nothing shall be erected or planting permitted to grow to a height in excess of 1050mm above the adjacent road channel.

The verge crossing at the proposed access shall be improved to form a new bellmouth junction with kerbed radii of 6 metres and a minimum throat width of 5.5 metres. The access shall be constructed in accordance with the standards of Angus Council.

I note that Angus Council Roads department commented in relation to the Planning Notice 18/00172/FULL that:

In order to provide a safe and satisfactory access, minimum visibility sightlines of 2.4 x 43 metres should be provided on both side of the proposed access at its junction with the public road.

My clients would respectively suggest that the conditions applied to the 2007 planning permission are more adequate in ensuring a satisfactory standard of visibility at the junction ensures the safety of all road users.

I would further note that the existing access that has been created in the walled garden is not fully within the Applicant's ownership and a further application will be required to have a further part of the wall breached for the purposes of correcting this.

Kindly acknowledge safe receipt.

Yours faithfully



Petra Grunenberg
Partner

Angus Council
Planning Service
Angus House
Orcharbank Business Park
Forfar
DD81AN

RECEIVED

13 MAR 2019

PLANNING & LAND
COUNTY BUILDINGS

8TH March 09

Dear Sir/madam

8/00689/FULL | Proposed Erection of 6No Dwelling Houses (Re-application) | The Walled Garden Tealing House Tealing.

I would like to strongly object to this latest application.

The entrance/exit from this development is of great concern and the fact the other users use this road to defeat waiting in traffic and pay little respect for dog walkers.

The proposed plans are by far over developing this plot.


The new development is not in keeping with anything in the surrounding properties and stand out for the wrong reasons.

This is another case of a developer purchasing a site for four units then increasing the numbers to maximise their profits.

If this development is to proceed there should be a sec. 75 to cover parks/footpaths and of course education.

Please confirm when this matter is to call as I would like to make my views knowing to the Councillors.

Regards


Iain Brown
12 Garland Place
Dundee
DD3 6HE

Ms M. Donnelly
11 Parker Street
Dundee

9th March 2019

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD81AN

RECEIVED
14 3 2019
PLANNING PLACE
COUNTY BUILDINGS

Good afternoon

Re: The walled Garden, Tealing.

The main road to this site is over congested whilst pedestrians have to play leap frog with traffic coming in both directions.

The latest Planning application is to over develop this unique habitat.

It is appreciated that the site shall one day be developed but everything about this application is negative.

It is my understanding that the wall itself may have a listing and to see this being opened up to allow for profit is sad.

The wildlife in that location is irreplaceable.

My objection should be noted and lodged with the Planning Committee.

Yours sincerely


M. Donnelly

19 March, 2019

Angus Council
Planning Service
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

Dear Sir/Madam,

**re: Planning Application 18/00689/FULL
Proposed Development at Walled Garden, Tealing House, Tealing**

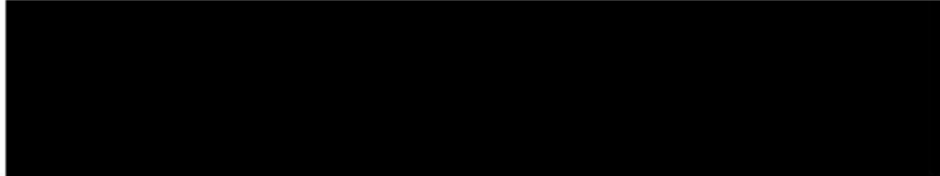
I would like to formally lodge an objection to the above application for planning permission to erect 6 dwellings on the site. My objections are as follows:-

1. The development is described as being "prestigious". Putting 6 houses on the site would make it more of an urban development rather than a country development.
2. Going from 4 houses to 6 houses must be seen as over-development.
3. Loss of mature trees.
4. Road safety. With there being a footprint increase in the number of houses there would be 50% increase in vehicle movement. This would create danger to pedestrians. This danger would be particularly acute at the junction to the main road where there is poor visibility splays.

There is also very poor or no footpaths in the area for pedestrians making the influx of more cars dangerous to pedestrians.

Regards

Michelle McCusker



19 March, 2019

Angus Council
Planning Service
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

RECEIVED

22 MAR 2019

PLANNING & PLACE
COUNTY BUILDINGS

Dear Sir/Madam,

**re: Proposed Development at Walled Garden, Tealing House, Tealing
Planning Application 18/00689/FULL**

I am writing to lodge an objection to the planning application to erect 6 dwellings at the above location.

The proposed 6 houses would constitute an overdevelopment of the site. It would land up looking like an urban housing estate rather than houses which should be seen as being located within a country environment. The construction of 6 houses would be an overdevelopment of the site. I had no objection in principle to there being 4 houses on the site, but to go up to 6 is just being greedy.

There would be a further deterioration in road safety both for cars and pedestrians. There would be 50% more car usage coming in and out of the site, which would have an adverse affect on pedestrian safety. This would be exasperated by the poor visibility splays at the junction to the main road.

In summary, these proposals are an overdevelopment of the site which will adversely affect vehicle and pedestrian safety and therefore the application should be refused.

Yours sincerely


C. Graham