

**ANGUS COUNCIL**

**DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 8 MARCH 2016**

**CHURCH HALL, 41-43 HIGH STREET, MONIFIETH**

**REPORT BY THE HEAD OF LEGAL AND DEMOCRATIC SERVICES**

**ABSTRACT:**

The Committee is asked to consider an application for a Review of the decision taken by the Planning Authority in respect of the refusal of planning permission for demolition of existing Church Halls and erection of new Church, application No 15/00498/FULL, at Church Hall, 41-43 High Street, Monifieth.

**1. RECOMMENDATIONS**

It is recommended that the Committee:-

- (i) review the case submitted by the Planning Authority (**Appendix 1**);
- (ii) review the case submitted by the Applicant (**Appendix 2**);
- (iii) consider the further lodged representations (**Appendix 3**); and
- (iv) consider the applicant's response to further representations (**Appendix 4**).

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/CORPORATE PLAN**

This Report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. CURRENT POSITION**

The Development Management Review Committee is required to determine if they have sufficient information from the Applicant and the Planning Authority to review the case. Members may also wish to inspect the site before full consideration of the Appeal.

**4. FINANCIAL IMPLICATIONS**

There are no financial implications arising directly from the recommendations in the Report.

**5. CONSULTATION**

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**ANGUS COUNCIL'S SUBMISSION IN RESPECT OF REFUSAL**

**APPLICATION NUMBER – 15/00498/FULL**

**APPLICANT- MONIFIETH PARISH CHURCH**

**PROPOSAL & ADDRESS – DEMOLITION OF EXISTING CHURCH HALLS AND  
ERECTION OF NEW CHURCH AT CHURCH HALL 41 - 43 HIGH STREET MONIFIETH  
DUNDEE DD5 4AA**

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**Angus Council**

<b>Application Number:</b>	15/00498/FULL
<b>Description of Development:</b>	Demolition of Existing Church Halls and Erection of New Church
<b>Site Address:</b>	Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA
<b>Grid Ref:</b>	349724 : 732545
<b>Applicant Name:</b>	Monifieth Parish Church

**Report of Handling****Site Description**

The application site, which is loosely 'L' shaped, measures 1353sqm and is located to the north of High Street directly opposite its junction with Reform Street. The site is separated in two by a pedestrian right of access path that serves 3 residential properties to the north west of the application site. The portion of the site to the north of the pedestrian access is undeveloped but overgrown with planting. The portion of the site to the south accommodates a single storey stone and slate period church hall that has a footprint of 410sqm and an overall height of 9m. To the rear of the hall building is an external garden area that is overgrown. The north portion of the site is bound to the north by a residential property and to the east by a mixed use 2 storey building that is attached to a single storey public house which has a function suite that wraps around its back forming a private boundary with the application site. To the south east the hall building is attached to a 2½ storey mixed use tenement with commercial premises at street level and domestic dwellings on the first and attic floor levels with a single storey residential property located to the rear of the aforementioned tenement block. To the rear of the site are a number of detached residential properties that generally front onto Hill Street. The boundaries of the site consist of stone walls of varying heights and elevations of existing buildings. There is approximately a 3m change in level from the site frontage on High Street to the rear of the site.

**Proposal**

The application proposes the demolition of the existing church hall and the erection of a new church. The proposed church would have a footprint of 820sqm with an overall height of 11.2m and would in part be attached to the tenement block to the south east. The proposal is for a building that directly addresses High Street and then extends to the rear of the site. The building is kept to the south of the right of access that bisects the site and therefore does not extend into the area behind the function suite of the bar. The external materials would consist of ashlar sandstone below a plinth; pre cast concrete columns; facing brickwork to upper roof gables; render system to rear walls; aluminium roofing system to the pitched roofs with roofing membrane to the flat roofs; aluminium glazing units and doors; powder coated louvers and grilles with aluminium rainwater goods. The proposed building would accommodate a sanctuary, prayer/quiet room, sub-divisible hall and meeting rooms, vestry, office, reception, catering kitchen, toilets, storage space and plant room. The building would be connected to the public drainage network and public water supply network with surface water to be dealt with by SUDS. The section of the site to rear of the public house would accommodate a landscaped garden. The right of access path bisecting the site would be fully reconstructed on the same line as existing but upgraded to suit the levels of the proposed building.

The application has not been subject of variation.

**Publicity**

The application was subject to normal neighbour notification procedures.

The application was advertised in the Dundee Courier on 5 June 2015.

The nature of the proposal did not require a site notice to be posted.

### **Planning History**

None.

### **Applicant's Case**

Supporting documentation has been provided to assist in the determination of the application and contains information pertaining to the matters considered relevant in the determination of the application. The documentation consists of:

**Design Statement:** is an overarching document consisting of 4 sections the first of which describes the site, its context and the present condition of the building. The second section focuses on the justification of the project and discusses a number of matters such as the rationale behind the proposal, the design intent for the new church, the project brief required to meet the needs of the applicant, an options appraisal exercise, pre-application consultations, the design response, the layout of the development and the appearance of the development. The third section considers the details of the project which includes the material finishes, landscaping, access, transport links, parking, refuse and waste management, cycling, general deliveries, pedestrian access, skylight and sunlight analysis. The fourth section provides a number of appendices that includes a letter of intent from the application, an access statement from the applicant, options appraisal by the applicant's architect, sustainability statement, drainage strategy, site investigation records, skylight and sunlight analysis drawings and correspondence from the Council's Roads Service.

**Access Statement:** discusses the access arrangements associated with the proposed development. This includes consideration of vehicular arrangements for weddings and funerals, access for the less ambulant and general comments for parking when the building is in use in the daytime and evening. Reference is also made to arrangements for refuse collection and deliveries.

**Noise Impact Assessment:** The noise impact assessment considers activity within the church, and the operation of mechanical plant serving the church. Calculations of organ music/amplified speech and singing breaking out from the proposed church indicate noise from these are likely to result in a noise level no greater than NR10 inside the nearest dwellings, with windows open for ventilation. Providing the sound insulation performance of the building envelope meets the requirements highlighted in the NIA there should be no noise issues arising from the proposed church use. In relation to the plant installations ventilation to the building is by natural ventilation with the exception of WC's. A supply and extract air handling unit would provide air to the kitchen which would be located in the first floor plantroom. Noise from the ventilation systems would be limited to achieve NR45. Noise levels to the external environment would be no greater than 55dB(A). There would be no biomass boiler systems as part of this project. Heat for heating and domestic hot water for the new church will be provided by a condensing gas boiler heating system.

**Bat Survey:** indicates a number of external features were found which appeared to offer opportunities for roosting sites, no evidence was found of their use upon closer inspection. Inspection of accessible attic spaces also found no evidence of use by bats. There was no evidence of any use of South Church Halls by bats.

The agent has also submitted a response to a number of the points of objection.

### **Consultations**

**Angus Council Environmental Health** - This consultee offers no objection to the proposal subject to conditions.

**Angus Council - Flood Prevention** - This consultee offers no objection to the proposal.

**Aberdeenshire Council Archaeology Service** - This consultee offers no objection to the proposal subject to a condition requiring a Level 1 Standing Building Survey.

**Community Council** - This consultee has provided 2 responses to the proposal. The first response of 15/06/2015 offered no objection to the proposal but raised concerns regarding a lack of parking and impact on traffic movements. The second response of 04/10/2015 provided comments in support of the proposal specifically in respect of the design of the building and the provision of a much needed community facility within the town.

**Angus Council - Roads** - This consultee offers no objection to the proposal subject to a condition.

**Scottish Water** - There was no response from this consultee at the time of report preparation.

### Representations

48 letters of representation were received, of which 5 offered general comments, 8 offered objection and 35 supported the proposal.

The main issues raised were as follows:

#### Points of Support

Scottish Government planning policy presumes in favour of sustainable development.

The proposal accords with the Angus Local Plan Review.

The proposal accords with policies in the Proposed Angus Local Development Plan.

The existing building is not a listed building nor is it in a conservation area.

The existing building is no longer fit for purpose.

The retention of the existing building would not be a prudent use of church funds due to its numerous deficiencies.

The existing building visually detracts from the High Street.

The proposed building would be an attractive architectural addition to Monifieth High Street.

The proposal would aid in the regeneration of Monifieth town centre.

The proposed building can be accommodated within the High Street due to the varying architectural styles that exist.

The proposed replacement building is a much needed modern, flexible, energy efficient and sustainable building.

It would result in the provision of a new building in the heart of Monifieth that would meet the needs of the local and wider community.

The proposal makes specific provision for access for people with restricted mobility.

The location of the proposed church has excellent links to public transport.

The substantive issue is whether the proposed development subject of this application is appropriate on the application site. The substantive issues are addressed under the assessment below.

#### Points of Objection

The design of the building is inappropriate for the location.

No need for a church at this location.

Road traffic and pedestrian safety impacts.

There is no parking associated with the proposed development.

Adverse impact on amenity of neighbouring residential properties.

The location of the new emergency gate is unacceptable.  
 The loss of another historic building from Monifieth is unacceptable.  
 The church should have utilised one of the existing church buildings and south church halls should be refurbished and used for the good of the public.  
 Parts of the historic building could be incorporated into the design.  
 The proposed building is not fully energy efficient.  
 Has the ground condition of the site been investigated to accommodate such a development.

The matters identified above, in so far as they raise material planning considerations, are addressed below in the assessment of the proposal.

Potential damage to adjoining tenement property from the demolition of the existing building – this is a civil matter. However, the applicant has indicated that if there is damage to the neighbouring tenement any necessary remedial action to the adjacent fabric of the tenement will be covered under the building contract and will be to the same or a higher standard than existing.

Will the pedestrian access bisecting the application site be available at all times for the residential properties that it serves - The provision of alternative access during building works is a civil matter. However, the applicant has indicated access will be maintained for those with a right of access across the site during the construction phases of the project. Prior notice of any alterations to the route of the path would be provided to the occupants of the relevant properties as part any building works.

### **Development Plan Policies**

#### **Angus Local Plan Review 2009**

Policy S1 : Development Boundaries  
 Policy S3 : Design Quality  
 Policy S6 : Development Principles (Schedule 1)  
 Policy SC23 : Support for Town Centres  
 Policy ER11 : Noise Pollution  
 Policy ER19 : Archaeological Sites of Local Importance  
 Policy ER22 : Public Drainage Systems  
 Policy ER24 : Surface Water Disposal  
 Policy ER33 : Energy Efficiency  
 Mf3 : Town Centre Improvements

#### **TAYplan Strategic Development plan**

Policy 3: Managing TAYplan's Assets

The full text of the relevant development plan policies can be viewed at Appendix 1 to this report.

### **Assessment**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Draft Proposed Angus Local Development Plan was considered by Angus Council at its meeting on 11 December with a view to it being approved and published as the Proposed ALDP for a statutory period for representations. The Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP(June 2012) and Scottish Planning Policy (SPP)

published in June 2014. The Proposed ALDP, as approved by Angus Council, will be subject to a 9 week period for representation commencing in February 2015. Any unresolved representations received during this statutory consultation period are likely to be considered at an Examination by an independent Reporter appointed by Scottish Ministers. The Council must accept the conclusions and recommendations of the Reporter before proceeding to adopt the plan. Only in exceptional circumstances can the Council choose not to do this. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it will be a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. Limited weight can therefore currently be attached to its contents. This may change following the period of representation when the level and significance of any objection to policies and proposals of the plan will be known.

The application site is not specifically allocated for development but lies within the Development Boundary of Monifieth. Policy S1 criterion (a) is therefore relevant and indicates that proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.

The application site lies within the defined town centre area of Monifieth as identified by the Angus Local Plan Review. Policy Mf 3 indicates the Council will only support private sector initiatives leading to the regeneration and environmental improvement of Monifieth town centre where they strengthen and enhance the area's retail and service function. Piecemeal development that would prejudice the overall objective for regeneration of the town centre would not be supported. Policy SC23 is a general policy relating to town centres and indicates the Council will initiate and support measures that will enhance the vitality and viability of town centres. The application proposes the redevelopment of a site that contains a hall for use as a church and accordingly there is no change in use class. The church would attract visitors and as such would help maintain the vitality of the town centre area. The principle of the type of redevelopment proposed is acceptable at this location subject to compliance with other relevant policies.

The physical characteristics of the proposed development fall to be considered against Policy S3 of the ALPR. The criteria of Policy S3 require development proposals to take account of factors such as site location and how the development fits with the local landscape character and pattern of development; proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings.

The replacement church building has a modern appearance with the supporting design statement indicating the character of the design is not overtly ecclesiastical but still suggestive of a large public volume. It indicates that the design seeks to draw on influences from the adjoining buildings and that the inclusion of the partial glass frontage that serves the sanctuary makes it possible for passers-by to see into the church making a connection with the activity within. The overall forms of the building are identified in the design statement as being traditional with orthogonal geometries, pitched roofs and masonry walls, however the manner in which these are rendered would be contemporary, providing an impression that is different to all of the surrounding buildings. In seeking to provide a modern church the proposed design has sought to provide an individual building that visually contrasts with the traditional design and appearance of the existing building and the adjacent buildings that front onto the north side of the High Street. In general terms the proposed building is contemporary in appearance and provides an innovative design response to the constraints of the site. The design would contrast with the more traditional buildings that front the north side of the High Street in this area but notwithstanding that I consider that the basic form of the building would be compatible with Policy S3 and the proposal would provide a reasonably high standard of design.

Policy S6 of the ALPR indicates that development should, where appropriate, have regard to the relevant development principles set out in Schedule 1. Schedule 1 criteria include amenity, roads and parking, landscaping, open space and biodiversity, drainage and flood risk.

In terms of amenity the application site is located within a town centre location where there are a mix of

land uses. The building is currently used as a church hall and the proposed use as a church does not involve a change of use. However, concerns have been raised by third parties regarding impacts on residential amenity as a result of the proposed use and scale of the new building. The proposed building is larger than the existing and it may attract additional activity to the area. However, the main entrance to the building would be located adjacent to the High Street and I do not consider that any such increase over and above what could be associated with the existing building would justify refusal of the application given the town centre location. In terms of the noise, a noise impact assessment has been submitted in support of the application which has been considered by the Environmental Health Service. That Service has indicated it is satisfied that noise, and odour from the kitchens, could be suitably controlled by planning conditions to ensure that the residential amenity of adjacent properties would not be adversely affected. The proposed building is larger than the existing in terms of its footprint and overall height and the occupant of 29a High Street has expressed concern that this would have adverse impacts on their property and garden. In that respect the applicant's agent has undertaken a skylight and sunlight analysis in accordance with BRE: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (Second Edition, 2011). The skylight analysis concludes that the proposed building would not have a detrimental effect on 29a High Street and it would still receive enough skylight as set out in the recommended guidelines. As the application site is located to the north east of 29a High Street the proposed building would not have an adverse impact on the garden of 29a High Street in terms of overshadowing. Having regard to the submitted information and on-site assessment, I am satisfied that although a larger building is proposed the amenity of 29a High Street and other properties in the area would not be reduced to an unacceptable level. Overall I am satisfied that the proposed building would not significantly adversely affect the residential amenity of neighbouring properties.

In respect of roads, parking and access matters, third parties have raised concerns regarding a lack of car parking provision associated with the development and impacts on the existing road network. The Roads Service has been consulted and has indicated that the Council's standards require 1 space per 10 seats to be provided within the site. The Road Service acknowledges that as a town centre site parking in accordance with the required standards cannot be provided. However, in this case, having regard to the nature of the existing use and the availability of other parking in the wider area the Roads Service does not consider that this merits refusal of the application. Requiring on-site parking for all town centre redevelopment proposals would severely restrict opportunities to reuse or redevelop town centre sites and buildings. The absence of on-site parking with town centre sites is not uncommon and the existing building does not have on-site car parking provision. I do not consider that a lack of on-site car parking would adversely affect the amenity of the area and, on the basis of advice from the Roads Service do not consider that this would justify refusal of the application. In relation to impacts on the public road network the Roads Service have considered the existing use of the site and the traffic likely to be generated by the proposed use and its impact on the public road network and have advised that they do not consider that there would be any significant impact on road traffic or pedestrian safety. I note concerns raised regarding access matters and potential impact on private rights of access in the area. However, these are civil matters. The proposed layout provides for the retention of a footpath through the site to properties located to the north.

The proposal involves the formation of a garden area within the site and a planning condition could be used to deal with the hard and soft landscaping associated with the development. In terms of natural heritage and biodiversity Policy ER4 is also relevant as the existing building on the site is potentially a favourable habitat for bats which are a European Protected Species. In this respect a protected species survey was undertaken and submitted in support of the application. The report concluded there were no signs of any use by bats at the time of survey and further indicated that there was no evidence of any historical use.

Scottish Water has been consulted on the application and has offered no objection to the development being connected to the public water supply. The applicant has indicated that surface water would be directed to a sustainable urban drainage system (SUDS). A planning condition could be used to require full details of surface water drainage arrangements. In relation to waste, a bin storage area is proposed within the site.

The proposal does not give rise to any significant issues in terms of the remaining criteria of Schedule 1 and Policy S6.

Policy ER19 refers to archaeological sites of local importance. The policy states that the Council will require archaeological evaluation to be undertaken where sites are of known or suspected archaeological interest. In this respect the Archaeological Service of Aberdeenshire Council has been consulted and has recommended that if approved a planning condition should be attached requiring a Level 1 Standing Buildings Survey.

Overall the proposal is broadly compatible with relevant policies of the local plan.

However, TAYplan Policy 3 seeks to ensure responsible management of TAYplans assets by amongst other things safeguarding historic buildings and allowing development where it does not adversely impact upon or preferably enhances those assets. In that respect it is noted that the Monifieth Local History Society has objected to the application. That Society expresses concern that a building of local historic and cultural significance would be lost. The application site accommodates a Victorian Church Hall building which dates from the 19th Century. The frontage of the building contains a number of identifiable features such as the gable elements, gothic window openings and detailed entrance doorway. Although not a listed building nor located within a conservation area, it occupies a prominent location at the junction of High Street and Reform Street and makes a positive and worthwhile contribution to the streetscene. From the information provided it appears to have some social and cultural importance to Monifieth and the High Street is an area where there are relatively few surviving buildings that fall into that category. In those circumstances it is appropriate to attach some weight to the desirability of retaining those elements of the building that make the positive and worthwhile contribution to the area. It is also relevant to note that a proposal for the demolition of the Auld Nick in the High Street of Carnoustie (an unlisted building not located in a conservation area) which gave rise to similar issues was refused by the Development Standards Committee with a subsequent appeal to the DPEA dismissed. Balanced against that it is noted that a number of representations have been submitted expressing support for the provision of an improved church facility. Again it is appropriate to attach some weight to those letters. However, the applicants agent has confirmed that the existing building is structurally sound and it appears possible to provide the modern, comfortable and sustainable church building that is sought whilst also retaining the High Street façade of the existing building. Such an approach would meet the aspirations of the applicants, whilst also allowing retention of that part of the existing building which is most significant and that contributes positively to the streetscene and remaining historic character of the town centre.

In conclusion, I recognise the desire of the church congregation to provide an improved facility and I am supportive of that approach. Whilst the proposal cannot provide on-street car parking in accordance with the Council's parking standards, there are benefits in locating a public building of this nature in an accessible town centre location where it would help maintain the vitality of the town centre. In that respect the proposal is generally compatible with local plan policy. However, I also recognise the concerns raised regarding the loss of the existing building and in particular its frontage to the High Street. Monifieth town centre has lost many of its historic buildings and the loss of a further building, in circumstances where this appears avoidable, would be regrettable. It is acknowledged that in order to provide an improved facility, demolition of much of the original building would be required. However, it appears that this could be achieved in a manner that would allow the High Street façade of the building to be retained and incorporated into a new building. The loss of the historic façade appears unnecessary and would not be consistent with Policy 3 of TAYplan. Accordingly, whilst the principle of the proposal attracts support from the local plan, the demolition of the existing building in its entirety is contrary to Policy 3 of TAYplan as it would adversely impact and would not enhance a historic building. I remain supportive of the principle of redeveloping this site to provide an improved facility for the church but do not consider the detail of the current proposal compatible with development plan policy. There are no material considerations that justify approval of the application contrary to the provisions of the development plan.

### **Human Rights Implications**

The decision to refuse this application has potential implications for the applicant in terms of his

entitlement to peaceful enjoyment of his possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying the decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. Any interference with the applicant's right to peaceful enjoyment of his possessions by refusal of the present application is in compliance with the Council's legal duties to determine this planning application under the Planning Acts and such refusal constitutes a justified and proportionate control of the use of property in accordance with the general interest and is necessary in the public interest with reference to the Development Plan and other material planning considerations as referred to in the report.

### **Equalities Implications**

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

### **Decision**

The application is Refused

### **Reason(s) for Decision:**

1. That the proposal is contrary to TAYplan Policy 3 as the development would adversely impact upon and would not enhance an existing building of local historic interest which would require to be demolished.

### **Notes:**

Case Officer: Ruari Kelly  
Date: 10 November 2015

## **Development Plan Policies**

### **TAYplan 2012**

#### **Policy 3D : Natural and Historic Assets**

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:-

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geo-diversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate

### **Angus Local Plan Review 2009**

Policy S1 : Development Boundaries



(a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.

(b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.

(c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.

#### Policy S3 : Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:-

- \* site location and how the development fits with the local landscape character and pattern of development;
- \* proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- \* use of materials, textures and colours that are sensitive to the surrounding area; and
- \* the incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

#### Policy S6 : Development Principles (Schedule 1)

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

#### Schedule 1 : Development Principles

##### Amenity

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- (b) Proposals should not result in unacceptable visual impact.
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

##### Roads/Parking/Access

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
- (e) Access to housing in rural areas should not go through a farm court.
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.
- (g) Development should not result in the loss of public access rights. (Policy SC36)

##### Landscaping / Open Space / Biodiversity

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)
- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and

layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.

(j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.

(k) The planting of native hedgerows and tree species is encouraged.

(l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

#### Drainage and Flood Risk

(m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)

(n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.

(o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)

(p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).

(q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)

(r) Development should minimise waste by design and during construction.

#### Supporting Information

(s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

#### Policy SC23 : Support for Town Centres

Angus Council will continue to initiate and support measures designed to enhance the vitality and viability of the town centres and will work in partnership with other bodies and interested parties to promote and develop opportunities which:

\* sustain the role and key functions of each of the Angus towns and their central areas; and

\* safeguard their existing character and complement and enhance their environment and historic value.

#### Policy ER11 : Noise Pollution

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which cannot be accommodated elsewhere.

Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise-sensitive land uses. Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.

#### Policy ER19 : Archaeological Sites of Local Importance

Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for

preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.

Where development is generally acceptable and preservation of archaeological features in situ is not feasible Angus Council will require through appropriate conditions attached to planning consents or through a Section 75 Agreement, that provision is made at the developer's expense for the excavation and recording of threatened features prior to development commencing.

**Policy ER22 : Public Drainage Systems**

Within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. Private drainage solutions will not be permitted within areas served by public sewers, even where they are subject to constraint.

**Policy ER24 : Surface Water Disposal**

Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.

Proposals that adopt ecological solutions to surface water management which promote local biodiversity by the formation of ponds and/or wetlands for example, and create or improve habitats will also be encouraged.

**Policy ER33 : Energy Efficiency**

Angus Council will encourage energy efficiency through the promotion of:

- \* siting, form, orientation and layout of buildings to maximise the benefits of solar energy, passive solar gain, natural ventilation and natural light;
- \* the use of landscaping and boundary treatment to modify temperature extremes, minimise heat loss due to exposure and create shelter on inner faces and entrances to buildings;
- \* optimum provision of insulation and the use of energy efficient heating/cooling systems;
- \* the re-use of building materials;
- \* local sourcing of materials;
- \* the use of a flexible design to facilitate possible future adaptation for other uses;
- \* renewable energy generation and energy efficient systems in domestic and commercial buildings where appropriate, which reduce demand for power from non-renewable sources.

**Mf3 : Town Centre Improvements**

Angus Council will only support private sector initiatives leading to the regeneration and environmental improvement of Monifieth town centre where they strengthen and enhance the area's retail and service function. Piecemeal development that would prejudice the overall objective for regeneration of the town centre would not be supported.

**TAYplan Strategic Development plan**

The proposal is not of strategic

**Cairngorms National Park Local Plan**



**DEVELOPMENT BOUNDARIES**

1.29 Angus Council has defined development boundaries around settlements to protect the landscape setting of towns and villages and to prevent uncontrolled growth. The presence of a boundary does not indicate that all areas of ground within that boundary have development potential.

**Development boundaries:**

Generally provide a definition between built-up areas and the countryside, but may include peripheral areas of open space that are important to the setting of settlements.

**Policy S1 : Development Boundaries**

**(a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.**

**(b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.**

**(c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.**

**Public interest:** Development would have benefits for the wider community, or is justifiable in the national interest.

Proposals that are solely of

commercial benefit to the proposer would not comply with this policy.

**DESIGN QUALITY**

1.37 High quality, people-friendly surroundings are important to a successful development. New development should add to or improve the local environment and should consider the potential to use innovative, sustainable and energy efficient solutions. A well-designed development is of benefit to the wider community and also

provides opportunities to:

- create a sense of place which recognises local distinctiveness and fits in to the local area;
- create high quality development which adds to or improves the local environment and is flexible and adaptable to changing lifestyles;
- create developments which benefit local biodiversity;
- create energy efficient developments that make good use of land
- and finite resources.

1.38 Design is a material consideration in determining planning applications. In all development proposals consideration should be given to the distinctive features and character of the local area. This includes taking account of existing patterns of development, building forms and materials, existing features such as hedgerows, trees, treelines and walls and distinctive landscapes and skylines.

1.39 The preparation of a design statement to be submitted alongside a planning application is encouraged, particularly for major developments or those affecting listed buildings or conservation areas. Early contact with Planning and Transport is recommended so that the requirement for a design statement can be determined.

**Designing Places - A policy statement for Scotland – Scottish Executive 2001** This is the first policy statement on designing places in Scotland and marks the Scottish Executive's determination to raise standards of urban and rural development. Good design is an integral part of a confident, competitive and compassionate Scotland.

Good design is a practical means of achieving a wide range of social, economic and environmental goals, making places that will be successful and sustainable.

**PAN 68 Design Statements**

Design Statements should explain the design principles on which the development is based and illustrate the design solution.

The PAN explains what a design statement is, why it is a useful tool, when it is required and how it should be prepared and presented.

The aim is to see design statements used more effectively in the planning process and to

**Policy S3 : Design Quality**

**A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:**

- **site location and how the development fits with the local landscape character and pattern of development;**
- **proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;**
- **use of materials, textures and colours that are sensitive to**
- **the surrounding area; and**
- **the incorporation of key views into and out of the development.**

**Innovative and experimental designs will be encouraged in appropriate locations.**

**DEVELOPMENT PRINCIPLES**

1.44 The principles in Schedule 1 provide a 'checklist' of factors which should be considered where relevant to development proposals. They include amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information. The Local Plan includes more detailed policies relating to some principles set out. Not all development proposals will require to comply with all of the principles.

**Policy S6 : Development Principles**

**Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.**

**Schedule 1 : Development Principles****Amenity**

- a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- b) Proposals should not result in unacceptable visual impact.
- c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

**Roads/Parking/Access**

- d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
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- f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17: Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary
- g) Development should not result in the loss of public access rights. (Policy SC36)

**Landscaping / Open Space / Biodiversity**

- h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)
- i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.
- j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.
- k) The planting of native hedgerows and tree species is encouraged.
- l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

**Drainage and Flood Risk**

- m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)
- n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.
- o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)
- p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).

**Waste Management**

- q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38).
- r) Development should minimise waste by design and during construction.

**Supporting Information**

- s) (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.



## TOWN CENTRES AND RETAILING

2.60 The Angus towns contribute to the character, vitality and prosperity of the area and their centres provide opportunities for people to access goods and services, generate employment and attract investment. The individual character of each town adds to its social and community role, creating a sense of place and belonging for many people. The central areas provide a focus for transport and are often the most accessible parts of the town, making them the best location for a wide range of activities and services – shopping, work, leisure, health and welfare and personal services such as banking and hairdressing.

2.61 The role of the Angus town centres must respond to the pressures facing them in a period of increasing centralisation and competition. Greater personal mobility, ease of access to larger centres such as Dundee and Aberdeen and the rationalisation of both public and private organisations all affect the role of the seven towns and their centres.

### Town Centres

2.62 Angus Council wish to encourage the town centres in Angus to develop and diversify but this must not be at the expense of their historic fabric and individuality. The primacy of town centres as the most appropriate location for a variety of leisure, service and retail activities will be reinforced where possible, by directing major retail and leisure investment to sites that support the town centres in accordance with the policy objectives of NPPG8 Town Centres and Retailing (Revised 1998) and the Dundee and Angus Structure Plan. The Local Plan defines town centre boundaries and these are shown on the Proposals Map for each town.

2.63 The Angus town centres provide a variety of levels of shopping provision. The smaller towns and villages provide local food shopping while the larger towns have a wider range of shops and provide a greater range of comparison goods. It is recognised that patterns of retailing and customer requirements change and therefore a flexible approach is needed to allow for compatible non-retail uses to be accommodated within town centres, particularly where vacancy levels are high.

2.64 The sensitive reuse or renewal of sites and properties can help to improve both the visual and commercial attraction of the town centres. In order to create opportunities for successful redevelopment, imaginative and well-designed schemes will be required to take advantage of the potential available within the confines of the historic Angus town centres.

2.65 Angus Council recognises the importance of the full range of town centre functions and will adopt a pro-active role to maintaining the vitality and viability of the centres. Where appropriate the Council will actively support schemes that will enhance the central areas to the benefit of the Angus population and their ability to access goods and services locally.

**Dundee And Angus Structure Plan** aims for town centres and retailing are to :

- promote town and district centres in their roles as important shopping, leisure and service destinations, meeting the more localised requirements of the city, town and landward communities;
- promote city, town and district centres as the location of first choice for new retail development; and
- promote measures for the selective support of local shopping provision in villages and rural areas.

### **NPPG 8 Town Centres and Retailing (Revised 1998)**

The Government's broad policy objectives are:

- to sustain and enhance the vitality, viability and design quality of town centres, as the most appropriate location for retailing and other related activities;
- to maintain an efficient competitive and innovative retail sector offering consumer choice, consistent with the overall commitment to town centres; and
- to ensure that ways of meeting these objectives are compatible with sustainable development and, in particular that new developments are located where there are good public transport services, and better access for those walking and cycling, leading to less dependence on access by car.

### **NPPG8 Town Centres and Retailing (Revised 1998)**

In small towns and villages there is therefore a clear presumption in favour of central locations for new developments.

## **Policy SC23 : Support For Town Centres**

**Angus Council will continue to initiate and support measures designed to enhance the vitality and viability of the town centres and will work in partnership with other bodies and interested parties to promote and develop opportunities which:**

- **sustain the role and key functions of each of the Angus towns and their central areas; and**
- **safeguard their existing character and complement and enhance their environment and historic value.**

*Town Centre: provides a broad range of facilities and services which fulfil a function as a focus for both the community and public transport.*

***NPPG8 Town Centres and Retailing  
(Revised 1998)***

## Noise Pollution

3.20 Noise can have a significant impact on our health, quality of life and the general quality of the environment. The planning system has an important role in preventing and limiting noise pollution and the noise implications of development can be a material consideration in determining applications for planning permission adjacent to existing noise sensitive development or where new noise sensitive development is proposed.

### Policy ER11 : Noise Pollution

**Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which cannot be accommodated elsewhere. Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise sensitive land uses.**

**Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.**

*Planning Advice Note 56 -  
Planning and Noise (1999)  
Noise sensitive land uses should  
be generally regarded as including  
housing, hospitals, educational  
establishments, offices and some  
livestock farms.*

3.39 While the best examples of valuable archaeological sites are designated of national importance there are numerous examples of historic sites in both urban and rural areas that are of local significance. There are also other sites where finds may have been made in the past but no remains are known to date.

3.40 Within the mediaeval burghs of Arbroath, Brechin, Forfar and Montrose areas of primary and secondary archaeological significance were identified through the Scottish Burgh Surveys undertaken in the late 1970s. This provides an indicator for prospective developers that where redevelopment is being proposed an archaeological assessment may be required prior to commencement of works or at least a watching brief during excavations.

#### **Policy ER19 : Archaeological Sites of Local Importance**

**Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.**

**Where development is generally acceptable and preservation of archaeological features in situ is not feasible Angus Council will require through appropriate conditions attached to planning consents or through a Section 75 Agreement, that provision is made at the developer's expense for the excavation and recording of threatened features prior to development commencing.**

## WATER RESOURCE MANAGEMENT

3.44 The Water Environment and Water Services (Scotland) Act 2003 introduced legislation to implement the EC Water Framework Directive. This established a requirement for river basin management by SEPA in partnership with other agencies including Angus Council. The Water Framework Directive requires the sustainable management of Scotland's water resources on the basis of natural river basin districts taking account of all the impacts that cause harm to the aquatic environment, including physical development, land use activity and effluent discharge. In the interim period until detailed controls are introduced through River Basin Management Plans, the Local Plan seeks to ensure that development activity does not lead to a deterioration of the quality and status of the water resource in Angus.

### Foul Drainage

3.45 Recent major investment by Scottish Water, including the Tay Waste Water Project, to meet the requirements of the Urban Waste Water Treatment (Scotland) Regulations 1994 and Bathing Water (Classification) (Scotland) Regulations 1991 has significantly improved treatment standards and enhanced development prospects at Arbroath, Carnoustie, Monifieth, Forfar and Montrose. Drainage constraints do however continue to affect a number of locations across Angus and influence site selection and the timing of land release for development. In order to secure implementation of the Local Plan strategy the Council will continue to press Scottish Water to allocate appropriate resources for the Angus area in their Investment Plan to remove longstanding development constraints.

3.46 The nature and scale of some development constraints may present the opportunity for developer/Scottish Water partnership initiatives and investment. This approach is welcomed by Angus Council where it supports development proposals which are in accordance with the Local Plan strategy.

3.47 Private drainage systems, including septic tanks and biodiscs, are vital in bringing forward development proposals in locations outwith areas served by public sewers. Such private systems have however been increasingly viewed by developers as providing an opportunity to overcome development constraints affecting towns and villages served by public sewerage. Concerns remain over long-term maintenance and the potential for pollution and environmental damage.

3.48 Consequently, the general approach of the Local Plan will be to require development within sewered areas to be connected to the public drainage system and to discourage the use of private drainage solutions in areas served by public sewers, regardless of whether or not capacity is available.

### **Policy ER22 : Public Drainage Systems**

**Within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. Private drainage solutions will not be permitted within areas served by public sewers, even where they are subject to constraint.**

## Surface Water Management

3.49 In the Angus towns and villages much of the existing drainage network is a combined system which deals with both foul water and surface water run-off from roads, roofs and other impermeable surfaces. This significantly reduces the capacity of the foul drainage network during storm water conditions. Scottish Water does not accept surface water run-off from new greenfield development into the foul drainage network and separate arrangements are required for surface water disposal. Depending on local circumstances such arrangements will also be required for brownfield redevelopment sites.

3.50 Developers are required to make appropriate provision for the collection, treatment, decontamination and disposal of all surface water arising from development sites to the standards and requirements of SEPA, Angus Council Planning & Transport and Roads Departments and Scottish Water as appropriate. Isolating pollutants at source and providing the necessary treatment can reduce the potential for pollution. The use of permeable surfaces and other water attenuation measures designed to slow surface water run-off from the development site can reduce the risk of flooding in water catchment areas. Detailed guidance on the effective management of surface water run-off through the use of Sustainable Urban Drainage Systems (SUDS) is provided by PAN61: Planning and Sustainable Urban Drainage Systems (2001) and the Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland (2002).

### **PAN 61: Planning and Sustainable Urban Drainage Systems (2001)**

*Sustainable Urban Drainage Systems (SUDS) aim to deal in an integrated way with surface water, based on the following principles:*

- *managing surface water run-off on-site as near to source as possible;*
- *slowing down run-off;*
- *treating it naturally; and*
- *releasing good quality surface water to watercourses or groundwater.*

### **Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland (2002):**

*prepared by the Sustainable Urban Drainage Scottish Working Party the Manual provides a definitive source of advice for SUDS design, planning and implementation in Scotland.*

## **Policy ER24 : Surface Water Disposal**

**Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.**

**Proposals that adopt ecological solutions to surface water management which promote local biodiversity by the formation of ponds and/or wetlands for example, and create or improve habitats will also be encouraged.**

3.69 Angus Council supports the Government policy to address the causes of climate change, and has adopted an Environmental Policy Statement along with a draft Local Agenda 21 Strategy for Angus. The effective conservation and management of energy resources is important for economic, environmental and ecological reasons. The production of energy from renewable sources prevents the production of emissions in power generation, while the reduction of energy consumption reduces the demand for electricity from all sources and should make homes and businesses more cost efficient. In terms of sustainable development, energy efficiency and non-polluting power generation are fundamental to establishing a stable and environmentally acceptable energy policy.

### Energy Efficiency

3.70 Energy efficiency, the reduction of pollution and the use of renewable resources are elements of the sustainable principles on which this plan is based. The key factors that impact on the energy efficiency of a building are site location and building design. The gradient and orientation of a site, together with the spacing between buildings and the height of possible obstructions have an impact on the amount of exposure a building has to direct sunlight and therefore its potential for solar energy gain. Heat loss is influenced by the number and/or construction of external walls and, on exposed sites, by the presence of planting and other types of windbreaks.

3.71 The choice of materials, amount of insulation, use of renewable energy sources and the installation of energy efficient heating/cooling systems can contribute to the wise use of resources. Energy generation and conservation technologies using renewable sources and energy efficient systems can reduce demand for fossil fuels and reduce running costs of domestic and commercial properties. Re-use of building materials and/or the local sourcing of materials also contributes to the conservation of resources and should be incorporated into development proposals wherever possible.

**Securing a Renewable Future,  
Scottish Executive 2003**

*Energy efficiency has a crucial role to play if we are to achieve significant cuts in carbon emissions. ...It is also vital to improving Scotland's economic performance and business competitiveness.*

### Policy ER33 : Energy Efficiency

Angus Council will encourage energy efficiency through the promotion of:

- **siting, form, orientation and layout of buildings to maximise the benefits of solar energy, passive solar gain, natural ventilation and natural light;**
- **the use of landscaping and boundary treatment to modify temperature extremes, minimise heat loss due to exposure and create shelter on inner faces and entrances to buildings;**
- **optimum provision of insulation and the use of energy efficient heating/cooling systems;**
- **the re-use of building materials;**
- **local sourcing of materials;**

- the use of a flexible design to facilitate possible future adaptation for other uses;
- renewable energy generation and energy efficient systems in domestic and commercial buildings where appropriate, which reduce demand for power from non-renewable sources.



## TOWN CENTRES AND RETAILING

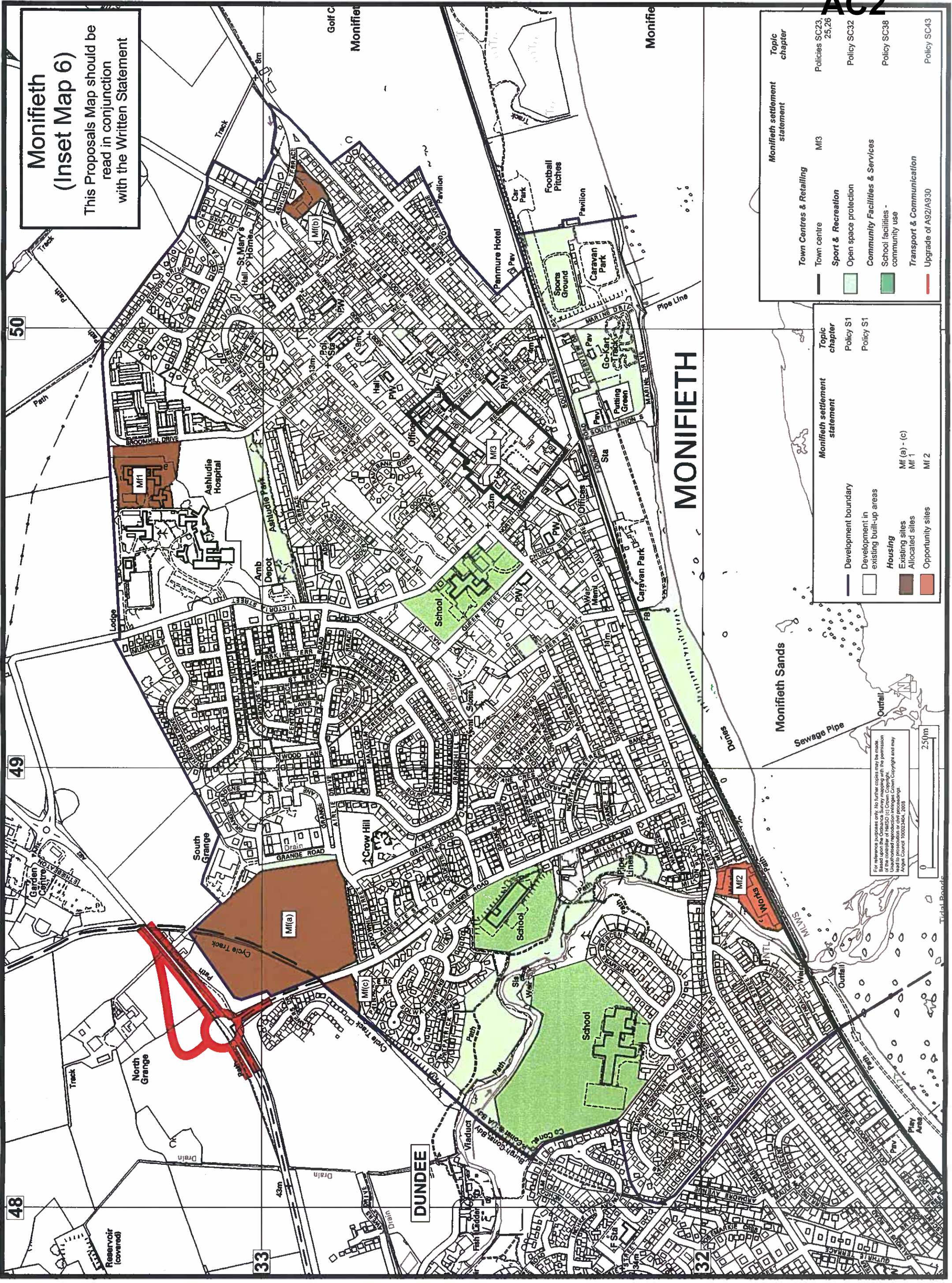
10. Monifieth town centre provides for local commercial and retail needs. The High Street is the focus of shopping provision in the town and includes a large foodstore, shopping parade and local shops.

The town centre is in need of upgrading and the Council is keen to work with landowners and developers to regenerate the area and consolidate its retail and service centre function. Development proposals could include mixed-use redevelopment and housing in upper floors.

### **Mf 3 : Town Centre Improvements**

**Angus Council will only support private sector initiatives leading to the regeneration and environmental improvement of Monifieth town centre where they strengthen and enhance the area's retail and service function. Piecemeal development that would prejudice the overall objective for regeneration of the town centre would not be supported.**

**Monifieth  
(Inset Map 6)**  
This Proposals Map should be read in conjunction with the Written Statement



Monifieth settlement statement	Topic chapter
Town centres & Retailing	Topic chapter Policies SC23, 25, 26
Town centre	M13
Sport & Recreation	Policy SC32
Open space protection	Community Facilities & Services
Community Facilities & Services	School facilities - community use
School facilities - community use	Policy SC38
Transport & Communication	Policy SC43
Upgrades of A92/A930	

Monifieth settlement statement	Topic chapter
Development boundary	Policy S1
Development in existing built-up areas	Policy S1
Housing	
Existing sites	M1 (a) - (c)
Allocated sites	M1
Opportunity sites	M2

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## Managing TAYplan's Assets: Safeguarding resources and land with potential to support the sustainable economic growth.

Delivering the vision and objectives of this Plan requires management of land and conservation of resources. This recognises that good quality development and the right type of development in the right places can lead to a series of social, economic and environmental benefits for those areas and the TAYplan region as a whole. This Plan balances these factors with the sometimes competing nature of different land uses.

This Plan safeguards for present and future generations important resources and land with potential to support the economy. It also requires us to ensure that development and growth in the economy occur in a way that does not place unacceptable burdens on environmental capacity and increase the exposure of users or inhabitants to risks. This can be achieved by directing development to specific locations (Policies 1, 4, 5, 6 and 7); ensuring that development is fit for place (Policies 2 and 8); and, that some areas or assets are safeguarded for a specific range of land uses (Policy 3).

This is important to support the growth of emerging sectors of the economy, such as the off-shore renewable energy sector through the protection of the region's ports for port-related uses, particularly Dundee and Montrose Ports. Similarly employment land, particularly in rural areas, can be affected through redevelopment for alternative uses or by alternative uses nearby. This could hinder or even prevent the start up of businesses in the future and/or limit business operations.

The economic recovery of the region and new development will need to be supported by appropriate infrastructure, particularly transport infrastructure. This will also contribute to behavioural change and reducing reliance on the car and on road-based freight. Ensuring that this can be delivered will require land and routes to be protected from prejudicial development. It also requires the public and private sectors to work jointly to deliver infrastructure.

Supporting future food and resource security will require the protection of finite resources like minerals, forestry and prime agricultural land\* by management as one consideration in the prioritisation of land release under Policy 1.

Limiting the types of land uses that can occur within green belts at Perth and St. Andrews will contribute to protecting the settings and historic cores of those settlements from inappropriate development and prevent coalescence with neighbouring areas.

It is essential to grow the economy within environmental limits and build-in resilience to climate change, natural processes and increased risk from sea level rise. Identifying environmentally sensitive areas and important natural and historic assets where no or very limited development would be permitted, such as some coastal areas, Natura 2000\*\* sites and other locations, will contribute to this. It will also be important to ensure that plans for managed realignment of coast and other coastal management are devised in liaison with Scottish Natural Heritage and Marine Scotland.



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\*Prime agricultural land: Land classes 1, 2 and 3.1 – these are the most suited to arable agriculture.

\*\*Natura 2000: European-wide designations to protect habitats and species – special protection areas (SPAs), Ramsar sites and special areas of conservation (SACs)

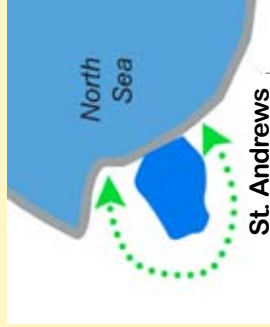
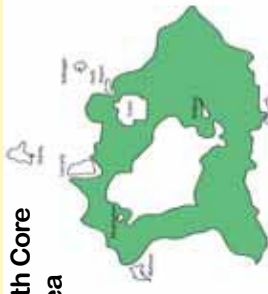
## Policy 3: Managing TAYplan's Assets

- identifying and safeguarding at least 5 years supply of employment land within principal settlements to support the growth of the economy and a diverse range of industrial requirements;
- safeguarding areas identified for class 4 office type uses in principal settlements; and,
- further assisting in growing the year-round role of the tourism sector.

### Employment Land

- continuing to designate green belt boundaries at both St. Andrews and Perth to preserve their settings, views and special character including their historic cores; assist in safeguarding the countryside from encroachment; to manage long term planned growth including infrastructure in this Plan's Proposals Map and Strategic Development Areas in Policy 4; and define appropriate forms of development within the green belt based on Scottish Planning Policy;

Perth Core Area



St. Andrews

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- using Perth green belt to sustain the identity of Scone, and provide sufficient land for planned development around key villages and settlements.

using the location priorities set out in Policy 1 of this Plan to:

- safeguard minerals deposits of economic importance and land for a minimum of 10 years supply of construction aggregates at all times in all market areas; and,
- protect prime agricultural land, new and existing forestry areas, and carbon rich soils (where identified) where the advantages of development do not outweigh the loss of productive land.

### Finite Resources

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

### Greenbelts

### Natural and Historic Assets\*

Land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets by:

### Transport

- safeguarding land at Dundee and Montrose Ports, and other harbours, as appropriate, for port related uses to support freight, economic growth and tourism; and,
- safeguarding land for future infrastructure provision (including routes), identified in the Proposal Map of this Plan or other locations or routes, as appropriate, or which is integral to a Strategic Development Area in Policy 4 of this Plan, or which is essential to support a shift from reliance on the car and road-based freight and support resource management objectives.

\*Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

**KellyR**

---

**From:** ThomsonSD  
**Sent:** 26 May 2015 16:16  
**To:** KellyR  
**Cc:** HendersonA; BallW  
**Subject:** 15/00498/Full  
**Attachments:** biomass info v4 draft.doc; planning info ver 2.doc

Ruari

*With regards to the above application, I have examined the plans and am of the opinion, given Church halls etc. have a well-established use for extracurricular activities and the development site is in close proximity to a number of residential properties, it is clear that a number of potential issues require to be considered.*

*In order to make an informed decision on this application, we would request that the applicant submit a Noise Impact Assessment to take account of the various noise sources (including the sanctuary and the Plant Room) within the development and how these may impact on said housing.*

*I would also be interested in the type of heating to be installed and specifically whether or not biomass fuel is proposed. If so a detailed air quality assessment would be required and I attach an information request sheet in this respect.*

*Finally I note that a small kitchen is proposed which could impact on neighbours by way of odours and I would therefore request details of the proposed catering equipment, number of meals and the proposed extraction system etc. Again I attach an information request sheet in this respect.*

*I trust the above is of assistance and if you have any queries please do not hesitate to contact me.*

*Regards  
steve*

Steven Thomson Senior EHO Regulatory & Protective Services, Communities, County Buildings Angus Council, County Building,s Market Street, Forfar DD8 3WA Telephone 01307 473331

## Biomass Boiler Information Form

This information is necessary in order to assess the impact of potentially harmful emissions. This information sheet should be completed and submitted along with an air quality screening assessment or detailed dispersion modeling report. The boiler manufacturer and/ or installer should be able to help you provide this information.

### 1. Particulars of the Boiler

<b>a) General details</b>		
Address of proposed boiler		
6 figure location coordinates (easting and northing)	Easting	Northing
Boiler make and model		
Boiler size and efficiency % (KW/MW)		
Boiler maximum rate of fuel consumption (kg/hr or m <sup>3</sup> /hr)		
<b>b) Provide details of the abatement equipment in place for controlling particulate matter (fly ash) emissions.</b>		
<b>c) Is the biomass boiler an exempt appliance in accordance with the Clean Air Act 1993?</b>		
<b>d) Have the boiler emissions been tested for Particulate matter and Oxides of Nitrogen? If yes provide copies of the relevant test reports. If not then please justify the pollutant concentrations used in the supporting air quality screening assessment or dispersion modelling</b>		

## 2. Boiler Stack Details

The design of the stack greatly affects how pollutants produced in the boiler disperse over the surrounding area. Your installer should be able to provide most of the details and make a calculation on stack height and design. When dispersion modeling is required you or your installer may need to engage a specialist consultant.

a) Specify the height of the boiler exhaust stack above ground. <b>NB</b> this should be calculated by doing an air quality screening assessment or detailed dispersion modelling as appropriate
b) Specify stack internal diameter (m).
c) Specify the exhaust gas efflux velocity (m/s).

## 3. Fuel Details

Emissions from a biomass boiler depend greatly on the type and quality of the fuel used. Reasonable guarantees are therefore needed that the fuel is compatible with the boiler and is of a high quality. Your fuel supplier and installer should be able to provide this information.

a) Detail all Fuel Types to be used (e.g. Logs, wood chip, pellets, straw etc) and for each type of Fuel detail the specification in terms of nitrogen, moisture and ash content % and calorific value MJ/Kg	
FUEL TYPE	FUEL SPECIFICATION
b) Does the fuel comply with European or equivalent fuel quality standards such as CEN/TS 335 or ONORM? Please provide details.	

**c)** Describe what fuel quality control procedures will be adopted to guarantee constant fuel quality from your supplier.

--

**d)** Provide evidence to demonstrate that the biomass boiler combustion system is applicable to the fuel specification.

--

## 4. Building Details

The dimensions of and distance to neighbouring buildings will determine the effect they have on the dispersion of the plume and therefore the height of the stack needed. Your installer should be able to provide this information.

**a)** Detail the dimensions of all existing and proposed buildings (including the boiler house) within a radius of 5 times the boiler exhaust stack height.

Building description	Height, m	Width, m
A		
B		
C		
D		
E		
F		
G		

**b)** Indicate the distance from the boiler exhaust stack to the nearest fan assisted intakes and openable windows.

--

## 5. ADDITIONAL INFORMATION

**a)** Have you attached a copy of your air quality assessment (Please delete as appropriate)

YES/NO
--------

**b)** Have you attached a copy of your boiler emissions test report (Please delete as appropriate)

YES/NO
--------



## Information Required To Support Planning Application For Commercial Kitchen

The aim of any ventilation/extraction is to ensure that no nuisance, disturbance or loss of amenity is caused by odour, fumes, food droplets or noise, to nearby properties.

To enable the Local Authority Environmental Health Department to assess the suitability of a ventilation scheme, the following information should be provided.

### 1. Information on premises

- the number of meals to be served per day;
- the method(s) of preparation and cooking;
- the types of meal served, e.g. fish and chips, Chinese food, Indian food, pizzas
- proposed hours of operation of the business and any ventilation plant.

### 2. Plans and drawings

Provide a scaled plan showing the internal arrangement of the premises and the dimensions/location of the ventilation system. The plan must contain external elevations of the buildings showing the

- dimensions;
- route; and
- exhaust characteristics (i.e. appearance) of the ductwork in relation to the building.

The location of **all** filters and the fan must be clearly marked. Where the location of a filter is shown the type must be clearly identified and cross-referenced to the detailed product specification.

### 3. Pre-filters

A copy of the manufacturer's product data sheet should be supplied clearly showing:

- manufacturer's name;
- filter name and product code;
- dimensions of the pre-filter; and
- nature of the filter media.

### 4. Electrostatic precipitators (where proposed)

A copy of the manufacturer's product data sheet should be supplied clearly showing:

- manufacturer's name;
- ESP name and product code;
- dimensions of the ESP; and
- flow rate rating.

### 5. Carbon Filters (where proposed)

The details and type of carbon filter units should be identified. A copy of the manufacturer's product data sheet should be supplied that clearly shows:

- manufacturer's name;
- filter name and product code;

- dimensions of the filter panel; and
- the total number of filter panels in the filter bed.
- the nature of the carbon (including product type);
- total volume of carbon expressed in cubic metres;
- total mass of carbon expressed in kilograms;
- total surface area of the panels exposed to the exhausted air; and
- dwell time of the gases in the filter compartment and the control setting at which this is achieved. The assumptions to this calculation must be clearly stated, and should include the air change rate for the setting quoted.

#### **6. Odour counteractant or neutralising system (where proposed)**

A copy of the manufacturer's product data sheet should be supplied that clearly shows:

- manufacturer's name;
- name of delivery system and product code;
- counteractant or neutralising chemical to be used;
- COSHH data sheets for chemical to be used; and
- anticipated counteractant or neutralising delivery rate.

#### **7. Cooker hood**

The following information on the characteristics of the cooker hood should be supplied that clearly shows the:

- length that the cooker hood overhangs the appliances;
- face velocity at the cooker hood, expressed in metres per second; and
- dimensions of the opening of the cooker hood.

#### **8. System Operation**

In addition to the specification of the components the following must be provided about the system:

- extract rate (expressed as m<sup>3</sup>/s) at the proposed point of extract;
- dwell time of the gases in the carbon filtration zone;
- volume of the kitchen; and
- efflux velocity

Note: Where the rate can be adjusted by the use of dampers or a variable speed fan, then the conditions under which the extract rate can be achieved must be described.

#### **9. Noise**

- sound power levels or sound pressure levels at given distances (the assumptions to this calculation must be clearly stated);
- an octave band analysis of the noise produced by the system should also be provided, where possible.

#### **10. Maintenance**

A schedule of maintenance must be provided including details for:

- cleaning of washable grease filters;
- frequency of inspection and replacement of all filters
- inspection and servicing of fans; and
- if schedule is not based on manufacturer's instructions explain why.

**From:**HendersonA  
**Sent:**21 Jul 2015 08:26:43 +0100  
**To:**KellyR  
**Cc:**ThomsonSD;BallW  
**Subject:**15/00498/FULL - Demolition of Existing Church Halls and Erection of New Church at 41 - 43 High Street, Monifieth

Ruari,

Further to the above application, the submitted Noise Impact Assessment has been examined and I would advise that this Dept. has no objection to the development save for the undernoted conditions.

Regards

Alex

1. *With regards to sound insulation, all materials used in the construction of the building shall be such as to be in accordance with Table 1 of paragraph 2.05 of the CSP report dated 16<sup>th</sup> June 2015 unless otherwise agreed in writing by the Planning Authority.*
2. *That all mechanical and electrical plant installed within the development shall be such as to be in accordance with paragraph 2.04 of the CSP report dated 16<sup>th</sup> June 2015 unless otherwise agreed in writing by the Planning Authority.*
3. *Prior to the development commencing a scheme for the extraction of steam and cooking odours from the proposed kitchen shall be submitted for the written approval of the planning Authority and thereafter the proposed scheme shall be implemented in full unless also agreed otherwise by the Planning Authority.*

Alex. Henderson. Environmental Health Officer (Part Time)

Angus Council, Communities Department, Dewar House, 12 Hill Terrace, Arbroath, DD11 1AH. Telephone 01241 435600



**From:**YoungN

**Sent:**26 May 2015 16:31:55 +0100

**To:**KellyR

**Subject:**15/00498/FULL | Demolition of Existing Church Halls and Erection of New Church

Ruari,

The applicant should submit the drainage calculations to demonstrate that the attenuation structure has been appropriately sized. The applicant also appears to be proposing an infiltration structure within the building footprint. This is not a suitable design and should be revisited. Finally can you please request that the trial pit logs are submitted.

Regards,

Neil

Neil Young:- Design Engineer, Angus Council, Communities, Technical and Property Services, Engineering and Design Services, County Buildings, Market Street, Forfar, DD8 3WR

Tel: 01307 473173

**From:**YoungN  
**Sent:**3 Jul 2015 11:53:24 +0100  
**To:**KellyR  
**Subject:**RE: Planning Application 15/00498/FULL - Monifieth Parish Church - Attenuation Tank

I can confirm that I have no objections in terms of drainage and flood risk,

Regards,

Neil

Neil Young:- Design Engineer, Angus Council, Communities, Technical and Property Services, Engineering and Design Services, County Buildings, Market Street, Forfar, DD8 3WR

Tel: 01307 473173

**From:** KellyR  
**Sent:** 01 July 2015 11:33  
**To:** YoungN  
**Subject:** FW: Planning Application 15/00498/FULL - Monifieth Parish Church - Attenuation Tank

Neil

Please find attached below a response from the agent to your email of 30 June.

Can you please advise whether this addresses your queries?

Regards

Ruari

Ruari Kelly | Planning Officer (Development Standards) | Angus Council | Communities  
- Planning & Place | County Buildings, Market Street, Forfar, DD8 3LG. ☎ (01307) 473306

From: Gary Treacy [<mailto:gary@leeboyd.com>]  
Sent: 01 July 2015 11:10  
To: KellyR  
Cc: Alan Thomson; Ian Downie  
Subject: Planning Application 15/00498/FULL - Monifieth Parish Church - Attenuation Tank

REFERENCE EML-OUT/1353/1.1/272  
For the attention of Ruari Kelly  
**Monifieth Parish Church - Attenuation Tank**

Good Morning Ruari,

Our structural engineer has confirmed the following in response to your e-mail this morning regarding the clarification requested from Neil Young on the specification of the attenuation tank:

'I can confirm that the attenuation tank will not be acting as a infiltration structure. It will have a non-woven geotextile wrap surrounding the tank to prevent the water infiltrating in to the ground and affecting the foundations of the new building.'

Hopefully this addresses any concerns however if you require any further detail, do not hesitate to contact me.

Regards,

Gary

Gary Treacy  
*Associate*  
**Lee Boyd • Designers + Architects**  
Registered Office: 6 Canaan Lane, Edinburgh, EH10 4SY

T: 0131 447 1818 F: 0131 447 8799  
Direct Line: 0131 446 7914  
e: [gary@leeboyd.com](mailto:gary@leeboyd.com)  
w: [www.leeboyd.com](http://www.leeboyd.com)

VAT Registration Number: 762 028248 Registered in Scotland: SC179504

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-----Original Message-----START

Forwarded by Gary Treacy [[gary@leeboyd.com](mailto:gary@leeboyd.com)] on Wed 1st Jul 2015

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**From:** Alan Thomson [[Alan@leeboyd.com](mailto:Alan@leeboyd.com)]

**Sent:** 1st Jul 2015 at 09:25 (GMT+01:00)

**Received:** 1st Jul 2015 at 09:25 (GMT+01:00)

**To:** Gary Treacy [[gary@leeboyd.com](mailto:gary@leeboyd.com)]

**Subject:** FW: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses

**Attachments:**

**Importance:** Normal

**From:** KellyR [<mailto:KellyR@angus.gov.uk>]

**Sent:** 01 July 2015 09:11

**To:** Alan Thomson

**Subject:** FW: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses

Dear Mr Thomson

Please find attached below a response from my colleague Neil Young in relation to your submission of 26 June. As you can see the response is seeking clarification/confirmation on a number of points.

I would be grateful if you could provide me with the requested information at your earliest convenience.



Yours sincerely

Ruari Kelly

**Ruari Kelly | Planning Officer (Development Standards) | Angus Council | Communities - Planning & Place | County Buildings, Market Street, Forfar, DD8 3LG. ( (01307) 473306**

**From:** YoungN  
**Sent:** 30 June 2015 10:26  
**To:** KellyR  
**Subject:** RE: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses

Thanks Ruari,

Can you please confirm that the attenuation tank is not intended to act as an infiltration structure and enquire as to how the applicant intends to seal the tank? I have concerns regarding the introduction of water into the footings of the structure, generally infiltration structures should be at least 5m away from the building.

Thanks,

Neil

**Neil Young:- Design Engineer** , Angus Council, Communities, Technical and Property Services, Engineering and Design Services, County Buildings, Market Street, Forfar, DD8 3WR

Tel: 01307 473173

**From:** KellyR  
**Sent:** 29 June 2015 14:20  
**To:** YoungN  
**Subject:** FW: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses

Neil

Further to your email of 26 May 2015 please find attached additional information from the agent in response to your queries.

Could you review the attached information and provide me with your comments in relation to drainage.

Regards

Ruari

**Ruari Kelly | Planning Officer (Development Standards)** | Angus Council | Communities - Planning & Place | County Buildings, Market Street, Forfar, DD8 3LG. ( (01307) 473306

**From:** Alan Thomson [<mailto:alan@leeboyd.com>]

**Sent:** 26 June 2015 14:27

**To:** KellyR

**Cc:** Treacy, Gary

**Subject:** Fw: FW: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses

REFERENCE EML-OUT/1353/10.1/269

For the attention of Ruari Kelly

**Site Investigation and Drainage Information**

Ruari,

As anticipated, find below and attached information from our structural engineer in response to the drainage queries.

Let us know if the consultee has any further queries.

Regards

Alan

Alan Thomson  
*Director*  
**Lee Boyd • Designers + Architects**

Registered Office: 6 Canaan Lane, Edinburgh, EH10 4SY

T: 0131 447 1818 F: 0131 447 8799  
Direct Line: 0131 446 7903  
e: [alan@leeboyd.com](mailto:alan@leeboyd.com)  
w: [www.leeboyd.com](http://www.leeboyd.com)

VAT Registration Number: 762 028248 Registered in Scotland: SC179504

-----Original Message-----START  
*Forwarded by Alan Thomson [[alan@leeboyd.com](mailto:alan@leeboyd.com)] on Fri 26th Jun 2015*

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**From:** Ian Downie [[IDownie@davidnarro.co.uk](mailto:IDownie@davidnarro.co.uk)]  
**Sent:** 26th Jun 2015 at 13:47 (GMT+01:00)  
**Received:** 26th Jun 2015 at 13:47 (GMT+01:00)  
**To:** Alan Thomson [[Alan@leeboyd.com](mailto:Alan@leeboyd.com)]  
**Subject:** FW: Planning Application 15/00498/FULL - Monifieth Parish Church - DNA responses  
**Attachments:** 13.333 - site investigation record layout 2014-05-16.pdf; 13.333 - Record of Ground Investigations Report 2014-05-16.pdf; Monifieth Parish Church.pdf; 13.333 SK-DRAIN-01 B drainage layout.pdf;  
**Importance:** Normal  
Alan,

As requested, please find attached responses to the queries by the Planning Officer:-

- **Drainage** – please find attached our proposed drainage layout and also calculations for the surface water Marley Waterloc attenuation tank. We have based the design on initial feedback from Scottish Water, which was to limit the discharge rate to 5 l/s/hectare. The tank would be buried in the ground, positioned underneath the cantilever roof canopy, and thus it would be outwith the internal footprint of the building.

- Ground Investigations – Please find attached our summary report and trial pit location plan.

Regards,

Ian

Ian Downie

Associate

**David Narro Associates**

Consulting Structural & Civil Engineers

24 James Morrison Street, Glasgow G1 5PE

T: +44 (0) 141 552 6080 F: +44 (0) 141 552 7418

E: [idownie @davidnarro.co.uk](mailto:downie@ davidnarro.co.uk)

W: [www.davidnarro.co.uk](http://www.davidnarro.co.uk)



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**From:** design [[Design@leeboyd.com](mailto:Design@leeboyd.com)]

**Sent:** 27th May 2015 at 09:13 (GMT+01:00)

**Received:** 27th May 2015 at 09:13 (GMT+01:00)

**To:** Gary Treacy [[gary@leeboyd.com](mailto:gary@leeboyd.com)]; Alan Thomson [[Alan@leeboyd.com](mailto:Alan@leeboyd.com)]

**Subject:** FW: Planning Application 15/00498/FULL - Demolition of Existing Church Halls and Erection of New Church at 41 - 43 High Street, Monifieth

**Attachments:** 15\_00498\_FULL \_ Demolition of Existing Church Halls and Erection of New Church .msg;

15\_00498\_Full .msg;  
**Importance:** Normal

**From:** KellyR [<mailto:KellyR@angus.gov.uk>]

**Sent:** 27 May 2015 08:33

**To:** design

**Subject:** Planning Application 15/00498/FULL - Demolition of Existing Church Halls and Erection of New Church at 41 - 43 High Street, Monifieth

Dear Sirs

**Town And Country Planning (Scotland) Act 1997 (As Amended)**

**Demolition of Existing Church Halls and Erection of New Church at 41 - 43 High Street, Monifieth**

**Application Reference – 15/00498/FULL**

I refer to the above planning application which was registered with this Service on 25 May 2015.

Please find attached initial responses from the Council's Engineering and Design Service and Environmental Health Service. The responses are requiring the submission of additional information in order to provide finalised responses to the proposal.

I would be grateful if you would consider the attached and advise within seven days of this email whether you intend to submit the requested information and the likely timescale for its submission.

Yours sincerely

Ruari Kelly

**Ruari Kelly | Planning Officer (Development Standards) | Angus Council | Communities - Planning**



ANGUS COUNCIL

COMMUNITIES  
PLANNING

CONSULTATION SHEET

PLANNING APPLICATION NO

15/00498/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

(Comments to follow within 14 days)

Date

01	06	15
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# Memorandum

**Communities  
(Roads)**

TO: HEAD OF PLANNING & PLACE

FROM: HEAD OF TECHNICAL & PROPERTY SERVICES

YOUR REF:

OUR REF: GH/AG/JB TD1.3

DATE: 5 JUNE 2015

**SUBJECT: PLANNING APPLICATION REF. NO. 15/00498/FULL – PROPOSED NEW CHURCH PROJECT AT MONIFIETH PARISH CHURCH**

---

I refer to the above planning application.

The site is located on the north side of the A930 High Street at Monifieth Parish Church.

The National Roads Development Guide, adopted by the Council as its road standards, is relative to the consideration of the application and the following comments take due cognisance of that document.

The application is for a new church project which includes a new church complex including sanctuary, meeting rooms, foyer, office, kitchen and ancillary space with adjacent church garden area. The project involves the demolition of existing church halls.

Angus Council parking standards for Places of Worship requires 1 space per 10 seats to be provided within the site. However, in this case, as with many developments located within the town centre parking cannot be provided within the site.

Submitted drawing No. AL(P)20 shows the proposed relocation of a street lighting column (No. GHN8).

I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I do not object to the application but would recommend that any consent granted shall be subject to the following condition:

- 1 That, prior to the commencement of development, the relocation of street lighting column no. GHN8 shall be agreed with The Roads & Transport Business Unit's Street Lighting Partnership Manager.

**Reason : in the interests of road safety.**



I trust the above comments are of assistance but should you have any queries, please contact Adrian Gwynne on extension 3393.

*p.p.*



## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr Alexander Ritchie

Address: 22 Victoria Street Monifieth Dundee

### **Comment Details**

Commenter Type: Community Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: As Secretary of Monifieth Community Council I would advise that this application was discussed at the monthly meeting of the Community Council on 11th June 2015. The Community Council would observe that there is considerable pressure on traffic flow and parking in and around Monifieth High Street and it is clear from the discussion on 11th June that there is significant concern within the local community as to the likelihood of this application materially worsening the existing difficulties.



**From:**Claire Herbert  
**Sent:**16 Jul 2015 11:05:07 +0100  
**To:**PLNProcessing  
**Cc:**KellyR  
**Subject:**Planning application 15/00498/FULL - archaeology comments

**Plan App No:** 15/00498/FULL

**Planning Officer:** Ruari Kelly

**Proposal:** Demolition of Existing Church Halls and Erection of New Church

**Address:** Church Hall 41 - 43 High Street Monifieth Dundee

**Postcode:** DD5 4AA

**Grid Reference:** NO 4972 3253

Apologies for the delay in submitting my comments on this application.

Having considered the above application, which affects a former church hall dating to the 19<sup>th</sup> Century, I would ask that in this instance the following condition is applied:

**Level 1 Standing Buildings Survey Condition (PAN 2/2011, SPP, SHEP)**

Prior to any works commencing, the developer shall secure the implementation of a Level 1 archaeological standing building survey of the extant structures, to be carried out by an **archaeological organisation** acceptable to the planning authority. The scope of the archaeological standing building survey will be set by the Aberdeenshire Council Archaeology Service on behalf of the planning authority. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the Aberdeenshire Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

**Reason: to record features of the historic environment of the structure. Please note an archaeological organisation is required to undertake this work.**

**Standing Building Survey Level Defined**

***Level 1 - a full photographic survey of the interior and exterior of the building, including all exterior elevations and the building's setting, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence. Surveys should be submitted in a digital format (pdf, jpeg, tiff files) by email, on CD or via online file sharing services.***

Should you have any comments or queries regarding the above, please do not hesitate to contact me.

Kind regards,

Claire

Claire Herbert MA(Hons) MA MCIfA FSA Scot

Archaeologist  
Archaeology Service  
Infrastructure Services  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

01224 665185  
07825356913

[claire.herbert@aberdeenshire.gov.uk](mailto:claire.herbert@aberdeenshire.gov.uk)

Archaeology Service for Aberdeenshire, Moray & Angus Councils

## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr Ronald Jack

Address: 32 Fotheringham Drive Monifieth

### **Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

The church is a much needed, modern, energy efficient building designed so as to comply with policy ER33 of the Angus local plan.

Ronald A Jack





**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Rodney Bowman

Address: 7b Victoria Street Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

I write in support of the application by Monifieth Parish Church to build a new church building on the High Street Monifieth. This wonderful project is to be welcomed for the following reason:

Constructing a modern, flexible, accessible church on the High Street Monifieth will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the Proposed LDP.

The current building is unfit for purpose and an eyesore on the High Street, being continually the target of vandalism which has resulted in the windows being boarded up to prevent further damage and expense.

Yours sincerely

Rodney Bowman



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Roderick Gourlay

Address: 32 Thomas Street Carnoustie

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr. Kelly,

15/00498/Full : Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons.

The Angus Local Plan(p53) states that Council will work in partnership with the Voluntary Sector to maintain and enhance basic service provision and delivery of community services. This is a much needed modern, flexible Church building. Not to support the development would mean contravening its own Development Plan objectives.

Constructing a modern, flexible, accessible church on the high street will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the Proposed LDP

The existing building is energy inefficient and the new church will be a good example of sustainable development, supported by policy PV 11 of the Proposed Angus LDP.



LeslieIA

---

**From:** PLANNING  
**Sent:** 05 October 2015 15:44  
**To:** PLNProcessing  
**Subject:** FW: Comments for Planning Application 15/00498/FULL

Sandra Cameron, Clerical Officer, Communities, Planning & Place, Angus Council, County Buildings, Market Street, Forfar DD8 3LG; Tel: 01307 473342; E-mail: [camerons@angus.gov.uk](mailto:camerons@angus.gov.uk)

**From:** [publicaccess@angus.gov.uk](mailto:publicaccess@angus.gov.uk) [<mailto:publicaccess@angus.gov.uk>]  
**Sent:** 04 October 2015 20:42  
**To:** PLANNING  
**Subject:** Comments for Planning Application 15/00498/FULL



Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:35 PM on 04 Oct 2015 from Mr John Hutton.

### Application Summary

**Address:** Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA  
**Proposal:** Demolition of Existing Church Halls and Erection of New Church  
**Case Officer:** Ruari Kelly  
[Click for further information](#)

### Customer Details

**Name:** Mr John Hutton  
   
**Address:** 10A Fotheringham Drive Monifieth Dundee

### Comments Details

**Commenter Type:** Member of Public  
**Stance:** Customer made comments in support of the Planning Application  
**Reasons for comment:**  
**Comments:** The design is contemporary, but none the less of high standard. The immediate surroundings don't have a particular character or identity, which allows the Council to approve this distinctive building, in accordance with policy DS3 of the Proposed LDP. The proposed development is of an appropriate scale and nature for the High Street, and is supported by policy DS1 of the Proposed Angus LDP.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Alastair Robertson

Address: 20 Travebank Gardens Monifieth Dundee

**Comment Details**

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I hereby write some comments in full support of the application by Monifieth Parish Church (15/00498/FULL) to demolish the South Church Halls and build a new church on the High Street in Monifieth.

Looking along the High Street in Monifieth you will see a wide range of building styles and heights. You have three storeyed tenement type buildings mixed with single floor shops and offices. There are also a large number of flat roofed structures from the Access Office through to the 1960's shopping centre on both sides of Reform Street. None of these properties are what in my opinion could be classified as inspiring and do not add much to the overall look of the High Street. It is a mishmash of styles and it is crying out for an iconic building right in the centre of Monifieth which will add to the recent High Street improvements carried out by Angus Council. I feel the proposed building fits this bill and is a good example of modern design coupled with energy efficiency.

Monifieth is in dire need of community facilities and the contemporary and flexible design of this new church and halls will provide Monifieth with a much needed resource. Research carried out by Angus Council's own Community Planning Team by way of the 'M' Factor meetings has consistently revealed over the past 5 years that the Number One missing factor in Monifieth is Community Facilities. This is an ideal opportunity to address and resolve this issue. I feel that this building built on a very visual and central site on the High Street in Monifieth will encourage visitors and users not only to the Church and Halls but also to the High Street in general thus ensuring its continuing viability.





**LeslieIA**

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**From:** KellyR  
**Sent:** 05 October 2015 12:28  
**To:** LeslieIA  
**Subject:** FW: Proposed Monifieth parish Church Ref No: - 15/00498/FULL

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**Sent:** 02 October 2015 11:41  
**To:** KellyR  
**Subject:** Proposed Monifieth parish Church Ref No: - 15/00498/FULL

Good morning Mr Kelly.

I refer to the recently submitted Planning Application for the above new Church / Halls, located at 41-43 High Street, Monifieth DD5 4AA.

As a Monifieth resident, I write in support of this contemporary building, which is a modern, energy efficient and sustainable structure, which will enhance and compliment the Monifieth, High Street  
The massing and scale of the building integrates well into the fabric of the town centre with good use of quality materials and respectful presence over adjacent buildings. It is also ideally situated in the centre of Monifieth, which will provide a much needed community facility, with easy access by rail and bus services.

The existing building which it proposes to replace has not been able to be used by Monifieth Parish Church fully for a couple of years now, due to the poor spatial / natural lighting provision, deficient service provision and thermal efficiency issues etc. This building is old and past it's best. It is not now fit for the purpose it was designed. Even Angus Council does not rate this building, as they have not deemed it worthy of a listing, of which I wholeheartedly agree.

In conclusion I would state that this proposed new build does indeed comply with Policies S1 & S3 of the Angus Local Plan (2009) and also complies with policies Mf3, DS1, DS2, ER33, TC8 and PV11 as noted in the same document. This proposed new building will bring a much needed, excellent community facility for the people of Monifieth and will provide an exemplary, sustainable, energy efficient, well designed, contemporary building to the heart of our community and townscape. This Planning Application deserves to be approved and I would commend it to you to bring about a positive conclusion.

Yours sincerely,

James R. Culloch.



LeslieIA

---

**From:** PLANNING  
**Sent:** 05 October 2015 15:48  
**To:** PLNProcessing  
**Subject:** FW: Monifieth Parish Church 15/00498/FULL: Erection of New Church

**Sent:** 05 October 2015 00:45

**To:** PLANNING

**Cc:** Dorothy Anderson; Alison Buchan; Andrew McCartney; Peter Howie

**Subject:** Monifieth Parish Church 15/00498/FULL: Erection of New Church

*Dear Mr Kelly,*

**15/00498/FULL: Erection of New Church**

***I write in support of the application by Monifieth Parish Church to build a new church on the High Street.***

***This project is to be welcomed for the following reasons:***

The membership of Monifieth Parish Church numbers over 1000 people of all ages. The church buildings currently in use are old, energy inefficient, unwelcoming and uncomfortable and they present problems of access for people with disabilities. They are restrictive in how they may be used and consequently they tend to be used once a week for church services, and on special occasions. The upkeep and heating of these buildings is expensive and represents poor stewardship of resources. The congregation of Monifieth Parish Church has worked for many years to come up with a plan for a new church which would offer inclusive opportunities for flexible styles of worship with access for all its members.

The building which the new church would replace on the High Street, was at one time in regular use by the community as well as the church. Its design and interior reflect the needs and aspirations of previous generations. Wear and tear and its age means it has now fallen into disrepair and it would require major refurbishment at considerable cost to restore it to a facility which still not meet the needs of the congregation/community or be fit for purpose.

The proposed building, centrally located in the High Street would be able to provide a much needed meeting place for both formal and informal groups, offering the possibility of drop-in use for members of the community during the week. The design of the proposed building offers flexibility and the possibility of creating a warm, welcoming, community focused resource such as is currently not present in the town.

We envisage and propose a building which would not only enhance the lives of our own members but also be a facility which would be available to the wider community. There is a clear need in the town for a modern, multi-purpose community space which is accessible and attractive. No such space currently exists. The existing remaining church hall, the Gerard Hall, is in demand by a variety of both church and community groups, e.g. youth organisations, a playgroup, sports groups, adult groups, a group for people with dementia, a town choir, a group for young people with autism, to name but a few, and, with the closure of the Panmure Hall on safety grounds, is now unable to

meet the demands of the community for all these groups. Monifieth has little, if anything, to offer by way alternative accommodation.

It appears to me that granting permission for a new church such as is proposed would allow Angus Council to comply with a number of policies it purports to have in place or to support, for example:

- The Church is a much needed, modern, energy efficient, sustainable building. Scottish Government planning policy presumes in favour of sustainable development, as does the Proposed Angus Local Development Plan (pg6).
- \*The Angus Local Plan (pg53) states that Council will work in partnership with the voluntary sector to maintain and enhance basic service provision and delivery of community services. Not to support the proposed development would mean contravening its own Development Plan objectives
- This is a modern, fit for purpose community facility, located within easy reach of the railway station and bus services. It makes specific provision for access for people with restricted mobility. This type and design of development is to be supported on the High Street, and accords with policy DS2 of the Proposed Angus LDP.
- Constructing a modern, flexible, accessible church on the High Street will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the Proposed LDP.
- The existing building is energy inefficient and the new church will be a good example of sustainable development, supported by policy PV11 of the Proposed Angus LDP.

***I would be grateful if you could acknowledge receipt of this communication and would be pleased to know your response, in due course, to the points made.***

***Yours sincerely***

Jane McArtney  
26 Maule Street  
Monifieth  
Angus DD5 4NR

**LeslieIA**

---

**From:** PLANNING  
**Sent:** 05 October 2015 15:48  
**To:** PLNProcessing  
**Subject:** FW: ref 15/00498/FULL: Erection of New Church

[REDACTED]  
Sent: 05 October 2015 00:57  
To: PLANNING  
Subject: ref 15/00498/FULL: Erection of New Church

Dear Mr Kelly

I would like to express my support the new proposed church building for Monifieth Parish Church at the High Street in Monifieth. The new building offers a fantastic opportunity for the community to have a centrally modern facility which can be used by old and young alike. The type of building provides a flexible space where fund raising, community meetings and social gatherings can be held with ease. Within the church there are many youth organisations and having a purpose made building right in the centre of the town allows them to show other youths that there is a variety of opportunities for them with support for qualified youth leaders. While these are some of the practical benefits of this new buildings it also upgrades the existing building which is dated and not fit for purpose in the 21st century. The new building will be built to a high standard with modern Eco materials making it energy efficient and something that will last through this century.

Yours sincerely,  
Brian McArtney

Sent using the free mail.com iPhone App



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs valerie jamieson

Address: 8a albert st monifieth dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This new church is much needed, modern, energy efficient and sustainably designed, in accordance with the aims of the Scottish Government. To allow any objections to prevent this development would contravene its very own Development Plan objectives.

The new church will enhance and improve the town centre. It is well located for bus services and has special access for our aging members of the community who may have restricted mobility.

The existing building is not listed or in a conservation area. It is not energy efficient, nor equipped for disabled access and therefore it makes absolute sense to replace it.

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs valerie jamieson

Address: 8a albert st monifieth dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application to build our new multi-purpose church in the centre of Monifieth High St. It will be energy efficient, disabled friendly, offer a much needed resource for our community and replace an obsolete, non-sustainable obsolete structure



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr david jamieson

Address: 8a albert st monifieth dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Monifieth Parish Church is endeavouring to become a church for 21st Century and to provide a facility that will better serve the needs of our Community.

The architects have produced what seems to me a building with a frontage that sits very well in Monifieth High St. and has utilised as much of the space as we can afford to develop with great expertise and sensitivity.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs veronica duncan

Address: 53 high street monifieth dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: New build is too modern in comparison to existing High Street properties.

Increased traffic and parking problems

Proposed terrace and garden area will significantly reduce my privacy and could create a noise problem depending on frequency of use.

I strongly object to the proposed site of the new emergency gate.



RECORDED  
DELIVERYMs Pamela Falconer  
Flat 1 & 2-1  
37 High Street  
Monifieth  
Dundee  
DD5 4AAService Manager  
Angus Council  
Communities  
Planning & Place  
County Buildings  
Market Place  
Forfar  
DD8 3LGRK  
RECEIVED  
15 JUN 2015  
m10<sup>th</sup> June 2015

Dear Sir/Madam,

**Planning Application Reference: 15/00498/FULL**

I write regarding the above planning application for the proposed development at Church Hall, 41-43 High Street Monifieth DD5 4AA.

I live in the flat above Bell's Barber Shop therefore this development is of great concern to both Mr Bell and I as the present building adjoins our property. Our tenement block is obviously a very old building and there is no way of knowing the effect demolition of the present church hall will have or the damage it will cause.

I have looked at the information sent but am unsure of the lay-out at the back of the new building and at the side of the building as I see drawings of various lay-outs are provided. This concerns me as the present church hall acts as my garden wall and makes the garden a very private place which is extremely important to me.

I would like assurances that the gable wall will be re-pointed and any damage made good when the demolition work is complete. I gather from the information sent, the new building will not be joined to the tenement but I would also like some assurances about maintaining my privacy and the impact on the property in general. I have always enjoyed my garden and have a small greenhouse in it but unfortunately I have not had the opportunity to work in the garden recently as I am caring for my elderly mother and work full time but it is important to me.

I do want the privacy I have in this garden maintained and if you are removing the wall that gives me that privacy then I expect a wall to be erected in its place. Any damage done by this demolition or changes forced upon me by this demolition must be put right at the builder's expense and to my satisfaction. This work is going to have quite an impact on my property and I need some assurance about this.

I would also mention that the drawing of the new church looks very modern but in my opinion certainly not particularly compatible with tenement buildings. It looks quite out of place.

I am hoping to sell my property in the not too distant future and I realise old buildings always come with their own problems but I am concerned about being left with more problems if this new development goes ahead and have no intention of being out of pocket trying to rectify problems caused as a result of this development. I am simply not in a position financially to do so.

I look forward to hearing from you.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

15/00498/FULL

ALISTER BELL

RECEIVED  
RK

OWNER OF

39 HIGH STREET

23 JUNE 15

26 JUN 2015  
1M

MONIFIETH

DUNDEE

DD5 4AA.

DEAR SIR/MADAM,

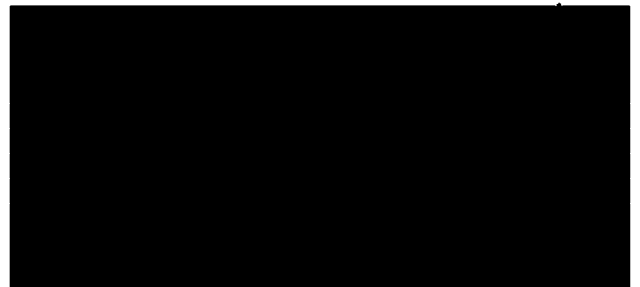
RE YOUR PLANNING  
DEVELOPMENT AT CHURCH HALL 41-43  
HIGH STREET MONIFIETH DUNDEE DD5 4AA.

THIS LETTER IS NOT AN OBJECTION  
BUT A QUERY ON WHAT WILL HAPPEN  
TO THE GABLE END OF OUR BUILDING  
GENTS HAIRDRESSER 39 HIGH STREET  
WHICH IS ATTACHED TO THE EXISTING  
CHURCH HALL. I WOULD HOPE WITH  
ALL THE WORK AND LARGE MACHINERY  
WHICH WILL BE USED OUR BUILDING  
WILL BE KEPT WIND & WATER TIGHT.

OVER THE LAST FEW YEARS THERE  
HAS BEEN QUITE A BIT OF WORK  
DONE ON OUR BUILDING AND I WOULD  
LIKE TO THINK THE CHURCH WOULD

• TAKE ALL THIS INTO CONSIDERATION  
WHEN THE WORK IS BEING DONE  
AND KEEP OUR GABLE WIND AND  
WATER TIGHT.

YOURS FAITHFULLY





**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Mrs Elder

Address: 28 Panmure Street Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street. This project is to be welcomed for the following reasons:

The Angus Local Plan (pg53) states that Council will work in partnership with the voluntary sector to maintain and enhance basic service provision and delivery of community services. This is a much needed modern, flexible Church building. Not to support the development would mean contravening its own Development Plan objectives.

Having been personally involved in various adult and childrens community groups as both a volunteer and service user I am well aware of the difficulty of finding appropriate, modern and safe facilities in which to meet. This venture would meet the needs of the local and wider community developing a much required hub. The arrangements of meeting in pub function rooms for school choirs Christmas light switch on or licensed hotels for dance classes surely cannot be seen as suitable for the young nor can damp halls be a health conscious choice for the elderly. Considering the lack of community facilities provided by Angus Council I would consider any negative support for this venture outrageous and clearly not putting the needs of this constituency at the forefront.

Please acknowledge receipt.

Yours sincerely

Mrs M Elder

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Cathy Bowman

Address: Rocaalia 7b Victoria Street Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

I write in support of the application by Monifieth Parish Church to build a new church building on the High Street Monifieth. This project is to be welcomed for the following reason:

This is a modern, fit for purpose community facility, located within easy reach of the railway station and bus services. It makes specific provision for access for people with restricted mobility. This type and design of development is to be supported on the High Street, and accords with policy DS2 of the Proposed Angus LDP.

Yours sincerely

Cathy Bowman



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr R Gordon Reid

Address: 6 Bayview Place Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Rev. R. Gordon Reid BSc. BD. MIET,

6 Bayview Place,

Monifieth,

Angus,

DD5 4TN

Tel. 01382 520 519

Mob. 0795 234 9884

e-mail GordonReid@AOL.COM

2/October/2015

Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

- The Church has historically provided much needed community facilities not provided by any other organisation, but the buildings currently available are not suitable, nor in the best location for the use of Church and Community.

- Constructing a modern, flexible, accessible church on the High Street will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the Proposed LDP.
- In addition it makes specific provision for access for people with restricted mobility. This type and design of development is to be supported on the High Street, and accords with policy DS2 of the Proposed Angus LDP.

Please acknowledge receipt.

Yours sincerely"

Rev. R. Gordon Reid

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Iain Bowman

Address: 35 Newton Road Carnoustie

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

The existing Building is not in a conservation area, nor is it listed. The building's demolition is not a matter for this application.

As a parent of a young child, the current facilities are totally inadequate and new building would benefit the young people with the community at large.

Please acknowledge receipt.

Yours sincerely

Iain Bowman





**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Martin Sutherland

Address: 10 Mortimer Drive Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church.

I am writing in support of the application by Monifieth Parish Church to build a new church on Monifieth High Street. This project is to be welcomed for the following reasons:

1. The new Church is designed to be a modern, fit for purpose community facility, an energy efficient and sustainable building, which makes specific provision for access for people with restricted mobility.
2. Scottish Government planning policy presumes in favour of sustainable development, as does the Proposed Angus Local Development Plan (pg6).
3. The building which is being replaced is not in a conservation area, nor is it listed. It's demolition is not a matter for this application.

Please acknowledge receipt.

Yours sincerely,

Martin R. Sutherland.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Anne Jack

Address: 32 Fotheringham Drive Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application by Monifieth Parish Church to build a new church in the High Street.

This project is to be welcomed for the following reasons:

The church is a much needed modern, energy efficient, sustainable building. Scottish Government planning policy presumes in favour of sustainable development, as does the proposed Angus Local Development Plan (pg6)

It will also provide the people of Monifieth with an open, welcoming church right in the heart of the community.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Bruce Anderson

Address: 8 Church Street Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in strong support of the application by Monifieth Parish Church to build a new church on Monifieth High Street.

This project is to be welcomed because the proposed new Church is a much-needed, modern, energy-efficient building, designed so as to comply with policy ER33 of the Angus Local Plan. In addition, the erection of this well-designed, contemporary building will greatly improve the environment and aid the regeneration of Monifieth town centre in accordance with Local Plan policy Mf3.



## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mrs Nicola Stewart

Address: 13 Grange Avenue Monifieth

### **Comment Details**

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

The Angus Local Plan (pg53) states that Council will work in partnership with the voluntary sector to maintain and enhance basic service provision and delivery of community services. This is a much needed modern, flexible Church building. Not to support the development would mean contravening its own Development Plan objectives.

The current building on the land is not listed and the redevelopment of an important community building, both in keeping with the facades of the High Street and an attractive addition to the village centre, will reflect a Monifieth that is modern, beautiful and a place people will be proud to live, work and visit. I have lived in Monifieth all my life, and chose to bring up my own family here and I think this is an important development in the life of a thriving community.





20 Adderley Terrace,

MONIFIETH, DD5 4DR.

28<sup>th</sup> October, 2015.

Planning Department,  
Angus Council,  
County Buildings,  
Market Place,  
FORFAR, DD8 3LG.

For the attention of Mr. Ruari Kelly.

Dear Sirs,

Erection of New Church, Monifieth  
Application Ref. 15/00498/FULL

I have been reading with interest the flurry of comments in support of the new building, and as a member of the Church I have some reservations about this new build, the main one being the lack of parking. There is a shortage of street parking, and I can't see the local shops being too enamoured if the parking spaces are used by Church members on a regular basis.

If the building goes ahead I am concerned for children attending activities as they come out on to a main thoroughfare which can be extremely busy at times.

As to the building itself, I recently attended a coffee morning in St. Aidans Church, and was amazed at what could be done within the walls of an older building. It was beautifully transformed, and I feel this has been a missed opportunity for us to look at.

Someone mentioned the number of members, and I must say that whilst the Church Roll may stand at 1000, unfortunately our weekly congregation does not benefit from that. Obviously there are members who cannot attend because of illness or mobility, but wouldn't it be wonderful if everyone else on the roll book attended regularly and joined in with all that the Church has to offer.

Yours faithfully,



Mrs. Margaret Stewart

RECEIVED

- 4 NOV 2015

PLANNING & PLACE  
COUNTY BUILDINGS

IL/KW



31st October 2015

For attention of Mr R.Kelly

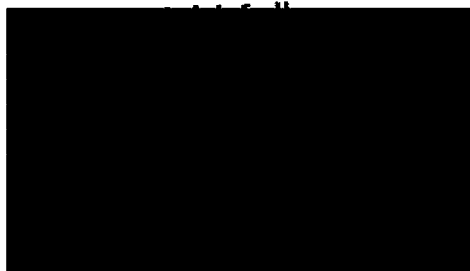
From: Mr William A. Curr  
18 Ethiebeaton Terrace  
Monifieth  
Angus DD5 4RL.



Subject: Proposed Monifieth Parish Church Ref. 15/00498FULL

I am NOT in favour of this project proceeding.

Please find attached some of my views regarding this application.



**RECEIVED**

- 4 NOV 2015

PLANNING & PLACE  
COUNTY BUILDINGS

IL/ISW

I hope I am not too late in submitting my thoughts/opinions regarding the proposal for a new church in Monifieth.

It's not just any old church. It is an ECO church. I await with interest to learn of the intentions in this area. Will the proposed building incorporate all or any of the following?

A soil heat pump.

Grey water recycling.

Rain water collection.

Solar water panels to reduce energy consumption.

Insulation of roof space, wall cavities and underfloor exceeding minimum requirements.

Latest technology wood pellet or gas heating.

Double or triple gas filled glazing.

Photovoltaic solar panels.

All sounds rather expensive. Eco buildings are no doubt eco, but are often costly to set-up.

Is it a bird or a plane? Or moreover does it look like a church. If the intention behind having a town centre site is to have a high church profile it must in my opinion be instantly recognisable as a church building. From proposed drawings to-date, we could be looking at a new health centre complex, commercial centre or a Weatherspoons.....

Much more detail required. Windows to indicate a church building a cross somewhere. It is all too bland and vague.

The building does not fit into the site. It would probably be better in a more open site with appropriate landscaping of surrounds

Traffic is my main concern. A lack of parking and set down opportunities will most certainly add to danger for motorists and pedestrians alike. We should not seek to create another of the situations we have around schools when children arrive and leave. This

proposed building will have much coming and going all day, every day with children and adults.

I have taken the trouble in the absence of any other figures put forward to look at the situation around St Rules Church building when a service is in progress.

Eg. Sunday 25th October, approximately fifty cars parked in Church Street, Queen Street and Hill Street. All parking spaces on the Main Road in front of the Gerard Hall were occupied as well as the majority of the old school playground opposite. At 3pm only seven cars were parked in these places, with none in Queen Street, school playground, main road or in Hill Street opposite the South Church building.

Car parks opposite the proposed church building were more than three quarters full. I am led to believe local people leave their cars there overnight and even patrons of local pubs and restaurants may leave their cars if they feel they have had too much to drink. I don't think the local traders would take kindly to their customers being put off by having parking difficulties. TESCO can also be full and we know of their recent reaction on Riverside Dundee. Also. To ask members of an ageing congregation to walk from TESCO and cross a main road is equally if not more arduous than having to leave cars and walk the part of their journey to church. The east entrance to the St Rules building can be readily used and avoids climbing the church steps. Quite handicapped parishioners can almost be driven to the door.

Finally, may I say, it seems most regrettable that fine old buildings have been allowed to decay and could have been internally modernised to meet today's requirements. Let us make some effort to retain the character and patrimony that has been bequeathed to us by our hard working forbearers.

Oh, sorry not quite finished. Suitability of building site. I am of course no expert but I feel the ground in the area of the new building should be carefully tested for suitability. It is clearly soft/sandy in composition.

Removing the existing building and digging out new foundation would no doubt affect the water table and the integrity of adjacent properties threatened. Having lived in Monifieth now for over fifty years I have heard in the past there may have been a spring or springs issuing from the bank behind the proposed building. And as a church goer we all know what happens if you don 't build on sure foundations

Yours faithfully,  
William A. Curr



---

  
**lindsays**

Service Manager,  
Angus Council,  
Communities, Planning & Place,  
County Buildings,  
Market Street,  
FORFAR.  
DD8 3LG.

Our ref: DAP/DC/NA/1012/  
Your ref:  
Email: derekpetrie@lindsays.co.uk

11 June 2015

RECEIVED  
12 JUN 2015  
JL/KW

Dear Sirs,

**Mr Richard Navickas & Mrs Louise Navickas**  
**Letter of Objection**  
**Planning Application Reference : 15/00498/FULL**  
**Proposed Development at 41-43 High Street, Monifieth, Dundee DD5 4AA**

We act on behalf of Richard and Louise Navickas of 29B High Street, Monifieth, Dundee DD5 4AA.

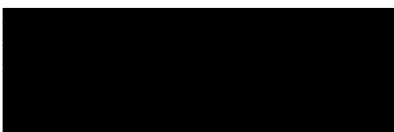
Our clients have recently received from you the Neighbour Notification Notice in terms of the Town & Country Planning (Scotland) Act 1997 (as amended).

Our clients wish to object to the abovementioned Planning Application for the following reasons:-

1. They believe there is no need for a Church right in the middle of the High Street.
2. Our clients will suffer a loss of light and privacy if the new Church is built.
3. There will also be increased noise, traffic and parking problems.
4. They are not happy with the proposed look of the building.

We would be grateful if you could consider these matters carefully when determining the Planning Application. Please acknowledge safe receipt of this letter.

Yours faithfully,



Lindsays  
Seabraes House, 18 Greenmarket  
Dundee, DD1 4QB  
T: 01382 224112 F: 01382 200109  
E: dundoc@lindsays.co.uk  
LP-5 Dundee  
[www.lindsays.co.uk](http://www.lindsays.co.uk)

Offices in Edinburgh, Glasgow, Dundee and North Berwick  
Head office: Caledonian Exchange, 19a Canning Street, Edinburgh EH3 8HE  
A list of partners' names is available on request





LeslieIA

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**From:** PLANNING  
**Sent:** 05 October 2015 15:43  
**To:** PLNProcessing  
**Subject:** FW: 15/00498/Full (Application by Monifieth Parish Church) FAO MR KELLY

Letter of Support

Sandra Cameron, Clerical Officer, Communities, Planning & Place, Angus Council, County Buildings, Market Street, Forfar DD8 3LG; Tel: 01307 473342; E-mail: [camerons@angus.gov.uk](mailto:camerons@angus.gov.uk)

---

**Sent:** 04 October 2015 19:06  
**To:** PLANNING  
**Subject:** 15/00498/Full (Application by Monifieth Parish Church) FAO MR KELLY

Dear Mr Kelly

I am writing in support of the application by Monifieth Parish Church to build a new church on the High Street.

Just under a year ago I joined the congregation, having retired from full-time parish ministry at Leuchars: St Athernase Church which, as it happens, is also involved in the planning process. Although the two applications are completely different in type, the aim is the same: namely, to create a church building which is fit for purpose in the 21<sup>st</sup> century, attractive to the whole community and not just Church members, and incorporating easy access for people with mobility problems and those pushing baby buggies. For all these reasons a wider range of activities will be possible than is currently the case.

The proposed site in Monifieth is ideal in that it is within easy reach of the railway station and bus services. In addition, it accords with policy DS2 of the Proposed Angus LDP.

Having visited a number of brand new and redeveloped church premises in the course of my ministry over the last few years, I can't emphasise enough my excitement at the prospect of a new-build in Monifieth.

I should be grateful to receive your receipt of this email.

Yours sincerely

Caroline Taylor (Rev)  
(Minister of Leuchars: St Athernase Church of Scotland, 2003-14)



13 Fontstane Road  
Monifieth  
Dundee  
DD5 4JX

5<sup>th</sup> October 2015

Planning Department  
Angus Council  
County Buildings  
Market Street  
Forfar  
DD8 3LG

For the attention of Ruari Kelly

BY EMAIL

Dear Mr Kelly

**Application Reference 15/00498/FULL**  
**Erection of New Church, Monifieth**

I write in support of this exciting application for the erection of a new Church in Monifieth.

I believe that the project should be welcomed for a number of reasons:

- The existing building is no longer fit for purpose: the composition of accommodation is inflexible and energy inefficient. The current proposals will see the existing building replaced by one that has been designed after much consultation. The new building will be flexible, energy efficient and sustainable, enabling the Church to respond to the modern needs of its own congregation and the wider community in a responsible manner.
- The building will sit at the heart of the town close to other facilities and will be readily accessible by public transport. It has also been designed to make specific provision for those people who have restricted mobility.
- Monifieth High Street is not a conservation area and has changed over time in response to economic conditions. As a consequence the High Street is made up of a range of architectural styles and a contemporary building will not be out of place. The scale of the proposed building is in keeping with the neighbouring properties.

Overall, the proposals for a new Church in Monifieth are entirely aligned with both Scottish Government Planning Policy and with the more specific policies

outlined in the Angus Council Local Development Plan. In particular, the application:

- is a good example of contemporary design appropriate for a built up area;
- seeks to enhance the quality of the local environment;
- demonstrates that as part of the voluntary sector, Monifieth Parish Church is seeking to play its part to enhance the quality of provision for community services;
- is for a building that will be accessible to those who are less mobile; and
- is for a building that will be energy efficient and sustainable.

I would be grateful if you could acknowledge receipt of my comments.

Yours sincerely



Alison Fyfe MRICS

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr EDWARD McINTOSH

Address: 6 Travebank Gardens Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of this application and refer to my detailed reasons for support in my e-mail to Ruari Kelly on Friday 2 October 2015.

**LeslieIA**

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**From:** KellyR  
**Sent:** 05 October 2015 12:27  
**To:** LeslieIA  
**Subject:** FW: 15/00498/FULL : Erection of New Church

**Sent:** 02 October 2015 12:58  
**To:** KellyR  
**Subject:** 15/00498/FULL : Erection of New Church

Dear Mr Kelly,

I write to support the application by Monifieth Parish Church to build a new church on the high street of Monifieth. I did not write in support of the application when it was first made as I felt that it was as the say a "no brainer" for granting permission. Since the project was first spoken about some years back consultation has taken place through out the various stages with the Angus Council Planners and the congregation has followed to the letter the guidance given. Surely at the early stages they should have been made aware of the likely outcome which I now believe is to refuse permission. If this is the case why did the Council continue to ask for additional expenditure to be made by the congregation for noise and most recently a Bat survey.

As I see it this project is to be welcomed for the following reasons :-

The church is a much needed, modern, energy efficient, sustainable building, which the existing is not. The Scottish Government planning policy presumes in favour of sustainable development, as does the Proposed Angus Local Development Plan.

The existing building is little used now due to its condition, parts of which are verging on being structurally unsafe. That being the case I believe that the proposal is in line with the Angus Councils Local plan which states that the council will work in partnership with the voluntary sector to maintain and enhance basic service provision and delivery of community services. This is a much needed modern, flexible church building which can be used by other than church members within the community. Not to support the development would mean contravening the Councils own Development Plan objectives.

The erection of of this well designed, contemporary building will help enhance the environment of Monifieth town centre again in accordance with the Angus Councils Local Plan.

The proposed new building will improve the access for people with restricted mobility which the existing church of St Rules does not. As stated above it also provides a building fit for community purposes within easy reach of all means of transport. This type of provision is welcome on the High Street and should be supported and it again accords with the Councils Proposed Local Development Plan.

The building which sits on the site at the moment is not energy efficient and has limited embedded carbon due to age of construction, where as the proposed new church will be a good example of sustainable development, supported by again the councils own Proposed Local Development plan.

The high street of Monifieth is a mixed bag of architectural styles and I consider the proposed building to be a good example of contemporary design appropriate for the time and it sits well with the mixture of neighbouring buildings. The development is therefore in accordance with Angus Local Plan (2009)

There are many more reasons as to why I feel it should be supported but I will leave it there for the moment.

Please acknowledge receipt.

Yours sincerely,

Edward M Mcintosh  
6 Travebank Gardens  
Monifieth  
DD5 4ET.





**LesliEA**

---

**From:** TaylorE  
**Sent:** 16 June 2015 08:57  
**To:** KellyR  
**Cc:** LesliEA  
**Subject:** FW: Monifieth South Church Halls  
**Attachments:** South Church Hall p1905.jpg

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**From:** [monifieth.history@btinternet.com](mailto:monifieth.history@btinternet.com) [<mailto:monifieth.history@btinternet.com>]  
**Sent:** 08 June 2015 12:09  
**To:** ClarkeM  
**Cc:** Marianna Buultjens  
**Subject:** Fw: Monifieth South Church Halls

Morning Millie,

Please find the attached information.

Monifieth Local History Society at their Monthly Management Meeting on Friday 5th June 2015 unanimously agreed that they would object to the proposed demolition. As stated it is one of the last remaining historic buildings left in Monifieth. So many others have been demolished or altered beyond recognition. Heritage seems to be of no value. Your advice would be appreciated as to the best way forward with the objective of saving the building for future generations, or at least the frontage of the building .

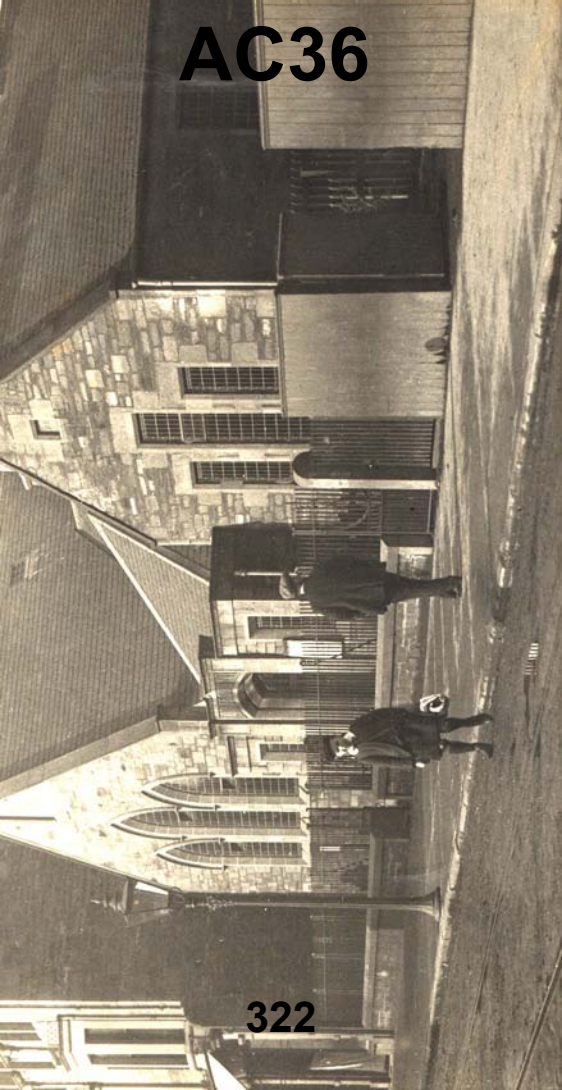
Regards,  
Maggie

On Monday, 8 June 2015, 11:54, "[monifieth.history@btinternet.com](mailto:monifieth.history@btinternet.com)" <[monifieth.history@btinternet.com](mailto:monifieth.history@btinternet.com)> wrote:

The picture attached shows the Monifieth South Church Halls c 1900, one of the few remaining historic buildings left in the town , and now threatened with demolition. Following the `disruption` of the Kirk, the South United Free Church was built in 1858 for the religious and educational benefit of the members of the Free Church residing in the village. The Monifieth South Free Church purchased the building in 1891, and a new hall was added in 1909 to seat 400. Serving the community of Monifieth for over 160years, of all ages and religious persuasions. A building with many historic memories.

Monifieth Local History Society.

**AC36**



**322**

**Representation re: Planning application reference: 15/00498/FULL**

**Proposed Development at Church Hall 41-43 High Street Monifieth Dundee DD5 4AA**

Monifieth Local History Society, House of Memories, 55 High Street Monifieth wishes to submit an objection to the above plan on two counts:

1. National planning guidance states that frontages of old buildings with significance should be retained if possible and incorporated into new replacement buildings. In the case of the South Church Halls, which is a building of local historic importance (see brief history below) not even the frontage is being retained.

Brief history

At the disruption of the Scottish Kirk, the breakaway worshippers were denied the occupation of ground within Monifieth, on which to build a place of worship. For four years from the 18<sup>th</sup> June 1843, they worshipped in a wooden tent-like construction, that seated 600. In 1847 they were granted land by the owner of Ethiebeaton, and the Hillocks church was built, and officially named Monifieth North Free Church. The South United Free Church was erected in 1858 by the Deacons of the Free Church 'Hillocks', for the religious and educational benefit of the members of the Free Church residing in the village of Monifieth. The South Free Church in Hill Street, Monifieth was built in 1872 and in 1891, the Deacons of this church purchased the High street building as a hall. In 1909 the building was extended by the addition of another hall seating 400. Over 160 years the South Church Halls, High Street has served the community as a place for social events and activities for all age groups and denominations. During World War 2 it served as a NAAFI centre for the many service men billeted within the local area. The historic building, or at least its frontage, being one of the very few left standing in the town, is part of the Heritage of Monifieth and Angus and should at all costs be preserved for future generations.

2. The proposed emergency exit gate opens onto a restricted user access path and an area for disabled client car parking for the House of Memories.

Marianna Buultjens

Secretary, Monifieth Local History Society.

16.6.15



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr james duncan

Address: 52 hill str. monifieth dundee

**Comment Details**

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: During the work we wish to make sure that we have access to the High str. at all times. The path is used regularly and my wife has had a stroke and her vision is now impaired. The idea of a garden, if it is open from the str. behind a public hse. next to a church is not a good idea. there is no provision for parking on a very busy highway.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Martyn Clark

Address: 12 Airlie Drive Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Church is a much needed, modern, energy efficient, sustainable building. Scottish Government planning policy presumes in favour of sustainable development, as does the Proposed Angus Local Development Plan (pg6).





## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr James Tracey

Address: 22 Thornton Gardens Arbroath

### **Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I commend the members of this Church for taking such bold action largely at a cost to themselves. This building will improve the amenities, benefiting the community. They should be given every encouragement to proceed with this project.

Too many churches are lying empty and in a state of disrepair. What good is this?

The location is at the centre of the community and on a major bus route thereby making it easily accessible to all ages. The design is energy efficient, bright and modern and will encourage both young and old. It also offers the flexibility for multiple uses, thus ensuring it will be a positive legacy to future generations.

It is for these reasons that I support the planning application.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Barbara Burns

Address: 18 Sunart Street Broughty Ferry Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons: The Angus Local Plan (pg53) states that Council will work in partnership with the voluntary sector to maintain and enhance basic service provision and delivery of community services. This is a much needed modern, flexible Church building. Not to support the development would mean contravening its own Development Plan objectives.

Please acknowledge receipt.

Yours sincerely

Barbara Burns



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Dr Peter Howie

Address: 8 Travebank Gardens Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The new building will provide a modern much needed facility for the whole community in Monifieth.

It will be an attractive architectural addition to Monifieth High Street and improve the environment of the town centre.

It will be an eco-friendly energy efficient building in keeping with Government policy



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Lesley McFarlane

Address: 15 The Fairway Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application by Monifieth Parish Church to build a new High Street church. This would be a modern, flexible, accessible church on the High Street providing the town with a good community facility which can only benefit local people as supported by policy TC 8 of the proposed LDP.





**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Malcolm Bell

Address: 34 Adderley Terrace Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application by Monifieth Parish Church to build a new Church and halls on the High Street.

The present building is in a very poor state of repair and no longer fits the purpose for which it is required. To do anything with the existing building would be extremely costly and the end result would still not give the congregation or the wider public in Monifieth premises which would serve the present day requirements.

The new building will enhance the town and the High Street in accordance with policy Mf3 of the Angus Local Plan.

I wholeheartedly support this application, which when completed, will do nothing but enhance the appearance of the town and provide many much needed facilities for the whole community of Monifieth and the surrounding area.



## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr Derek Stewart

Address: 13 Grange Avenue Monifieth

### **Comment Details**

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

The design is contemporary, but none the less of high standard. The immediate surroundings don't have a particular character or identity, which allows the Council to approve this distinctive building, in accordance with policy DS3 of the Proposed LDP.

Monifieth centre has a mixture of architectural examples, some attractive, some definitively unattractive, but the new Church building will be a bright modern space with a beautiful frontage, fully accessible for those with disabilities with a flexibility of usage that no other community buildings in the Monifieth area have. To have such a building in our village centre will help to develop a greater sense of community and therefore pride in our little town - something that will help sustain Monifieth for generations to come.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Andrew McArtney

Address: 40 Buddon Drive Monifieth Angus

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

15/00498/FULL: Erection of New Church

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

The membership of Monifieth Parish Church numbers over 1000 people of all ages. The church buildings currently in use are old, energy inefficient, unwelcoming and uncomfortable and they present problems of access for people with disabilities. They are restrictive in how they may be used and consequently they tend to be used once a week for church services, and on special occasions. The upkeep and heating of these buildings is expensive and represents poor stewardship of resources. The congregation of Monifieth Parish Church has worked for many years to come up with a plan for a new church which would offer inclusive opportunities for flexible styles of worship with access for all its members.

The building which the new church would replace on the High Street, was at one time in regular use by the community as well as the church. Its design and interior reflect the needs and aspirations of previous generations. Wear and tear and its age means it has now fallen into disrepair and it would require major refurbishment at considerable cost to restore it to a facility which still not meet the needs of the congregation/community or be fit for purpose.

The proposed building, centrally located in the High Street would be able to provide a much

needed meeting place for both formal and informal groups, offering the possibility of drop-in use for members of the community during the week. The design of the proposed building offers flexibility and the possibility of creating a warm, welcoming, community focused resource such as is currently not present in the burgh. (DS1 / DS2 of the proposed Angus DLP)

I am a member of the local Boys' Brigade and we as a group would support this application.

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Mary Clark

Address: 12 Airlie Drive Monifieth DUNDEE

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Constructing a modern flexible, accessible church on the High Street will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the proposed LDP.





## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr Charles E Robertson

Address: 14 FOUNTAINBRAE MONIFIETH DUNDEE

### **Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly,

I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

Constructing a modern, flexible, accessible church on the High Street will provide the town with a good quality community facility which can only benefit local people, as supported by policy TC 8 of the Proposed LDP.

The erection of this well designed contemporary building will help improve the environment of Monifieth Town Centre in accordance with policy Mf3 of the Angus Local Plan.

Yours sincerely,

C. Ewen Robertson



## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mr John Macmillan

Address: 40, Ferry Road Monifieth

### **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is incorrect to maintain that not one of the existing churches was fit for purpose - prior to the precipitous sale of the South church and manse, it and St. Rules Church adequately fulfilled the duties required of a church. A present congregation of 1000 has been quoted, St. Rules alone had that number on its register in the past.

The Sanctuary, to which the planning application applies, has been designed to be all things to all men, and has ended up being simply a concentration of internal sections that could provide confusion in the event of an emergency.

The seating where the services would be held are shown as individual fold away seats. The present church pews would be sumptuous by comparison.

The Leeboyd design of the Sanctuary does not have the symmetry of the present South Church Halls. This symmetry produces a satisfactory visual integration of the Halls with the surrounding buildings.

The roof line, for lack of a better description, of the Leeboyd Sanctuary design, as viewed from Reform Street, is at odds with its surroundings, the outline of the multiple roofs, when viewed in depth, shatters the symmetry further. I would suggest that the design of the Sanctuary submitted by Leeboyd reflects more the design criteria within the Leeboyd company rather than a design that would be sympathetic and harmonious to its surroundings in Monifieth.

One of the remaining churches should be the parish church and south church halls should be refurbished and used for the good of the public under the auspices of the Parish Church.

**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr John Macmillan

Address: 40, Ferry Road Monifieth

**Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections are:-

1. Design of building as viewed from the front does not present a symmetry that is harmonious with the adjacent buildings.
2. Brick facing on front of building is a cheap and incongruous alternative to natural stone.
3. Exterior perimeter path appears to require mounting two sets of steps to access the elevated rear of the building.
- 4.The rear section of the building is 1.2metres(nearly four feet) higher than the front part, access, internally, is either by steps or a lift. This raised section contains the female toilets. The frail and the elderly will find difficulty accessing these toilets. What is the wheelchair alternative if the lift breaks-down?
5. In the event of a fire the occupants of the building should progress to a suitably distant meeting point outwith the building, the general interior layout of the building would restrict free movement of the occupants, particularly the disabled.

## **Comments for Planning Application 15/00498/FULL**

### **Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

### **Customer Details**

Name: Mrs Ruth Bell

Address: 34 Adderley Terrace Monifieth Dundee

### **Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application by Monifieth Parish Church to build a new church on the High Street.

This project is to be welcomed for the following reasons:

Constructing a modern, flexible accessible Church on the High Street will provide the town with a good community facility and can only benefit local people, as supported by policy TC 8 of the proposed LDP

The existing building is energy inefficient and the new Church will be a good example of sustainable development. supported by Policy PV11 of the proposed Angus LDP.

The existing building is dilapidated, in an extremely poor state of repair, is unable to be utilised for the community at this time and would require major expenditure to enable it to be brought to a standard sufficient to be utilised for any purpose. This would not be a prudent use of funds as many of the inefficiencies of the building would remain.

I strongly support this application.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mr Robert Heslip

Address: 5 Durham Street Monifieth Dundee

**Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that the supporting letters submitted to Angus Council are from a number of Monifieth Church members who want this project to go ahead but have not stated their interest. As there is an existing church which is more than capable of coping with the congregation I question the need for a new building in the centre of the village where there is no adequate parking and means the demolition of one of the oldest buildings in Monifieth.





**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Christian Gourlay

Address: 32 Thomas Street Carnoustie

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The erection of this well designed, contemporary building will help improve the environment of Monifieth town centre in accordance with policy Mf3 of the Angus Local Plan. The proposed development is of an appropriate scale and nature for the High Street, and is supported by policy DS1 of the Proposed Angus LDP.



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs Deborah Robertson

Address: 14 Fountainbrae, Monifieth, Dundee DD5 4DX

**Comment Details**

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Kelly

I write in support of the application by Monifieth Parish Church to build a new church on the High Street

This project is to be welcomed for the following reasons:

- The Church is a much needed, modern, energy efficient, sustainable building. Scottish Government planning policy presumes in favour of sustainable development, as does the Proposed Angus Local Development Plan (pg6).

- This is a modern, fit for purpose community facility, located within easy reach of the railway station and, especially, bus services. It makes specific provision for access for people with restricted mobility. This type and design of development is to be supported on the High Street and accords with policy DS2 of the Proposed Angus LDP

- The existing building is not in a conservation area, nor is it listed; regrettable as it sometimes seems, the building's proposed demolition is not a matter for this application.

- The proposed development is of an appropriate scale and nature for the High Street, would most definitely improve the general appearance and is supported by policy DS1 of the Proposed Angus LDP.

Yours sincerely



**Comments for Planning Application 15/00498/FULL****Application Summary**

Application Number: 15/00498/FULL

Address: Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA

Proposal: Demolition of Existing Church Halls and Erection of New Church

Case Officer: Ruari Kelly

**Customer Details**

Name: Mrs ELAINE AULD

Address: THE CROWN INN 49/51 HIGH STREET MONIFIETH

**Comment Details**

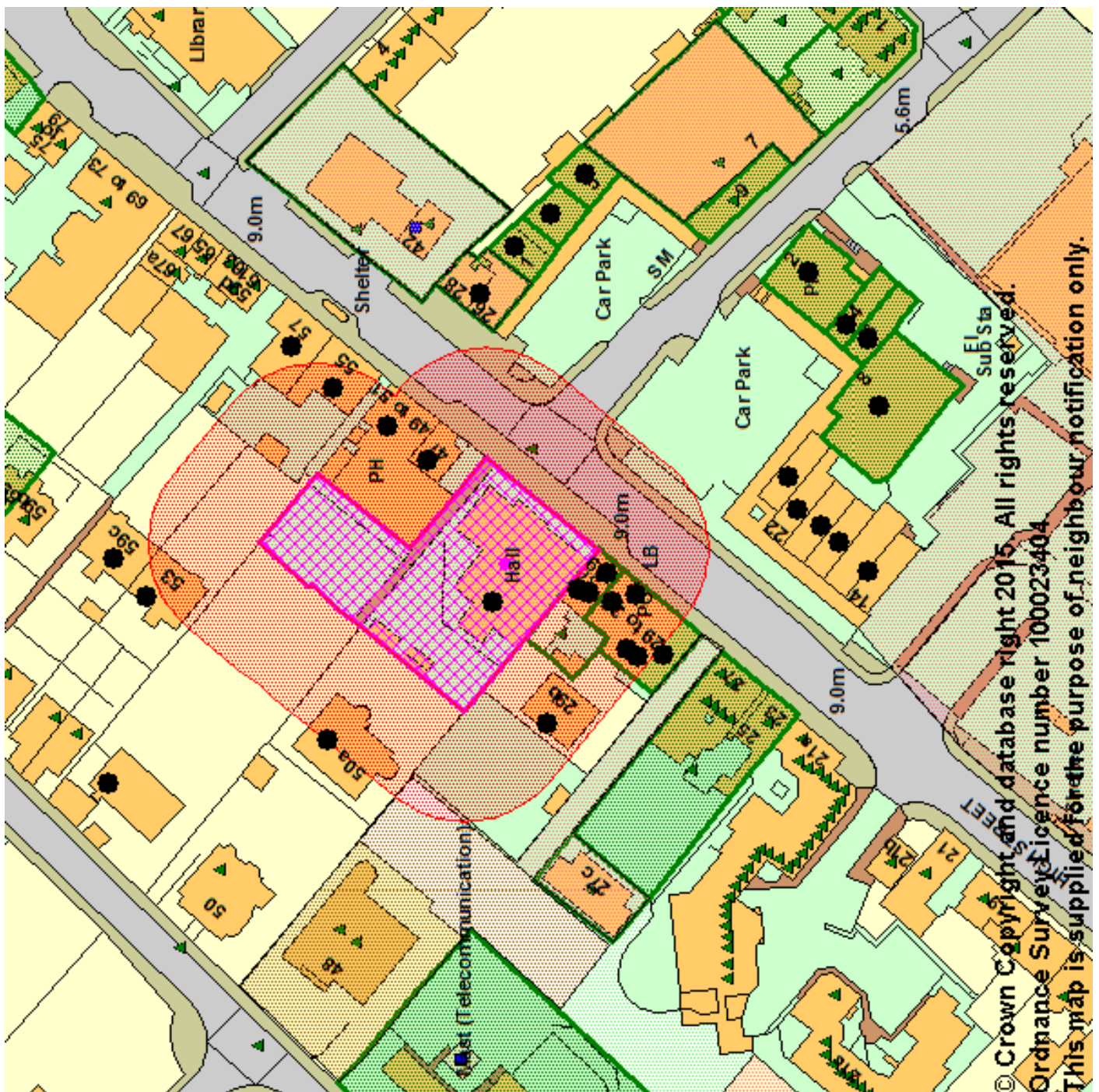
Commenter Type: Miscellaneous

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I FEEL THE PARKING SHALL BE A BIG PROBLEM











SECTION A

1:200 (1/50m)

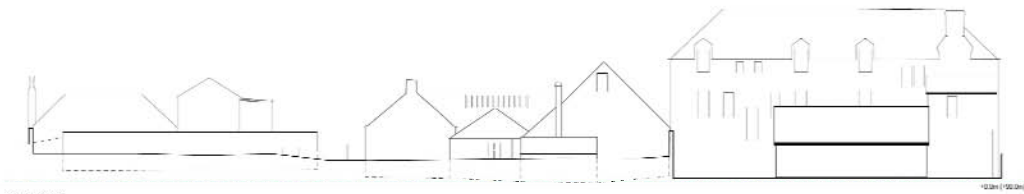
Refused



SECTION B

1:200 (1/50m)

1:200 (1/50m)



SECTION C

1:200 (1/50m)

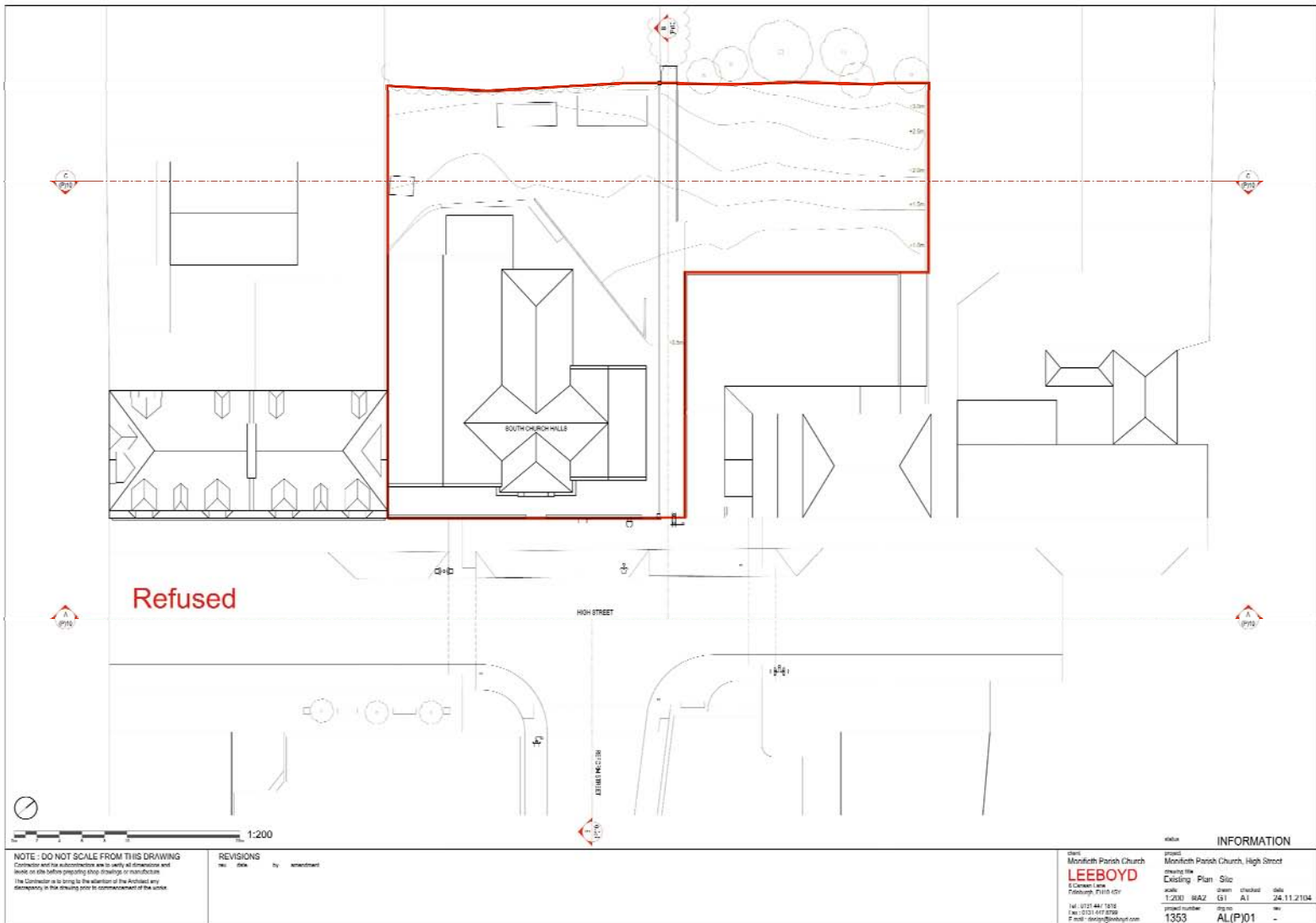


**NOTE: DO NOT SCALE FROM THIS DRAWING**  
 Contractor to take measurements and verify all dimensions and levels on site before preparing shop drawings or manufacture.  
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

REVISIONS  
 no. date by amendment

**INFORMATION**

client Monkfish Parish Church	project Monkfish Parish Church, High Street
designer <b>LEEBOYD</b> Edenport Lane Falmouth, PL6 8DY	drawing title Existing Sections
scale 1:200	drawn RAJ
checked G1	date 24.11.2014
project number 1353	sheet AL(P)10



**NOTE: DO NOT SCALE FROM THIS DRAWING**  
 Contractor to check dimensions and levels on site before preparing shop drawings or manufacture.  
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

REVISIONS	no.	date	by	approved

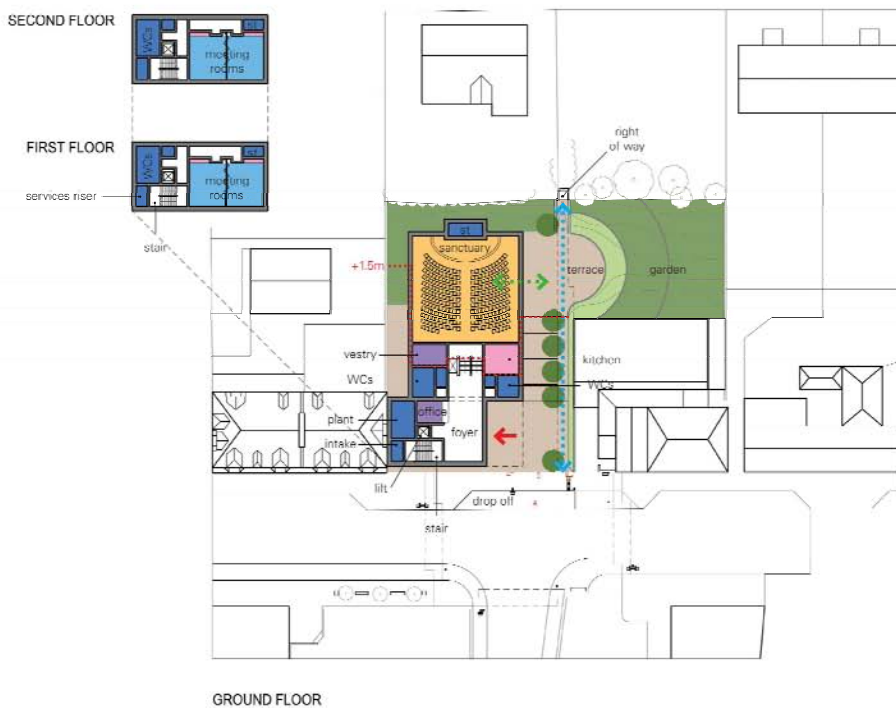
client		project		drawing title		sheet		date	
Monkthorpe Parish Church		Monkthorpe Parish Church, High Street		Existing Plan		S10		24.11.2104	
<b>LEEBOYD</b>		15 Canon Lane		scale		sheet		date	
Leeds, Wetherby, Leeds City		1:200		RA2		G1 A1		24.11.2104	
Tel: 0113 444 1414		Fax: 0113 444 8799		drawing number		sheet		no.	
E-mail: leeb@leeboyd.com		1353		AL(P)01		-		-	

## MONIFIETH PARISH CHURCH

### LAYOUT OPTION D - Multi-storey Meeting Rooms / Sanctuary to rear

November 2013

## Refused



### AREA

- 870sqm

### PROS

- Direct entrance from High Street
- Direct access between Sanctuary and garden at same level
- Acoustic separation of Sanctuary from main road

### CONS

- Meeting rooms separated on different levels
- Sanctuary remote from High Street
- Sanctuary level up 1.5m therefore steps or platform lift required for access (Sanctuary could be lowered for level access but will require additional retaining to perimeter)



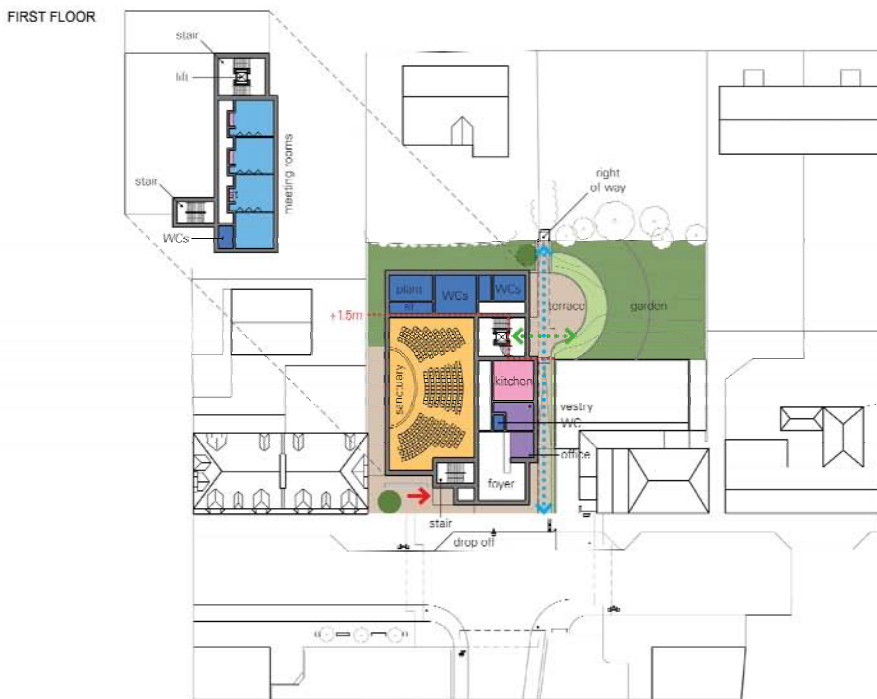
LEEBOYD

## MONIFIETH PARISH CHURCH

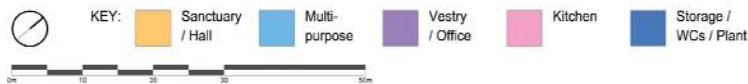
### LAYOUT **OPTION E** - Upper floor Meeting Rooms / Sanctuary to front

November 2013

## Refused



GROUND FLOOR



### AREA

- 890sqm

### PROS

- Direct entrance from High Street
- Sanctuary visible from High Street
- Level access from High Street into Sanctuary
- Access from Sanctuary to garden through stair lobby

### CONS

- Meeting rooms on same level but long proportion when all connected together
- Two stairs required due to high occupancy of upper floor
- Threshold into Sanctuary limited
- Kitchen separated from Sanctuary

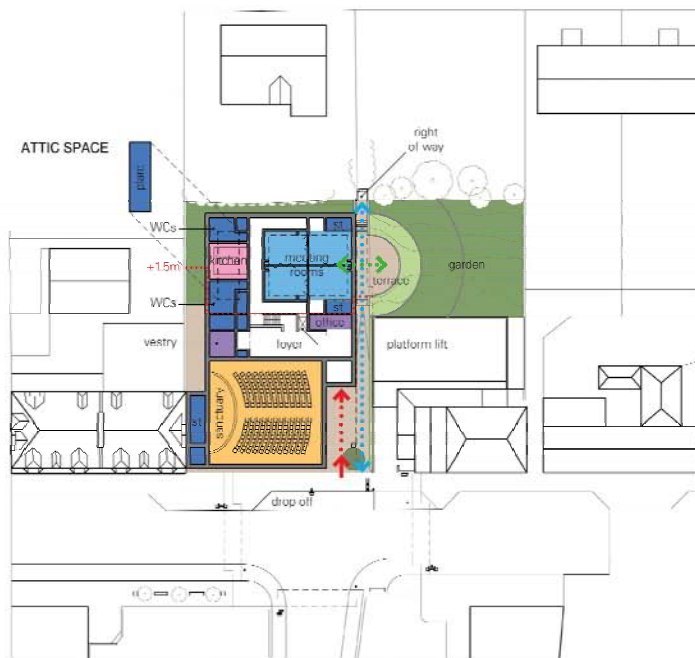
LEEBOYD

## MONIFIETH PARISH CHURCH

LAYOUT **OPTION F** - Single storey / Meeting Rooms together to rear / Sanctuary to front

November 2013

## Refused



GROUND FLOOR



### AREA

- 780sqm

### PROS

- Sanctuary visible from High Street
- Level access from High Street into Sanctuary
- Meeting rooms grouped together so can be connected into 1 no. large hall
- Direct access from hall to garden at same level
- Single storey therefore efficient circulation and only platform lift required to overcome 1.5m level change
- Single storey therefore rooflights possible over all key areas

### CONS

- Scale of accommodation more limited by site boundary as all accommodation at same level
- Entrance set back from High Street to access central foyer
- Kitchen separated from hall
- Hall level up 1.5m therefore steps or platform lift required for access  
(Hall could be lowered for level access but will require additional retaining to perimeter)

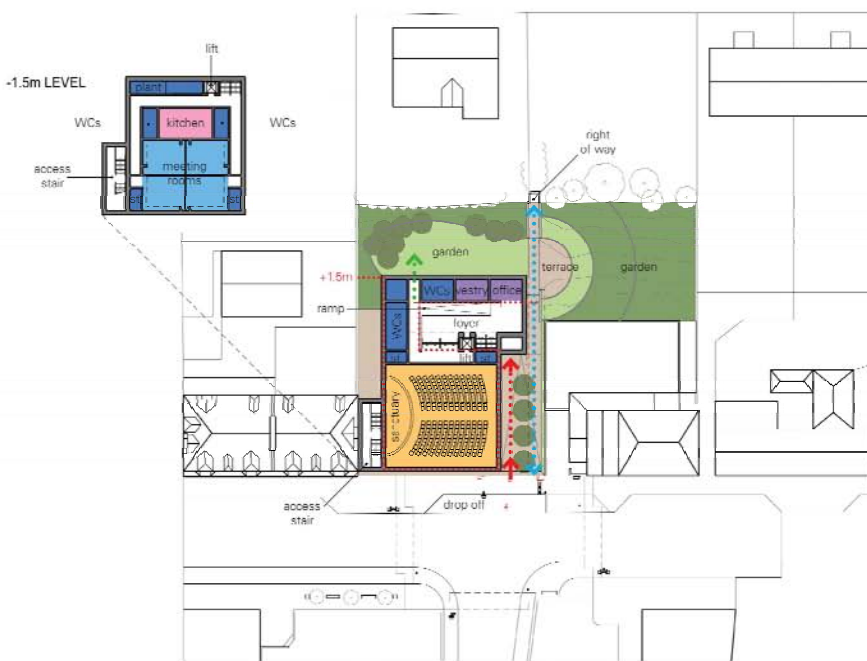
LEEBOYD

## MONIFIETH PARISH CHURCH

### LAYOUT **OPTION G** - Meeting Rooms together below Sanctuary / Sanctuary to front at upper level

November 2013

## Refused



GROUND FLOOR



#### AREA

- 855sqm

#### PROS

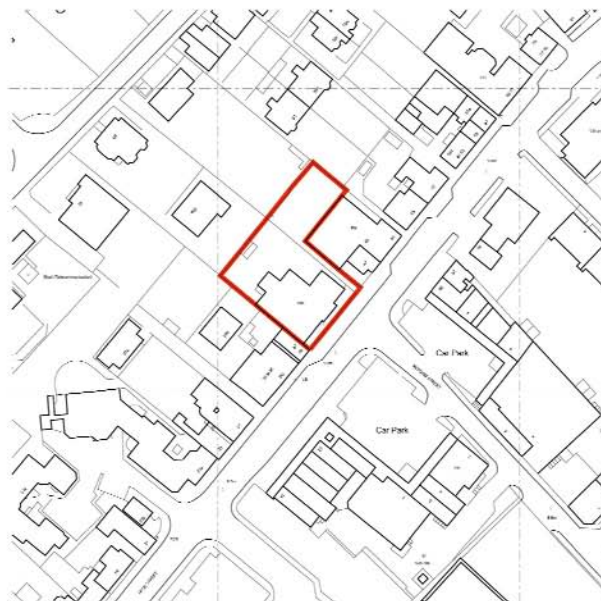
- Sanctuary visible from High Street
- Meeting rooms grouped together so can be connected into 1 no. large hall
- Access from sanctuary to garden at same level
- Sanctuary and hall stacked above each other so smaller footprint and more garden space

#### CONS

- Entrance set back from High Street to access central foyer
- Sanctuary level up 1.5m therefore ramp provided to avoid reliance on steps or lift required for access
- Additional stair required for escape from upper level Sanctuary
- Due to hall at lower level, natural light limited into centre of basement plan and rear meeting rooms
- Floor level of Sanctuary is at +1.5m above street therefore relationship with High Street compromised.

LEEBOYD

Refused



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0 5 10 20 30m 1:250

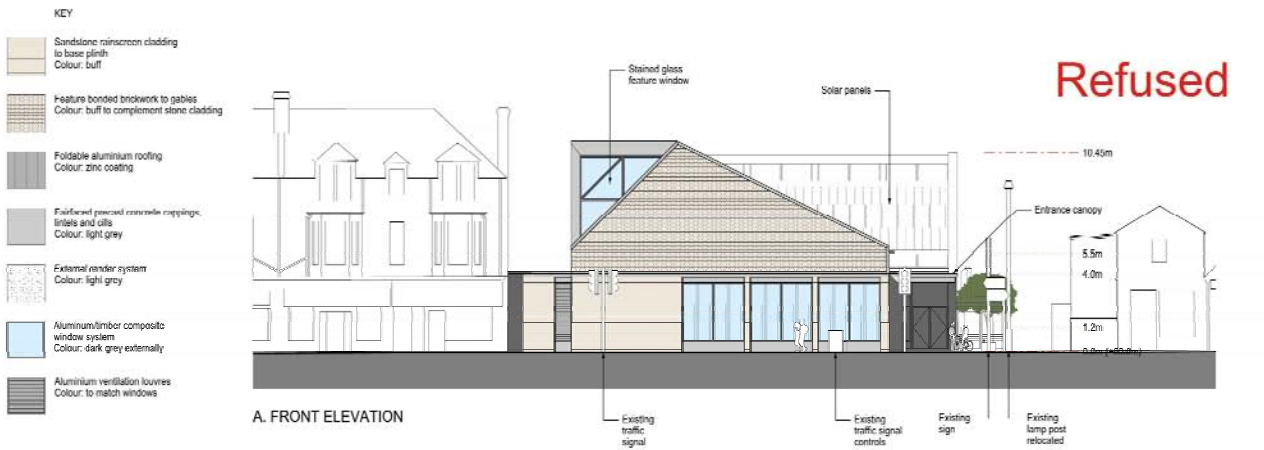
**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

**REVISIONS**  
rev date by amendment

status **INFORMATION**

client Monifieth Parish Church	project Monifieth Parish Church, High Street
<b>LEEBOYD</b> 6 Canon Lane Edinburgh, EH10 4SY	drawing title Location Plan
Tel : 0131 447 1818 Fax : 0131 447 8799 E-mail : design@leeboyst.com	scale 1:1250 @A3
	drawn GT
	checked AT
	date 24.11.2014
	project number 1353
	dig no AL(P)00
	rev -

**Refused**



0 2 4 6 8 10 20m **1:200**

**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.








**REVISIONS**  
rev date by amendment

status **INFORMATION**

client Monifieth Parish Church	project Monifieth Parish Church, High Street
<b>LEEBOYD</b> 6 Cornhill Lane Edinburgh, EH10 4SY	drawing title Proposed - Elevation - Front - Garden Side
Tel : 0131 447 1818 Fax : 0131 447 8799 E-mail : design@leeboyst.com	scale 1:200 @A3
	drawn GT
	checked AT
	date 24.11.2014
	project number 1353
	sig no AL(P)31
	rev -

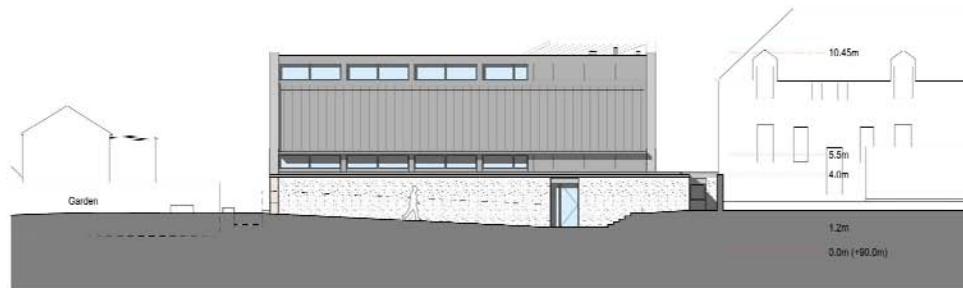


**KEY**

-  Sandstone rainscreen cladding to base plinth  
Colour: buff
-  Feature bonded brickwork to gables  
Colour: buff to complement stone cladding
-  Foldable aluminium roofing  
Colour: zinc coating
-  Fairfaced precast concrete cappings, lintels and cills  
Colour: light grey
-  External render system  
Colour: light grey
-  Aluminium/briber composite window system  
Colour: dark grey externally
-  Aluminium ventilation louvres  
Colour: to match windows



C. BOUNDARY SIDE ELEVATION



D. REAR ELEVATION

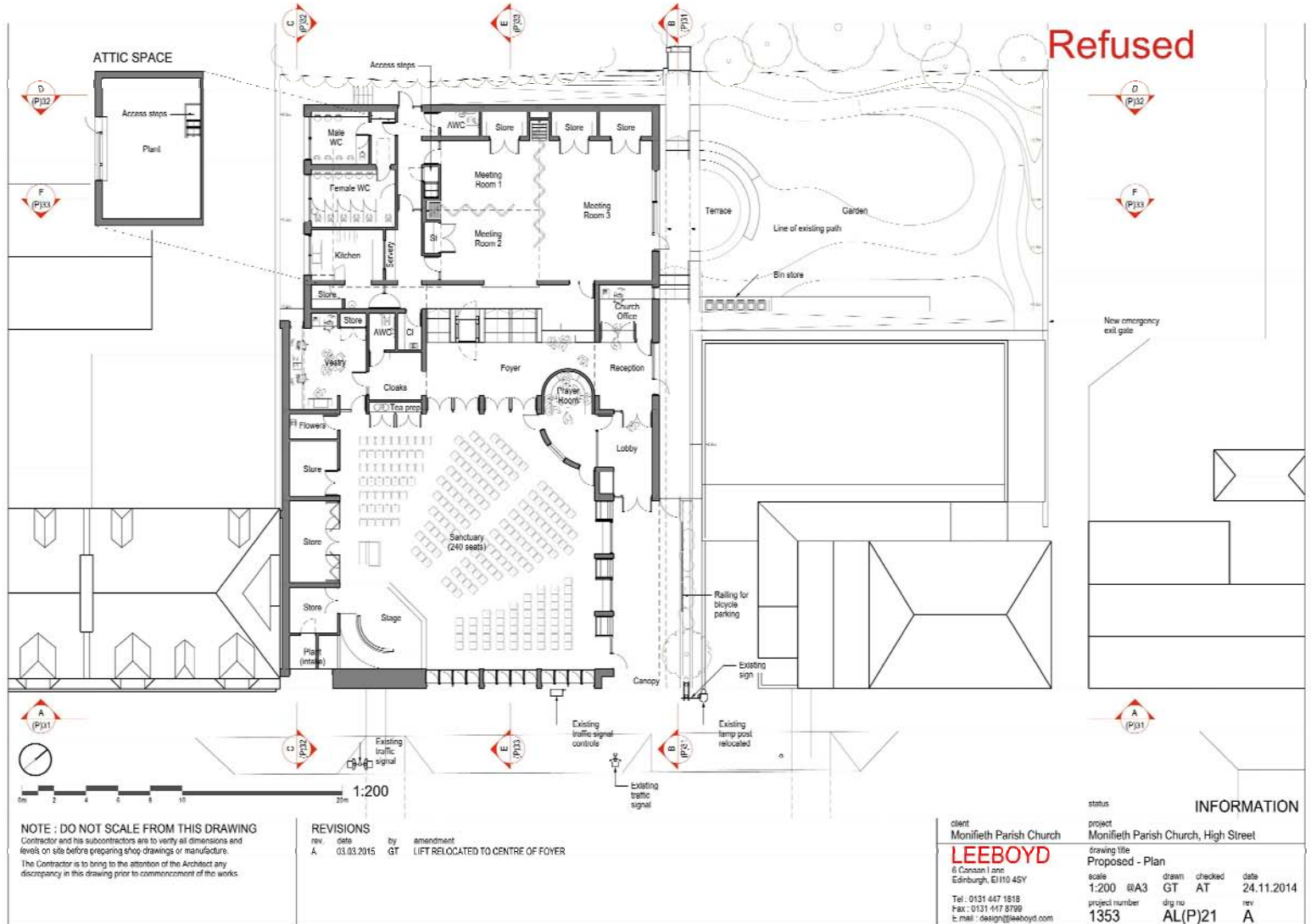
1:200

**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

**REVISIONS**  
rev date by amendment

**INFORMATION**

client Monifieth Parish Church	project Monifieth Parish Church, High Street
<b>LEEBOYD</b> 6 Canon Lane Edinburgh, EH10 4SY	drawing title Proposed - Elevation - Rear / Boundary Side
Tel : 0131 447 1818 Fax : 0131 447 8799 E-mail : design@leeboyst.com	scale 1:200 @A3
	drawn GT
	checked AT
	date 24.11.2014
	project number 1353
	dwg no AL(P)32
	rev -



Refused



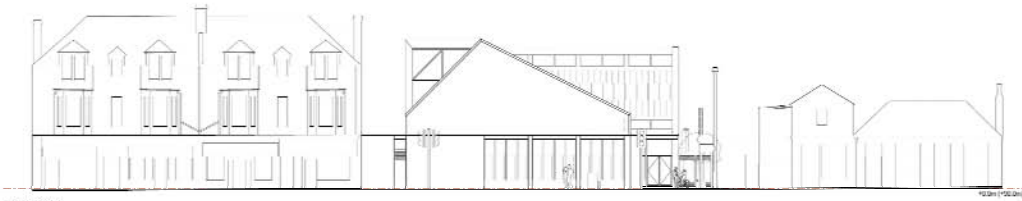
**NOTE : DO NOT SCALE FROM THIS DRAWING**  
 Contractor and its subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works

**REVISIONS**  
 rev. date by amendment

client  
 Monifieth Parish Church  
**LEEBOYD**  
 61 Canshan Lane  
 Edinburgh, EH10 4SY  
 Tel : 0131 447 1818  
 Fax : 0131 417 8799  
 E-mail : design@leeboyd.com

status  
**INFORMATION**  
 project  
 Monifieth Parish Church, High Street  
 drawing title  
 Proposed - View - Front  
 scale  
 NTS @A3  
 project number  
 1353  
 drawn checked date  
 GT AT 20.03.2015  
 dng no  
 AL(P)40  
 rev  
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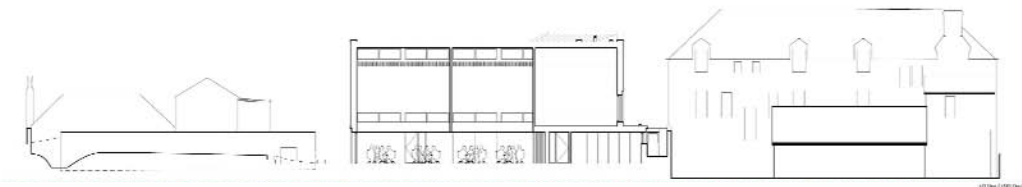
Refused



SECTION A



SECTION B



SECTION C





**NOTE: DO NOT SCALE FROM THIS DRAWING**  
 Contractor to be responsible for all dimensions and levels on site before preparing shop drawings or manufacture.  
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

REVISIONS			
no.	date	by	amendment

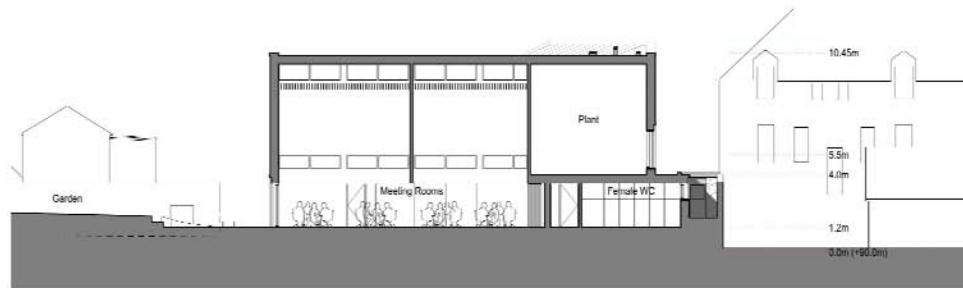
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Monifoth Parish Church		Monifoth Parish Church, High Street				Proposed		Sections		24.11.2014	
<b>LEEBOYD</b>		1353		G1		A1		-		-	
1353		AL(P)30		-		-		-		-	

Refused

- KEY**
-  Sandstone rainscreen cladding to base plinth  
Colour: buff
  -  Feature bonded brickwork to gables  
Colour: buff to complement stone cladding
  -  Foldable aluminium roofing  
Colour: zinc coating
  -  Fairfaced precast concrete cappings, lintels and cills  
Colour: light grey
  -  External render system  
Colour: light grey
  -  Aluminium/limber composite window system  
Colour: dark grey externally
  -  Aluminium ventilation louvres  
Colour: to match windows



E. LONG SECTION



F. SHORT SECTION

0 2 4 6 8 10 20m 1:200

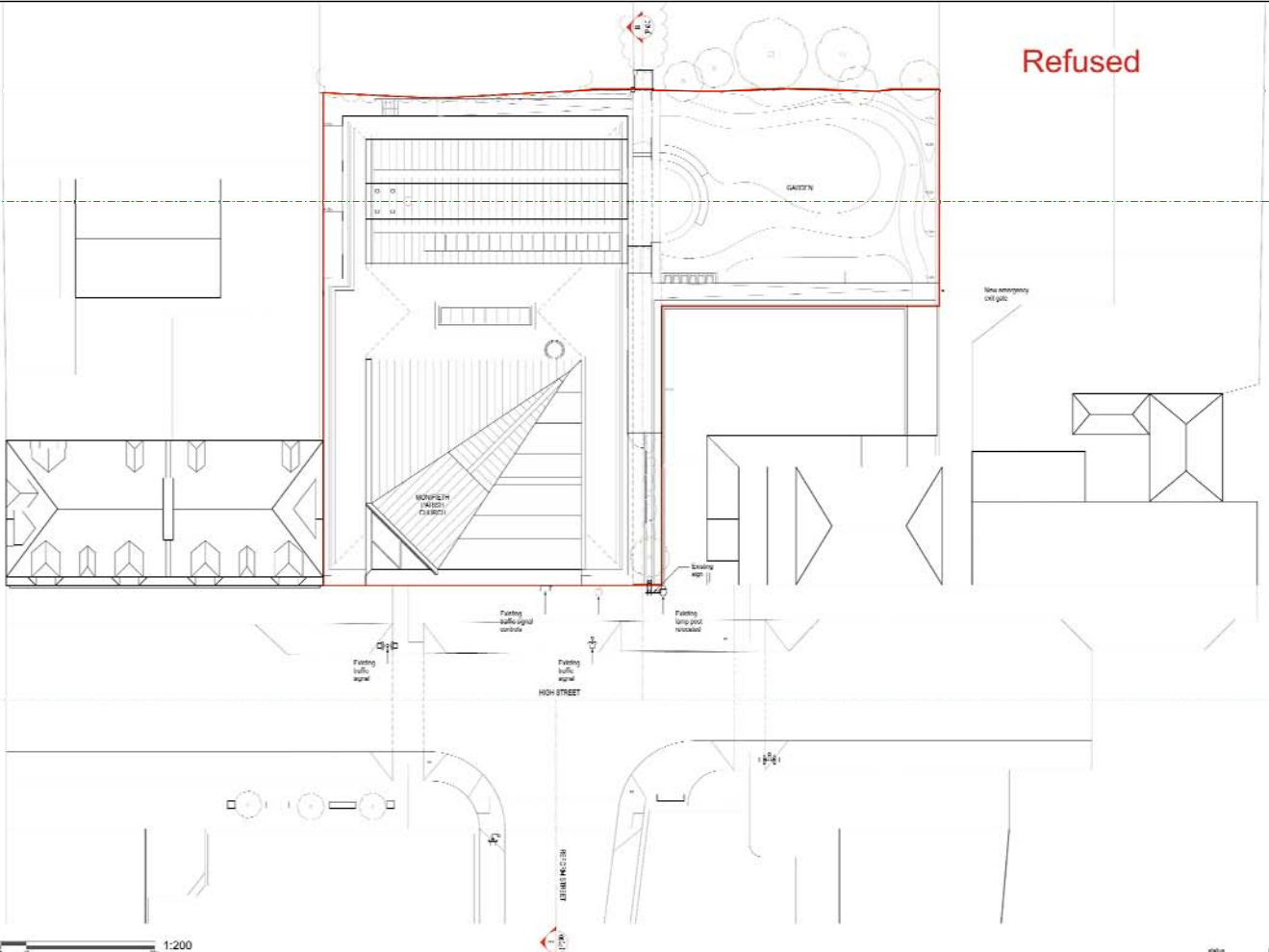
**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

**REVISIONS**  
rev date by amendment

status **INFORMATION**

client Monifieth Parish Church	project Monifieth Parish Church, High Street
<b>LEEBOYD</b> 6 Canaan Lane Edinburgh, EH10 4SY	drawing title Proposed - Sections - Long / Short
Tel : 0131 447 1818 Fax : 0131 447 8799 E-mail : design@leeboyst.com	scale 1:200 @A3
	drawn GT
	checked AT
	date 24.11.2014
	project number 1353
	dwg no AL(P)33
	rev -

Refused

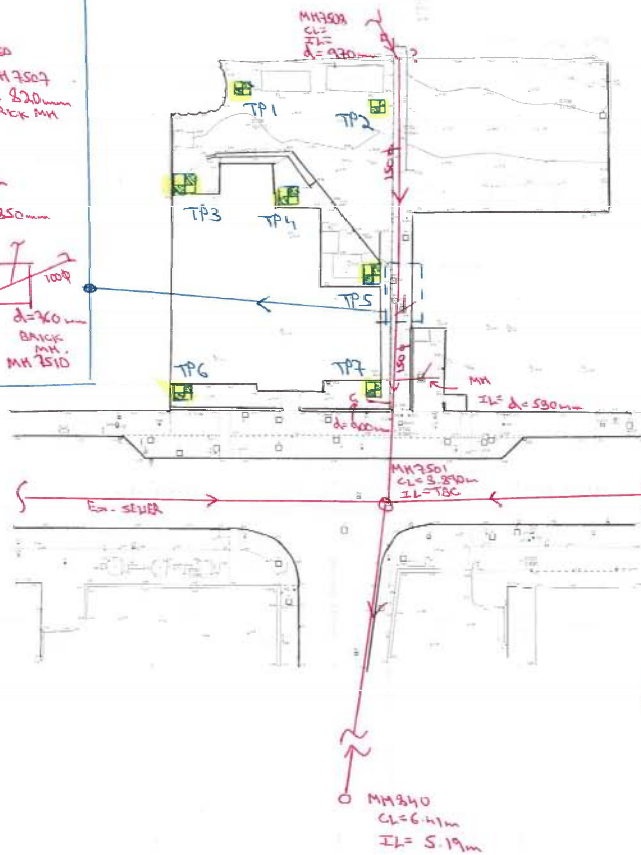
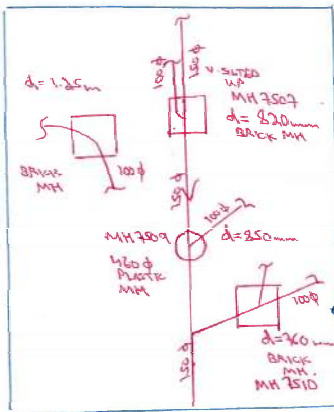


**NOTE: DO NOT SCALE FROM THIS DRAWING**  
 Contractor to be responsible for any additional dimensions and levels on site before preparing shop drawings or manufacture.  
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

NO.	DATE	BY	REMARKS

client		project			
Monifeith Parish Church		Monifeith Parish Church, High Street			
<b>LEEBOYD</b>		drawing title			
3 Canon Lane		Proposed		Plan Site	
Falkirk, F15 6TY		scale		date	
Tel: 01753 444 1212		1:200 RAZ G1 A1		24.11.2014	
Fax: 01753 444 8799		drawing number		sheet	
E-mail: info@leeboyd.com		1353		AL(P)20	

Refused



TP = TRIAL PIT LOCATION  
REFER TO AH LOG  
SHEETS FOR DETAILS

13.333.SK SI1  
SITE INVESTIGATION  
RECORD  
DNA 17/4/14.

**NOTES**

**LEGEND**

Symbol	Description
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2	Manhole
3	Manhole
4	Manhole
5	Manhole
6	Manhole
7	Manhole
8	Manhole
9	Manhole
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48	Manhole
49	Manhole
50	Manhole

**SURVEY STATIONS**

Date	Station	Height	Notes
13-06-12	1	100.000	BM
13-06-12	2	100.000	BM
13-06-12	3	100.000	BM
13-06-12	4	100.000	BM
13-06-12	5	100.000	BM
13-06-12	6	100.000	BM
13-06-12	7	100.000	BM
13-06-12	8	100.000	BM
13-06-12	9	100.000	BM
13-06-12	10	100.000	BM
13-06-12	11	100.000	BM
13-06-12	12	100.000	BM
13-06-12	13	100.000	BM
13-06-12	14	100.000	BM
13-06-12	15	100.000	BM
13-06-12	16	100.000	BM
13-06-12	17	100.000	BM
13-06-12	18	100.000	BM
13-06-12	19	100.000	BM
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13-06-12	23	100.000	BM
13-06-12	24	100.000	BM
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13-06-12	26	100.000	BM
13-06-12	27	100.000	BM
13-06-12	28	100.000	BM
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13-06-12	30	100.000	BM
13-06-12	31	100.000	BM
13-06-12	32	100.000	BM
13-06-12	33	100.000	BM
13-06-12	34	100.000	BM
13-06-12	35	100.000	BM
13-06-12	36	100.000	BM
13-06-12	37	100.000	BM
13-06-12	38	100.000	BM
13-06-12	39	100.000	BM
13-06-12	40	100.000	BM
13-06-12	41	100.000	BM
13-06-12	42	100.000	BM
13-06-12	43	100.000	BM
13-06-12	44	100.000	BM
13-06-12	45	100.000	BM
13-06-12	46	100.000	BM
13-06-12	47	100.000	BM
13-06-12	48	100.000	BM
13-06-12	49	100.000	BM
13-06-12	50	100.000	BM

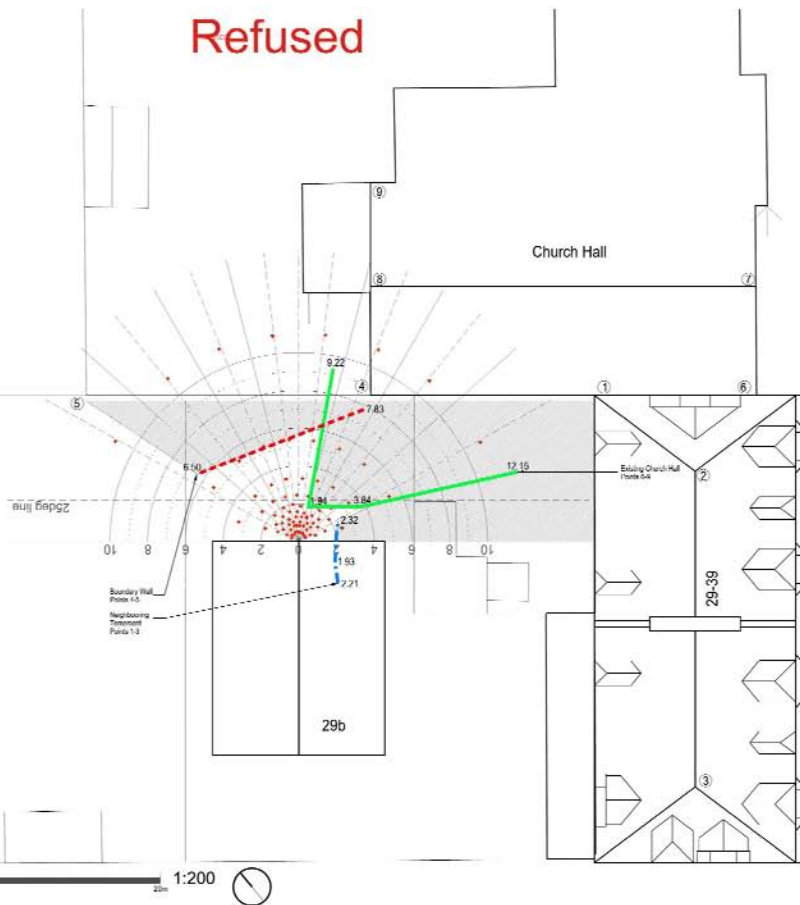
**G.L. SURVEYS**  
13-06-12

**MONIFETH PARISH CHURCH**  
MONIFETH PARISH CHURCH  
HIGH STREET  
MONIFETH

**SITE SURVEY (20)**

Date	Station	Height	Notes
13-06-12	1	100.000	BM
13-06-12	2	100.000	BM
13-06-12	3	100.000	BM
13-06-12	4	100.000	BM
13-06-12	5	100.000	BM
13-06-12	6	100.000	BM
13-06-12	7	100.000	BM
13-06-12	8	100.000	BM
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13-06-12	11	100.000	BM
13-06-12	12	100.000	BM
13-06-12	13	100.000	BM
13-06-12	14	100.000	BM
13-06-12	15	100.000	BM
13-06-12	16	100.000	BM
13-06-12	17	100.000	BM
13-06-12	18	100.000	BM
13-06-12	19	100.000	BM
13-06-12	20	100.000	BM

**Refused**



Point no.	Distance to Origin	Height above Origin	VSC
1	17475	7540	2.32
2	21700	11215	1.93
3	21770	11215	2.21
4	8670	1100	7.83
5	13650	2100*	6.50
6	26455	2100	12.15
7	27730	7215	3.84
8	14010	7215	1.94
9	19365	2100	9.22

\* Height estimated due to dense vegetation growth, estimation based upon assumption that wall head is parallel to ground line

**FINDING: 18no. points enclosed  
Vertical Sky Component = 31%**

HIGH STREET

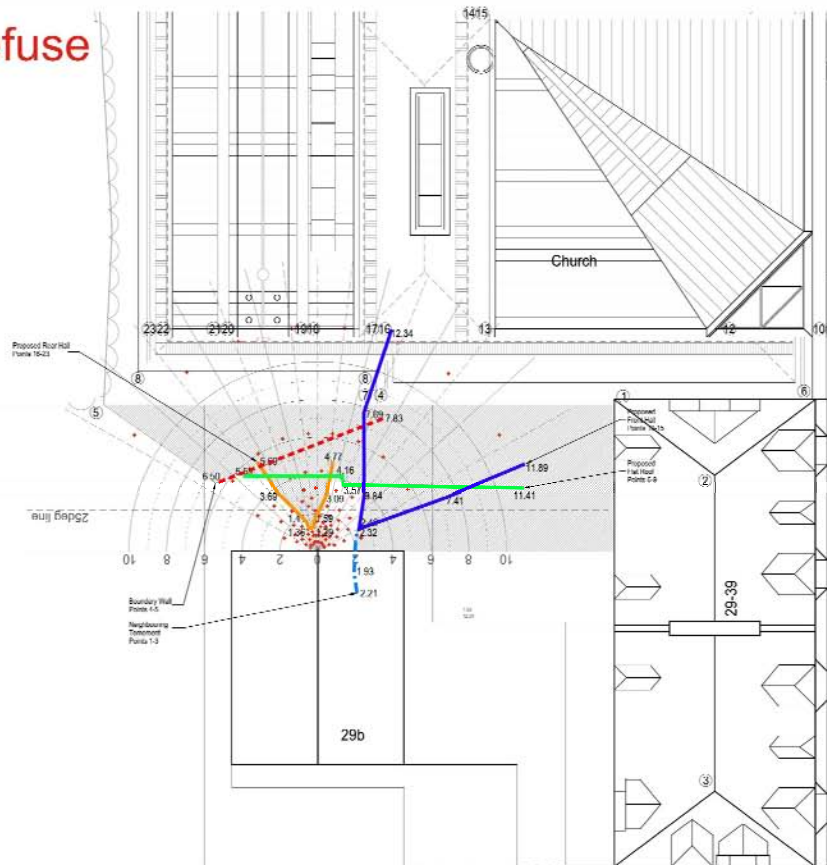
**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

**REVISIONS**  
rev date by amendment

client Monifieth Parish Church	status <b>PLANNING</b>
project Monifieth Parish Church, High Street	drawing title <b>Existing Vertical Sky Component</b>
<b>LEEBOYD</b> 6 Carson Lane Edinburgh, EH10 4SY	scale 1:200 @A3
Tel: 0131 447 1818 Fax: 0131 447 8799 E-mail: design@leeboyd.com	drawn checked date KM GT May 2015
	project number 1353
	dig no AL(P)50
	rev -



Refuse



Point no.	Distance to Origin	Height above Origin	VSC
1	17475	7540	2.32
2	21700	11215	1.93
3	21770	11215	2.21
4	8670	1100	7.83
5	13850	2100*	6.50
6	27400	2400	11.41
7	8680	2400	3.67
8	9995	2400	4.18
9	13430	2400	5.59
10	28540	2400	11.89
11	28540	3850	7.41
12	23600	9460	2.49
13	14790	3850	3.84
14	29830	3850	7.89
15	29830	2400	12.34
16	11460	2400	4.77
17	11460	3700	3.09
18	11405	7150	1.59
19	11405	8850	1.29
20	12070	8850	1.38
21	12070	7150	1.41
22	13670	3700	3.69
23	13670	2400	5.69

\* Height estimated due to dense vegetation growth, estimation based upon assumption that wall head is parallel to ground line

FINDING: 25no. points enclosed  
Vertical Sky Component = 27.5%

HIGH STREET

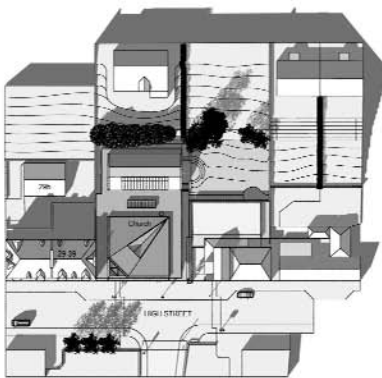


**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufactures.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works

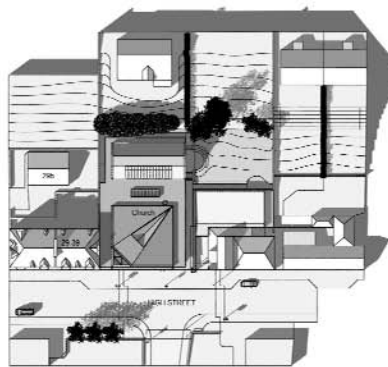
REVISIONS  
rev date by amendment

client Monifieth Parish Church	status <b>PLANNING</b>
project Monifieth Parish Church, High Street	
<b>LEEBOYD</b> 6 Canon Lane Edinburgh, EH10 4SY	drawing title <b>Proposed Vertical Sky Component</b>
Tel : 0131 447 1818 Fax : 0131 417 8799 E mail : design@leeboyd.com	scale 1:200 @A3 KM GT May 2015
	project number 1353
	dig no AL(P)51

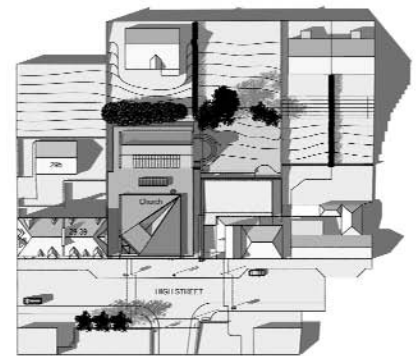
## Refused



OVERSHADOWING - 21st MARCH :12:30



OVERSHADOWING - 21st MARCH :13:30



OVERSHADOWING - 21st MARCH :14:30

Private Open Space	Time	Area of Rear Garden in Sun	% in Sun
House block 29a	12:30	52.33m <sup>2</sup>	56.1
83.28m <sup>2</sup>	13:30	49.41m <sup>2</sup>	57.9
	14:30	41.65m <sup>2</sup>	44.8
Average area of private garden in sun			51.2%

0m 10 20 30 40 50 100m 1:1000

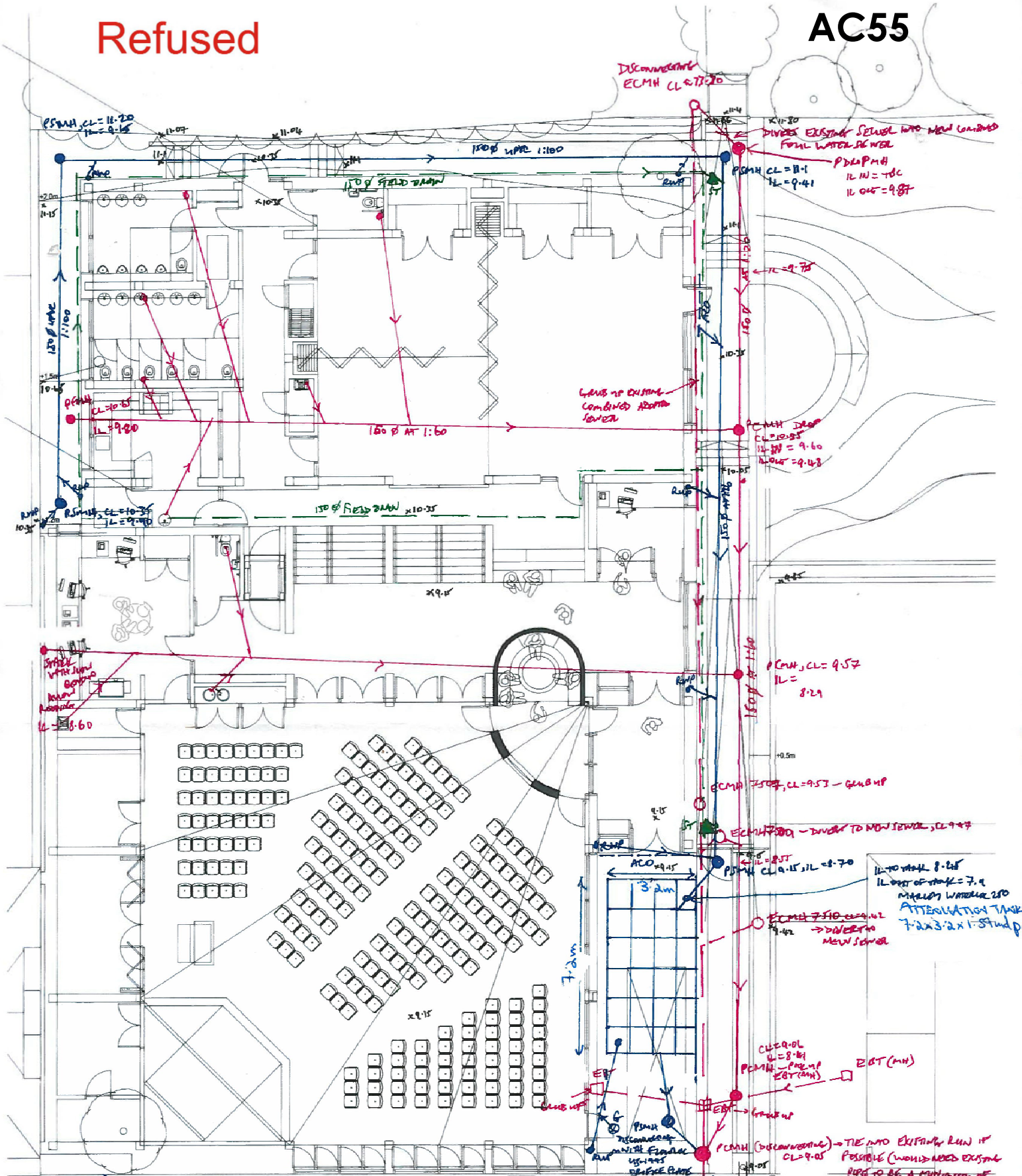


**NOTE : DO NOT SCALE FROM THIS DRAWING**  
Contractor and its subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

**REVISIONS**  
rev. date by amendment

client  
Monifieth Parish Church  
**LEEBOYD**  
6 Carsean Lane  
Edinburgh, EH10 4SY  
Tel : 0131 447 1818  
Fax : 0131 447 8799  
E-mail : design@leeboyd.com

status **PLANNING**  
project  
Monifieth Parish Church, High Street  
drawing title  
Proposed Sun Path Calculations  
scale 1:1000 @A3  
project number 1353  
drawn KM  
checked GT  
date May 2015  
rev  
AL(P)52 -



- Key**
- PCHM = PROPOSED COMBINED MANHOLE/ACCESS CHAMBER
  - PFMH = PROPOSED Foul MANHOLE/ACCESS CHAMBER
  - PSMH = PROPOSED SURFACE MANHOLE/ACCESS CHAMBER
  - = NEW SURFACE DRAIN
  - = NEW Foul/COMBINED DRAIN
  - = EXISTING COMBINED DRAIN
  - = NEW AC DRAIN
  - EGG = GULLY WITH TRAP
  - EGC = EXISTING GULLY WITH TRAP
  - ASR = SLOTTED AT END OF FIELD DRAIN
  - - - = NEW FIELD DRAIN SETTING RETURNING WATER

13.333/SK - DRAWING B  
 DWG 26/GIS  
 REVISED INITIAL DRAINAGE PLAN FOR CONSULTATION  
 MUNICIPALITY PARISH CONTACT  
 1.125 AT A3

ECMH 7501  
 CL=8.84m, IL 2/ 7.51 (TBC)



AC56



381

AC56

THE  
CROWN INN  
*Function Suite*

382



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383

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384

ANIMAL FACTORY SHOP



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389

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Gents Hairdresser  
A. Bell

394

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Addresser

395

Addresser

395



AC56



396

AC56



397



398

Carnoustie  
Arbroath  
A 930 (A 92)

Broughty Ferry  
Dundee  
A 930 (A 92)

THE  
CROWN INN  
*Function Suite*

ENTRANCE

AC56



- Barry Buddon  
Camp and  
Ranges
- Seafrost  
Golf courses
- River/Loch  
Cavan Pa
- Carnoustie  
A930 (A92)
- Broughty Ferry  
Dundee  
A930 (A92)



39

AC56



Barry Budden  
Camp and  
Ranges

Seafon  
Golf course

Rivarie  
Caravan P

Camoath  
A930 (A92)

Broughty Ferry  
Dunes  
A930 (A92)

3

400



AC56



401

AC56

BROOK STREET



402

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND)  
REGULATIONS 2013

PLANNING PERMISSION REFUSAL  
REFERENCE 15/00498/FULL

To **Monifieth Parish Church**  
c/o Lee Boyd Ltd  
FAO Alan Thomson  
6D Canaan Lane  
Edinburgh  
EH10 4SY

With reference to your application dated 25 May 2015 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

**Demolition of Existing Church Halls and Erection of New Church at Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA for Monifieth Parish Church**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docqueted as relative hereto in paper or identified as refused on the Public Access portal.

**The reasons for the Council's decision are:-**

- 1 That the proposal is contrary to TAYplan Policy 3 as the development would adversely impact upon and would not enhance an existing building of local historic interest which would require to be demolished.

**Amendments:**

The application has not been subject of variation.

Dated this **13 November 2015**

Iain Mitchell - Service Manager  
Angus Council  
Communities  
Planning  
County Buildings  
Market Street  
FORFAR  
DD8 3LG



Directorate for Planning and Environmental Appeals

## Appeal Decision Notice

T: 01324 696 400  
F: 01324 696 444  
E: [dpea@scotland.gsi.gov.uk](mailto:dpea@scotland.gsi.gov.uk)



Decision by Mrs Jill Moody, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: P/PPA/120/258
- Site address: 'The Auld Nick', 126 – 128 High Street, Carnoustie DD7 7EB
- Appeal by Mrs Swankie against the decision by Angus Council
- Application for planning permission 08/00333/FUL dated 7 March 2008 refused by notice dated 4 September 2008
- The development proposed: *Erection of 6 flats (demolition of existing building)*
- Application drawings: JOB No 1225 DWG Nos 2, 3 and 5
- Date of site visit by Reporter: 19 January 2009

Date of appeal decision: 03 February 2009

### Decision

I dismiss the appeal and refuse planning permission.

### Reasoning

1. The determining issues in this appeal are whether the proposed development accords with the relevant provisions of the development plan, which comprises the approved Dundee and Angus Structure Plan 2002 and the Angus Local Plan, adopted in November 2000; and whether there are other material considerations that justify granting or refusing planning permission.
2. No part of the structure plan has been drawn to my attention as relevant to this appeal, but reference has been made to the finalised version of the Angus Local Plan Review, which I understand is approaching adoption. Although this replacement plan does not yet have the status of being part of the development plan, it represents an up to date statement of council policy and it has reached an advanced stage in the adoption process. As a result, I am satisfied that the finalised local plan review is an appropriate and relevant material consideration.
3. Turning first to the adopted local plan, the reasons for refusal refer to policies S1 and H2 and ENV5. Of those parts of S1 relevant to the proposal, I have received no evidence contradict my view that the existing building appears to be sound. I have also received no evidence to show that an alternative, beneficial use could not be found for the building. For

4 The Courtyard, Callendar Business Park, Falkirk, FK1 1XR  
DX 557005 Falkirk [www.scotland.gov.uk/Topics/Planning/Appeals](http://www.scotland.gov.uk/Topics/Planning/Appeals)



example, no detailed analysis of other options or economic appraisal of marketing efforts has been submitted to support the proposed demolition and redevelopment. Consequently, although I accept that the building is not big enough to convert into as many as the 6 flats proposed, I have no support for a conclusion that demolition and redevelopment is the only or best option for the site. Given that, even if as much material is recycled from the proposed demolition into the new building as possible, the proposal cannot be regarded as making an efficient or sustainable use of the existing building resource. The existing back garden space is currently unkempt and overgrown, so that arguably the proposal would make better use of that part of the overall resource by providing car parking. However, because that part of the proposal hinges on the demolition of an otherwise sound and useful building resource, and it could be achieved without the demolition, I do not regard that potential benefit as of overriding significance in this policy context.

4. With regard to environmental quality, the existing 'Auld Nick' building is an attractive, traditional stone building, which looks to be well-maintained and in good order. It comprises a low, single storey building adjoining a taller, 1.5 storey building, both of which are beside the war memorial gardens. The main views of the site are from the east along the High Street, behind the gap that the open space creates. From this direction, the existing building is clearly visible as a traditional backdrop to the memorial gardens, although it is neither intrusive nor demanding. The building roof rises across the site, gently into the tall and abrupt gable of the 2.5 storey high flatted building that is beside the west side of the site. The apex of the tallest part of the existing roof is lower than that adjacent building, but it is about the same height in the streetscene as the new flats opposite. The 'Auld Nick' roof also reflects the housing farther to the west, as well as other buildings opposite and east of the site. Against that context, the proposed flats would:

- be as tall as the flatted building to the west, which raises it above other nearby buildings and relates it more to the tallest element in the street, as opposed to the existing building on site or the majority of others nearby;
- increase the bulk and mass of buildings on the site;
- comprise a series of differing, but all equally demanding roof elements; and
- present a full height, virtually blank gable beneath a flat roofed section to the memorial gardens, which would appear harsh and unsympathetic in a prominent part of the streetscene, especially in comparison to the existing gradual height increase that I have described above.

Accordingly, I find that although the streetscene comprises a variety of different roof heights and styles, the existing building is not out of place. In contrast, I am satisfied that no matter what materials might be used as external finishes in construction, the proposed new flats would intrude and look out of place. As a result, they would diminish environmental quality to an extent that breaches adopted local plan policy S1.

5. I appreciate that this part of the High Street is not a conservation area, and that the building to be demolished is not listed as having any special value. Nevertheless, it has traditional character and makes worthwhile contribution to the streetscene. In addition, the submitted representations show that the building has a social interest for Carnoustie, which

would be lost. This view is uncontested and the proposed replacement building does not integrate well enough into the streetscene to offset that loss.

6. Looking next at policies H2 and ENV5, I have no evidence to suggest that criteria (c), (d), or (e) from H2 are at issue. Criterion (b) refers to the adopted local plan development strategy, the details of which are not clear from the appeal papers. However, because I have demonstrated above that the proposal fails against significant parts of policy S1, it follows that the proposal must also breach H2, as well as ENV5. Further, because the site is in reasonable order and its quiet character would be diminished by the proposal, I am unable to justify it as beneficial urban renewal.

7 Therefore, based on the above, I am satisfied that the proposal fails against significant parts of the development plan.

8. Moving to the first material consideration, policy S3 from the finalised local plan review expects the same level of integration as the adopted local plan, and it specifically takes account of how well the development fits with the local landscape character and pattern of development, along with its scale, massing, height, and proportions, including its relationship with the existing look and character of the surroundings. I have set out above my reasons for concluding that the proposal does not achieve these requirements. Therefore, while the proposal is an innovative design, and demolition materials could be recycled as has been proposed, so that some aspects of policy S3 would be satisfied, overall, the new building would not complement its surroundings, whereby it fails against this emerging policy.

9. For the remainder of SC3, no information has been provided regarding the provision of affordable housing, but I have no reason to suppose that some could not be incorporated. Further, while the area around the site includes housing and the use would be compatible, the site is on the High Street, where there is a strong commercial presence. Therefore, the area is not exclusively residential and the existing commercial use is not out of place. Nevertheless, my overriding above conclusion about urban renewal applies.

10. SC3 also links to S6 and Schedule 1. Against these, I acknowledge that because the unkempt back garden would be removed and that existing and proposed window positions are far enough apart, nearby residents are unlikely to suffer significant harm to some aspects of their amenity, and their privacy. However, a new vehicular access would be formed to serve the 6 flats off Balfour Place, where the site currently has none. Balfour Place is an extremely narrow, residential cul de sac and this sole access would serve 11 parking spaces. As a result, while I have no doubt that access and parking could be achieved to the required council standard, I am equally satisfied that vehicular activity along Balfour Place would increase to a substantial degree, which in turn would produce significant disturbance and harm to residential amenity along that street.

11. The remaining finalised local plan review policy considerations repeat the issues that I have discussed above, so it follows that my same conclusions continue to apply.

12. The issue of parking is given considerable emphasis in the appeal submissions and I regard it as an additional material consideration. Parking is restricted by double yellow lines outside the site on High Street, but on-street spaces are available in front of the neighbouring flatted building. At the back of the site, Balfour Place is unrestricted. Given the commercial nature of High Street and the fact that Balfour Place is a comparatively high density housing area served by a road that is no more than 4 metres wide, I accept that all of these spaces will be at a premium. However, both are available, and I find that the site has to access public parking at close range.

13. The submitted plans state that the proposal would provide more than the minimum required amount of parking for the development of 6 flats, but there is no suggestion that any of this would be available for public use, or be set aside for Balfour Place residents to compensate for the on-street spaces lost in forming the new access into the site. As a result, I cannot accept the argument of substantial benefit or planning gain for either the town or for the neighbours. At least as much benefit could be gained by laying out spaces in the back garden for the existing building and its commercial use, and no evidence has been submitted to show that this is not reasonably possible.

14. Therefore, while I have taken all material considerations and other matters raised in the appeal submissions into account, I find none that carry enough weight to override my conclusions, or that justify granting permission as an exception to the provisions of the development plan.

***This is a true and certified copy of the decision issued on 03 February 2009***

Mrs Jill Moody  
Reporter



# Monifieth Parish Church of Scotland

Scottish Charity Number SCO 08965

Church of Scotland Congregational Ref. 291765



## Access Management

The design shows a drop-off point at the front door, set back from the street and under cover. It is expected that this will be most often used by wedding cars or funeral hearses. Access from and onto the road would, in those cases, be managed either by the wedding car company, Funeral Directors or church staff/volunteers. Whilst it is impossible to know how many weddings or, particularly, funerals there will be in any given year, the following statistics will show that it is not a regular activity. Moreover, the vast majority of church funerals were held in St Rule's Church building in Church Street - and it will be being retained and available for that purpose.

	Church Weddings	Church Funerals
2012	1	7
2013	1	10
2014	2	3

Access for the less ambulant, or those in wheelchairs, is from the level - they will have no stairs to negotiate to access the Sanctuary. It is possible that the least mobile will be deposited at the Drop-off point, with the car driver then moving to an on-street parking space, but currently most of our less ambulant members or wheelchair users are able to walk from the street into the church building, covering a much greater distance and over less flat terrain than they will be required to do in the new church. Some of our members will be able to use the designated 'Disabled Parking' spaces and some will be able to utilise their Disabled Driver badges - whilst still parking responsibly. Also, for those who travel by bus, the nearest stop is a matter of a few metres away, all on the level. On weekdays, the service, provided by Strathtay Buses, numbers 73, 73A & 73B, runs approximately every 10 minutes. On Sundays, there are 2 or 3 such buses per hour.

In addition, subject to sorting insurance arrangements, we will use the Boys' Brigade Minibus to bring members to within a few metres of the church, thereby reducing car use and minimising pressure on parking. Likewise, and as an eco-congregation, we will be promoting greener routes to church - walking, cycling, public transport, car sharing.

Finally, we have informal permission from Tesco Supermarket that those using the church may make use of the spaces in their car park. We do not expect to have this committed to writing, but they have assured us that that would fit with their 'community friendly' policy.

Whilst the main use of the church is likely to be on a Sunday morning, it will also be used for evening meetings and activities. At those times, the High Street is less busy than at other times of

### Minister & Session Clerk:

Rev Dorothy U Anderson, LL.B BD, 8 Church Street, Monifieth, DD5 4JP Tel: 01382 532607

Email: dorothy@kirkyard.plus.com

Rodney Bowman, 7b Victoria Street, Monifieth, DD5 4HP Tel: 01382 530522 Mob: 07727 101697

Email: rod.bowman@tiscali.co.uk

the day or week, so there will be less traffic and less pressure on parking. *Ad hoc* surveys have indicated that there is more than enough nearby on-street parking on Sunday mornings to cope with the number of cars currently brought to church. Day-time activities in the church will predominantly be those for the more elderly, most of whom do not now travel by car.

Refuse Collection and Deliveries - we do not envisage having regular deliveries, although there are bound to be some from time to time. Refuse, recyclable or not, will need to be collected kerbside. We expect that the same arrangements that pertain to the existing shops, businesses and others on the High Street will be applicable to the Church too.

Monifieth Parish Church of Scotland

Charity Number SC008965

26 March 2015

## INCOMING E-MAIL MESSAGE

**Project No.:** 1353  
**Client:** Monifieth Parish Church of Scotland  
**Description:** New Church Project  
**Location:** High St, Monifieth

---

**From:** BarnesA [REDACTED]  
**Subject:** RE: Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls

---

**To:** Gary Treacy [REDACTED]  
**Cc:** HawkeJ [REDACTED]

**Attachments:**

**Doc Ref.:** EML-INC/1353/166

**Sent:** 18th Feb 2014 at 11:53      **Received:** 18th Feb 2014 at 11:53

**Message:**

Gary,

The signals were installed as part of the recent High Street regeneration scheme so I have no direct knowledge of the reasoning for the location of the signal head. There may be issues with underground services or such like that may prevent relocation but in principle I would not rule it out off-hand.

Any relocation would need to be fully investigated and as previously stated, all expenses met by your client.

I trust the above is of assistance.

Regards,

Andrew Barnes | Senior Traffic Engineer | Communities | Roads | **County Buildings** | Market Street | Forfar | DD8 3WR | T: (01307) 473391 | E: [REDACTED] | [www.angus.gov.uk](http://www.angus.gov.uk)

---

**From:** Gary Treacy [REDACTED]  
**Sent:** 17 February 2014 13:01  
**To:** BarnesA  
**Cc:** Jim Culloch; Ed McIntosh  
**Subject:** Re: FW: Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls

REFERENCE EML-OUT/1353/98  
For the attention of BarnesA

Good Afternoon Andy,

Further to your correspondence below and in particular with reference to not moving the traffic sign stack from its current position, there is still some concern with it's obstruction of the right of way. In order to maintain the accessible width to the right of way similar to that adjacent and as had been allowed for previously by the existing dropped kerb, would there be any scope of moving the existing traffic lights and dropped kerb approx. 1500mm to the left? See attached marked up photo and plan.

Regards,

Gary

Gary Treacy  
Associate

**Lee Boyd • Designers + Architects**

Registered Office: 6 Canaan Lane, Edinburgh, EH10 4SY

T: 0131 447 1818 F: 0131 447 8799

Direct Line: 0131 446 7914

e: [REDACTED]

w: [www.leeboyd.com](http://www.leeboyd.com)

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-----Original Message-----START

---

**From:** BarnesA [REDACTED]  
**Sent:** 27th Jan 2014 at 15:20 (GMT+00:00)  
**Received:** 27th Jan 2014 at 15:21 (GMT+00:00)  
**To:** Gary Treacy [REDACTED]  
**Subject:** FW: Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls  
**Attachments:** 1353-20140123-SK-StreetItems.pdf;  
**Importance:** Normal

Gary,

Further to your enquiry below with respect to the traffic signals and road signs.

## **SIGNALS CONTROLLER RELOCATION**

Good design practice puts the signals controller where it currently is as this allows the entire junction to be seen by engineers when carrying out maintenance operations, alterations to programming and such like.

It also allows for all legs of the junction to be clearly visible in the event of the signals having to be manually controlled.

With this in mind, I am afraid that any request to relocate the signals controller would not be supported by my division. As an alternative you may wish to consider heightening the adjacent wall to mask the controller box from view.

### **TRAFFIC SIGN STACK**

The ideal place for the sign stack is directly in front of the existing church hall windows as this would put it directly in the driver's eye when exiting from Reform Street. That eventuality was deliberately avoided in 2005 when the signs went up.

I would not be in favour of moving the sign stack into the middle of the footway as suggested, as this simply creates an obstacle to pedestrians and is bad practice.

Two sign poles are in the footway and one is just into the unmade right of way. None of the poles or plates currently obstructs pedestrian access to the right of way or the driveway adjacent to it.

The possibility of relocating some of the signs (for Reform Street) across the road to the other side of the junction has been considered as this would remove the rear pole altogether but this is not really practical due to the proximity of the CCTV pole, trees, signal heads and a street bench.

Unfortunately, it is not possible to combine all the signs at this location on to a single pole due to the number and dimensions of the sign plates. For wind loading, a single pole would have to be a very substantial square box section, but this would not get round the issue of the sign plates flexing in the wind, hence two poles for each direction are required.

It may be possible to relocate to the optimum position for the junction if no windows in the proposed building would be affected.

The costs of any approved alterations to either the sign stack or the signals controller would need to be met by the church and for the signals controller, the roads authority's Signals Maintenance Contractor would need to carry out the works.

I trust the above is of assistance.

Regards,

Andrew Barnes | Senior Traffic Engineer | Communities | Roads | **County Buildings** | Market Street | Forfar | DD8 3WR | T: (01307) 473391 | E: [REDACTED] | [www.angus.gov.uk](http://www.angus.gov.uk)

**From:** BarnesA  
**Sent:** 23 January 2014 11:25  
**To:** [REDACTED]  
**Cc:** ShandJ; HawkeJ  
**Subject:** RE: Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls

Dear Gary,

I am forwarding your enquiry to colleagues by copy of this e-mail and would hope that they will contact you directly to provide the appropriate advice.

Regards,

Andrew Barnes | Senior Traffic Engineer | Communities | Roads | **County Buildings** | Market Street | Forfar | DD8 3WR | T: (01307) 473391 | E: [REDACTED] | [www.angus.gov.uk](http://www.angus.gov.uk)

**From:** Gary Treacy [REDACTED]  
**Sent:** 23 January 2014 10:24  
**To:** BarnesA  
**Cc:** Jim Culloch; Ed McIntosh  
**Subject:** Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls

REFERENCE EML-OUT/1353/86  
For the attention of BarnesA  
**Roads Department - Redevelopment of South Church Halls**

Dear Andy,

Further to your correspondence below, we have a further query with regards to some of the items located on the pavement in front of the site for the redevelopment for Monifieth Parish Church - see attached photograph.

1. Lamp Post: This is potentially located directly in front of the proposed main entrance to the new building. Would it be possible to relocate it to the front of the boundary wall with the adjoining property?
2. Signs: These are actually located on the Church's site and on the route of the right of way across the site. Would it be possible to reconfigure (single post?) and relocate the signs (further into the pavement?) to ensure full access is provided on to the Church site and adjoining owners driveway.
3. Traffic Light Controls: We appreciate that these cannot be removed however would it be possible to move these further along the pavement to suit the new building elevation so that the boxes are not located in front of

windows etc.

I am not sure whether the above items are dealt with through your department. If so, please advise on the procedure required to deal with relocating or reconfiguring them. If not, your assistance on who to contact would be appreciated.

Regards,

Gary

-----Original Message-----START

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**From:** BarnesA [REDACTED]  
**Sent:** 13th Jan 2014 at 15:02 (GMT+00:00)  
**Received:** 13th Jan 2014 at 15:02 (GMT+00:00)  
**To:** Gary Treacy [REDACTED]  
**CC:** GwynneAG [REDACTED] KellyR [REDACTED]  
**Subject:** RE: Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls  
**Attachments:**  
**Importance:** Normal

Gary,

I agree that it would be unfeasible to provide car parking within the site for the reasons you have listed, and in particular due to the site location within the extents of a road junction controlled by traffic signals.

It would also be inappropriate and generally, detrimental to traffic safety to provide the drop off point as proposed.

I trust the above is of assistance but if you have any further queries, please contact me.

Regards,

Andrew Barnes | Senior Traffic Engineer | Communities | Roads | **County Buildings** | Market Street | Forfar | DD8 3WR | T: (01307) 473391 | E: [REDACTED] [www.angus.gov.uk](http://www.angus.gov.uk)

**From:** Gary Treacy [REDACTED]  
**Sent:** 13 January 2014 10:21  
**To:** BarnesA  
**Subject:** Monifieth Parish Church - Roads Department - Redevelopment of South Church Halls

REFERENCE EML-OUT/1353/79

For the attention of Andy Barnes

**Roads Department - Redevelopment of South Church Halls**

Good Morning Andy,

As discussed at the end of last week, we had a meeting with Ruari Kelly from the Planning Department on Thursday to review the proposed redevelopment by Monifieth Parish Church of their South Church Halls located at the junction of Monifieth High Street and Reform Street. He suggested we contact you to review the proposals.

As background, the Church of Scotland have amalgamated all of their Churches in Monifieth and on review of the properties, it has been decided that none of the existing Church buildings are fit for purpose and therefore the proposal is to build a new Church building in the heart of the community on the above site.

We have recently concluded an options appraisal taking into consideration the brief requirements and the budget available and a preferred strategy has been agreed. Attached are drawings of the existing site and the proposed layout. In summary, the proposal is to replace the existing building with similar accommodation (sanctuary, hall and support accommodation) with a slightly larger footprint.

The site has a number of limitations including a right of way across the site to the houses behind, a relatively steep slope across the site and its location on a traffic junction with pedestrian crossings which is controlled by traffic lights.

In terms of car parking, the proposal is to retain the strategy as existing of no dedicated parking provided as is typical with town centre churches. We have reviewed the possibility of providing parking however the following issues were raised:

- access into and out of the traffic junction;
- two way access would be required along the right of way into a parking area;
- the slope and location of parking behind the lounge bar would only provide at most 5/6 spaces;
- the area remaining on the site would be too small for the required accommodation.

In conclusion, provision of parking compromises the site to such an extent that the project would be unfeasible.

The Church have supported this common sense approach but have requested the consideration of a drop off point in front of the building for hearses and wedding cars on the existing wide pavement with a dropped kerb (see attached photos). This arrangement occurs currently on an informal basis.

Our aim is to progress the proposals for submission of a planning application. We are aware that the Roads Department will be consulted on the application and therefore would prefer to consult with you pre-application so that our proposals are in line with your requirements. Any feedback at this stage would be appreciated.

If you would like to discuss the proposals further or if you require any additional information, do not hesitate to contact me.

Regards,

Gary

Gary Treacy



LEEBOYD

MONIFIETH PARISH CHURCH, MONIFIETH  
NEW CHURCH PROJECT

Design Statement for New Build Proposals  
For Monifieth Parish Church

May 2015



1353/10.1/ 22.05.15/LB

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## **A: CONTEXT**

### **A1 – Background**

The history of the Kirk in Monifieth stretches back to the introduction of Christianity in Scotland, through the Reformation and the establishment of the Church of Scotland, the Disruption of 1843 and the unification of the Church of Scotland and the United Free Church in 1929.

For many years the small but growing community of Monifieth supported three kirks, even when, after the Second World War, their congregations were gradually shrinking. By the mid-1990s it became apparent that all regular church goers could be accommodated in just one building under one minister. The congregations set up a team to examine if, how and when the three churches might merge. In 2006 a ballot of members of the three churches was held. An overwhelming majority of those who voted were in favour of a union between the churches of Panmure, South and St Rule's. A Basis of Union document was drawn up. Its main proposals were, in summary, the union of the three churches as Monifieth Parish Church, the election of a minister to join the then serving ministers until they retired, and evaluation of all church properties. On Sunday 23 September 2007 all three congregations voted unanimously in favour of the adoption of the Basis of Union. On Sunday 25 May 2008 the Service of Union was held - the congregation now being named Monifieth Parish Church of Scotland. Although entirely initiated jointly by the three churches the task was approved and supported by the Dundee Presbytery.

Following the Union, one of the tasks required by the church Presbytery was an appraisal of the three church buildings to determine which was the most suitable to become the primary place of worship and congregation for Monifieth Parish Church. This task culminated in the presentation of a feasibility study in 2009. After a period of evaluation of the conclusions and consequences outlined in the study and more holistic 'vision building' across the congregation, a bolder approach to the thorny issue became apparent. None of the three period church buildings were fit for purpose or would serve the longer term needs of a changing congregation in a changing society and it was decided that further evaluation should be carried out into the idea of building a completely new and modern church; church for the 21<sup>st</sup> Century.

This approach quickly took shape, strengthened by the availability of church land on the High Street in the centre of Monifieth, appropriate for redevelopment and providing the church with a prime location for a new building.

After the approval of the Church to progress the vision to a more detailed stage, the church project committee tendered for an appropriate design team and Lee Boyd were appointed in the spring of 2013.

The project has been developed in close consultation with the church over the last 12 months and is now reaching a stage where it is necessary to make a detailed planning application.

### **A2 – Site**

The site selected for the project is on the High Street in the centre of Monifieth and faces southeast towards the sea down Reform Street. From its public boundary on the pavement the site rises up a maximum of 3m to the rear where it abounds two domestic properties with generous gardens. One of these properties is a modern house built at the foot of the garden of a larger house on Hill Street and therefore in closer proximity to the site than the other house, which addresses Hill Street directly with a long garden stretching down the slope to the site. Neither of these properties have strong relationships to the site and are elevated further up the slope.

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The rear boundary is longer than the parallel street boundary because the site is loosely 'L' shaped with a portion hidden behind the buildings facing the street to the RHS as you look into the site from the pavement.

The first building to the RHS of the site on the street is a modest two storey building with commercial premises on the ground floor and associated space at the upper floor. This building is connected to a single storey public bar which has a function suite that wraps around its back forming a private boundary with the church site. To the LHS of the site there is a run of 2.5 storey tenemental properties with commercial premises at street level and domestic dwellings on the first and attic floor levels. The location of commercial properties is original to this block and they occupy spaces of an appropriate scale and height for such street frontage. To the rear of this block is a single storey bungalow of modern construction which shares the Southwest boundary of the site. This boundary is an existing stone wall approximately 2600mm in height.

The site is currently home to a dilapidated period church hall that formerly belonged to South Church. This building complex which once provided church halls and ancillary accommodation is not listed and would be demolished to make way for the new building. It currently provides sporadic overspill accommodation for Monifieth Parish Church. The remainder of the site is not in use and although periodically maintained, is generally overgrown with greenery and inaccessible from March to November.

A curiosity of the selected site is the presence of an historic private right of access from the street to the three domestic properties on the rear boundary, two with their frontages on Hill Street. This right of access is in the form of a designated path (straight run) and there are gates that provide access to the gardens of the houses. This is not a public right of way and the church have ownership of all the site area.

### **A3 - Present Role**

Monifieth Parish Church has a register of approximately 1100 members with congregational attendance ranging from 100 – 300 depending upon the circumstances of the service or event.

They currently provide support and facilities in the three churches for a wide range of typical activities such as:

- Uniformed Organisations
- Sport and fitness
- Lunch clubs for the elderly
- Playgroups
- Activity Clubs
- Dance and performance
- Social support groups

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These activities are predominantly run by church organisations but there are a growing number that are run by community groups. This relationship is something that the church would like to strengthen by offering modern and comfortable facilities in a new more centrally located building. This approach is not uncommon where there is a distinct lack of flexible community facilities in a given locale and many churches actively encourage a more generous use of what are often under-utilised spaces.

#### **A4 - Present Condition**

The church hall formerly associated with South Church that exists currently on the site is single storey and of traditional construction dating from the mid/end of the 19<sup>th</sup> Century. The building is not listed and is not in permanent use. It provides additional space when the other churches are not available and is used for activities that require a greater connection with the public, given that the site is in the middle of the High Street (e.g. the extremely successful Bake and Book Sale!).

The building has two gables to the street expressing a large and smaller hall separated by a linking space with a perpendicular pitched roof. The front and side faces of the building are constructed in stone, whilst the rear faces are in brick. All the roofs are slate.

The south side of the larger hall rests against the taller gable of the adjoining tenemental building facing the street.

The building is of sound construction but the fabric is in need of maintenance and upgrading, inside and outside.

The remainder of the site is uncontrolled and derelict with plant life taking over during the spring and summer months. There are a number of outbuildings, particularly green houses that are very dilapidated and an unsecure concrete railing defines the edge of the private right of way that bisects the site.

### **B: PROJECT JUSTIFICATION:**

#### **B1 - Rationale**

Monifieth Parish Church currently look after three very different church buildings; South Church, St Rules and Panmure. None of these traditional buildings are deemed fit for purpose and suffer like many public buildings of a similar age from inadequate flexibility, accessibility and comfort. The construction of each does not lend itself to practical upgrading to tackle such issues and the fabric is costly to maintain. In addition the three building are removed from the perceived centre of the town and don't have an immediate public face. This last point is not unusual for parish churches, but considering that three have joined together to form a single united congregation, none of the current buildings are centrally located.

#### **B2 - Justification**

Refer to the Statement of Intent provided by Monifieth Parish Church: Appendix D1.

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## **B3 – Design Intent**

The design intent for the new Monifieth Parish Church put simply, is for a modern, iconic, comfortable and flexible building that provides a spiritual home for the current and future members of the church, and provides much needed community resources.

The following list provides further detail on design intent:

- 1 – Iconic building symbolic of church's strong vision for the future
- 2 – Scale and presence befitting of a landmark public building with street facade in the centre of Monifieth
- 3 – Quality of material and finish appropriate to setting and matching expectations for modern accessible, public building.
- 4 – Transparent and accessible thresholds that break down perceptive barriers, encouraging investigation and ensuring a strong sense of welcome.
- 5 – Strong legibility permitting passersby controlled visibility into sanctuary and beyond.
- 6 – Simple arrangement of functions around central foyer to create point of reference for building users.
- 7 – Impressive sanctuary as place of worship but flexible enough to cater for range of alternative uses.
- 8 – Maximise use of site, but still maintaining neighbourly relationships with surrounding properties.
- 9 – Strong sustainable agenda including where possible natural ventilation.
- 10 – Flexible and secure accommodation that can be used by church and community groups

## **B4 – The Brief**

The project brief has evolved as the proposals have developed, taking account of factors such as site, limitations, budgetary constraints and user group feedback. The current GIFA is 785m<sup>2</sup> with only the plant room at an upper storey level.

The key components of the current brief are as follow:

- 1 – Sanctuary (250 – 300 persons)
- 2 – Prayer/quiet room
- 3 – Hall/ meeting rooms (sub-divisible)
- 4 – Foyer
- 5 – Vestry/Office

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6 – Office/Reception

7 – Catering kitchen

8 – Toilets (female, male and accessible)

9 – Storage (variety of different kinds of storage space)

10 – Entrance threshold

11 – Garden (garden design not part of this submission)

12 – Plant room

## **B5 – Options Appraisal**

The design team carried out two option appraisal exercises for the church as part of the early design development stage of the project. Each consecutive exercise included indicative costs. The consequence of the first option appraisal exercise was that the brief would need to be reduced.

The second option appraisal exercise (Ref Appendix D3) provided a range of different ways of dealing with the site and the brief. The options were assessed by the design team and by the client and it was agreed that Option F was the preferred direction for the proposal.

Option F sets out the accommodation avoiding multiple storeys, however to avoid digging into the rear of the site, it proposed a split level (1200mm) in the middle of the plan.

This option also favoured the sanctuary facing the street to provide a direct visible connection between the public and the main church space, an attempt to break down some of the barriers that more traditional church buildings present.

The second hall, part of the brief for the first option appraisal exercise is still possible in Option F by allowing the meeting rooms to combine together to form a single larger space. This is achieved using moveable walling. This space has the benefit of addressing the garden space to the rear of the site.

Circulation in Option F is very simple and requires central access to the plan where all the functions can be connected.

## **B6 – Consultations**

There has been a significant level of consultation on this project to date. The church has gained approval from their Congregation, their Kirk Session, the local Presbytery in Dundee and from the General Trustees of the Church of Scotland.



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Lee Boyd has consulted with the congregation and Session in general and has carried out user group interviews to establish more detail in the project brief.

Lee Boyd and members of the Church Project Committee have also met twice on an informal basis with Ruari Kelly of Angus Council Planning in Monifieth to discuss the intentions for the project and to gauge initial reactions to the developing proposals. These reactions have on both occasions been positive, with acknowledgement that a new and modern church building could be a positive contribution to the streetscape in the centre of Monifieth. Detailed comments and advice are reserved for formal applications.

A formal Pre Application Consultation was also carried out with Angus Council issued on the 30<sup>th</sup> of March 2015. A response was received from Ruari Kelly on the 20<sup>th</sup> of April 2015 reiterating two points previously discussed during informal consultations:

- 1 – Provide supporting information to demonstrate impact, if any, on the amenity of neighbouring residential properties.

Response: Refer to Section C5 and Appendix D7

- 2 – Provide evidence of prior discussions with the Angus Council Highways Department regarding parking provision and impact on road apparatus.

Response: Refer to Appendix D8: e-mail communication (Jan-Feb 2014) with Andrew Barnes, Senior Traffic Officer, Angus Council

## **B7 – Site Response**

The proposal is for a single building that directly addresses the street and then extends to the rear of the site with one change in level across the 3m gradient. The building is kept to the south of the right of access that bisects the site and therefore does not extend into the area of site behind the function suite of the bar.

The street frontage of the adjacent tenement to the south of the site is controlled by a strong horizontal band that splits the commercial premises at street level and the domestic properties above. This line is consistent across the entire façade of this building and provides one of the key design influences for the proposal.

This line translates into the top of a single storey plinth which controls all of the facades of the proposal, even when the building steps up the slope internally. The front façade and plinth of the proposal aligns with the tenement and maintains a continuous frontage onto the street.

The only building forms in the proposal to extend above this datum are the roof volumes of the two principal spaces, (sanctuary and hall) and smaller features such as the rooflight over the foyer.

These two main roof volumes are distinct entities set inside the outer plinth line and are not mimicking any adjacent rooflines or roof forms. The sanctuary roof is set on the diagonal of the square space below and creates a roof profile that is deliberately unique in character providing the church with an appropriate identity on the High Street. This character is not overtly ecclesiastical but still suggestive of a large public

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volume. This roof form can be seen in the round as it does not connect with the gable of the tenement, reinforcing the status of the space below and avoiding conflict between new and existing. The internal space between this roof volume and the tenement gable is accommodation for storage and plant that is expressed on the front façade by stepping back at the junction with the tenement corner.

The roof over the hall to the rear of the site is perpendicular to the space and smaller than the sanctuary roof, reinforcing the hierarchy of the main spaces in the building.

To minimize circulation within the building and to extend the threshold of entry, the main entrance is set back on the north façade of the proposal so that upon entry users are central in the plan. The point of entry is controlled by a canopy that starts on the street frontage and shelters users as they approach the threshold.

There is a level change in the middle of the proposal of approximately 1.5m splitting the overall change in level of 3m between the street and the rear of the site. This minimizes the extent of retention needed along the rear boundary and permits the hall to open out at a mean level within the garden space (across the right of access).

The poorly maintained private right of access (compacted earth/gravel) would be fully reconstructed on the same line as existing, but the path would be upgraded and adjusted to suit the levels of the building as it falls 3m from the back of the site. Ramps and steps would be incorporated to ensure compliance with current access standards.

## **B8 – Layout**

The brief for the proposal is not extensive and the resulting layout is simply arranged on an orthogonal grid around a central foyer and circulation space that not only controls the access to the different spaces, but incorporates the level change across the middle of the site.

The square sanctuary space orientated internally on the diagonal is located at the front of the plan directly addressing the street and the sub-divisible hall space is up 1500mm at the back of the site. Both of these spaces can be entered from the foyer space. By locating the sanctuary on the street it is possible for passersby to see into the church making a connection with activity within. It also puts the primary volume, most synonymous with the church's identity in the public domain. The hall is positioned facing the garden with openings that allow direct access.

The majority of the supporting facilities are located on the south boundary of the site against the gable of the tenement and the high stone wall dividing the site from the gardens of the tenement and the plot of a modern bungalow. These facilities include storage, offices, toilets and kitchen.

The main plant space serving the building is on the roof at the rear of the site and is within an extension of the roof form that defines the hall. This space has restricted internal access.

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## **B9 – Materiality**

The selection of materials is influenced by the context, environment and by the expectation of quality for a town centre church building.

The new building should have sufficient gravitas of material to reinforce a sense of permanence but still promote transparency and openness, enjoying as much natural light as possible.

The overall forms of the building are traditional with orthogonal geometries, pitched roofs and masonry walls, however the manner in which these are rendered will be contemporary, providing an impression that is different to all of the surrounding buildings.

The building form can be split into two sections; the plinth and the roof volume.

Plinth: the outward surfaces of the plinth will be of ashlar stone combining with cast stone forming string courses, mullions and framing.

Roof Volumes: the sanctuary roof has two vertical masonry gables, one facing the street the other facing the gable of the adjacent tenement. These roof facades will be of diagonally bedded facing brick (dog tooth).

These materials allow the building to sit comfortably amongst the other buildings in the same stretch of the High Street which are predominantly of traditionally constructed stonework.

The pitched roofs of the sanctuary are secondary elements in the roof composition because of the masonry gables, one of which faces the street and have complex geometries responding to the diagonal axis over the space. The pitched roofs of the hall are more uniform but are in the background of the building. Responding to these factors a metal folded standing seam roof has been selected which will cope with the variety of pitches and junctions. The roofs will therefore have a lighter more contemporary appearance than a material such as slate.

## **C: PROJECT DETAIL**

### **C1 - Materials:**

#### **Walls:**

Ashlar close bedded coursed sandstone to lower reaches below plinth – Clashach or equivalent.

Pre cast concrete columns, string courses (plinth) and opening surrounds in finish to match stonework.

Facing brickwork with 'dogtooth' configuration to upper roof gables in tone

Proprietary render system to rear walls – Sto or equivalent

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- Roofs:** Pitched roofs:  
 Proprietary foldable seam aluminium roofing system – Falzinc or equivalent  
 Flat roofs/ canopies:  
 Single ply mechanically fixed roofing membrane – Sarnafil or equivalent
- Glazing:** Proprietary aluminium glazing system with powder coated aluminium spandrel panels (Velfac or equivalent) Colour: TBC
- Doors:** Proprietary aluminium door system (Velfac or equivalent). Colour: TBC
- Louvres/ grilles:** Either part of wall panelling system or powder coated aluminium: Colour: TBC
- Rainwater:** Proprietary aluminium rainwater goods (Alumasc or equivalent): Colour: TBC

Samples of building material finishes can be made available to the planning department when finalised for approval.

## **C2 - Landscaping:**

The proposed building conforms to the convention along this particular section of the High Street and directly addresses the pavement, however the street façade does not extend to the full width of the site. This permits the entrance to be set back from the street with a landscaped threshold in front that provides a buffer from the street itself and a sheltered area to gather before entering the building. This space could also be used for wedding cars and hearses. Part of this landscaped threshold is the private right of access which continues from the street past the entrance and up to the back of the site. This path is shared and allows church users to access the church garden without entering the building.

Samples of landscaping finishes can be made available to the planning department when finalised for approval.

## **C3 - Access**

Refer to the Access Statement provided by Monifieth Parish Church: Appendix D2.

## **C4 - Transport:**

### **1 Public Transport**

There are bus stops in both directions within 20m of the proposed site.

On weekdays, the service, provided by StageCoach Buses between Arbroath and Dundee, numbers 73, 73A & 73B, runs approximately every 10 minutes. On Sundays, there are 2 or 3 such buses per hour.

## **2 Parking**

There are no parking spaces on the site currently and none are designated for the proposal. This is principally because the site has restricted practical access to car parking other than drop off or deliveries. The rear garden area of the site would only accommodate 5 spaces, but in accessing this ground, would severely limit the available area for the building and would necessitate a building smaller than the current church and hall.

In addition the site faces onto a controlled traffic junction complicating the movement of vehicles in and out of the site if parking was provided.

The church have provided an Access Statement (Ref Appendix D2), which outlines the strategies for getting users into the building and in accordance with an environmental approach that encourages limited car use.

For communication with Angus District Council regarding parking, refer to Appendix D8 (e-mails dated 13.01.2014)

## **3 Refuse and Waste Management**

Refuse collection will conform to the local authority standards for kerbside collection. The church have allocated space for up to 6No wheelie bins, accepting that by the time the project is complete, the refuse and recycling standards may have changed. These bins will be located in a designated area on the edge of the rear garden secure from the street.

## **4 Cycling**

Locking posts/hoops will be provided for up to 6No bikes at the entrance to the building.

The garden is secure from the street and it is anticipated that further storage could be planned in this space if the number of bike users increased beyond current expectations.

## **5 General Deliveries**

The vast majority of deliveries are of a domestic scale and brought to site in a private car or small commercial delivery van. There is no formal strategy for deliveries as the demand is not such that the process needs to be managed beyond advance warning to ensure staff are available.

Deliveries as with other commercial properties in the vicinity will be managed from kerbside.

## **6 Pedestrian access**

The proposed site is on the High Street in Monifieth which is the primary thoroughfare in the community and where the majority of shops and local businesses are located. Pedestrian access is therefore very straightforward and access to the building itself is barrier free and directly off the pavement into a landscaped threshold along the side of the new building.

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## **C5 – Skylight and Sunlight Analysis:**

Refer to Appendix 7 for supporting drawings

There is an existing domestic property (single storey bungalow with pitched roof) to the rear and north of the tenement block adjacent to the site. The layout of this property cannot be determined and the status of the openings on the east facing elevation are therefore unknown. This building may be affected by the new development and therefore an assessment has been carried out to determine the impact, if any, on skylight and sunlight in accordance with the recommended publication: BRE: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (Second Edition, 2011) by Paul Littlefair.

### **1. Skylight Analysis**

Section 2: Light from the Sky: 2.2 Existing Buildings.

A worst case scenario assumption has been made that there is a window to a habitable room in the centre of the rear (east facing) elevation with a cill level @ 800mm and a head level @ 2100mm = 1500mm midpoint. When the angle to the horizontal subtended by the new development at the level of the centre of the window is measured, it is greater than 25 degrees and therefore a more detailed analysis is required to assess the loss of skylight to the existing building.

Refer to drawings 1353-AL(P)50, 51 in Appendix D7, which follow the recommended procedure in Appendix A of the BRE Guide, using the skylight indicator to determine the Vertical Sky Component (VSC) of the existing and proposed situation. As demonstrated:

- The result for the VSC of the existing situation is 31%
- The result for the VSC of the proposed situation is 27.5%

Therefore the proposed situation is greater than the minimum recommended value of 27% and is greater than 0.8 times the existing value.

In conclusion, the proposed development does not have a detrimental effect on the existing property as it still receives enough skylight as set out in the recommended guidelines.

**2. Sunlight Analysis**

## Section 3: Sunlighting: 3.3 Gardens and Open Spaces

The guidelines recommend that at least half of the garden to an existing property should receive at least two hours of sunlight on 21<sup>st</sup> March. Refer to drawing 1353-AL(P)52 in Appendix D7, which demonstrates using images from a computer generated sunpath model, that between the hours of 12.30pm and 2.30pm, the proposed development does not have an impact on the existing domestic property's garden in terms of overshadowing. This is primarily due to the proposed development being located to the north east of the existing property.





Monifieth Parish Church

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**NOISE IMPACT ASSESSMENT: Proposed Monifieth Parish Church**

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per Mr. Jim Culloch

16<sup>th</sup> July 2015

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**CSP Acoustics LLP: Architectural & Environmental Acoustics, Noise Control,  
Test Risk Management and Sound Insulation Testing.**

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Fort House, 63 Fort Street, Broughty Ferry, Dundee DD5 2AB

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## 1.00 Introduction

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- 1.01** This Report has been prepared by CSP Acoustics on behalf of Monifieth Parish Church to support Planning application Ref No. 15/00498/FULL and considers the impact on nearby dwellings of potential music breakout noise and mechanical plant noise from a proposed new church development at 41-43 High Street, Monifieth.
- 1.02** The noise impact assessment considers the following: activity within the church, and the operation of mechanical plant serving the church.
- 1.03** The noise impact assessment of the proposed church activities on surrounding residential premises has been carried out in accordance with the method set out in PAN 1/2001 TAN, and noise criteria prescribed by Angus Council.



- 1.04** The Surveys, Analyses and Appraisals contained herein have been approved by:

**Nick Charlton Smith** BArch MPhil MIOA FRIAS RIBA HonFaPS,  
Acoustician, Chartered Architect and Lead Consultant at

**CSP Acoustics**

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## 2.00 Summary

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**2.01** This Report has been prepared by CSP Acoustics on behalf of Monifieth Parish Church to support Planning application Ref No. 15/00498/FULL. It is proposed to develop a new Parish Church at 41-43 High Street, Monifieth.

**2.02** This report assesses the potential noise impact of the proposed church operations on nearby noise sensitive receptors. Site observations indicate this are residential properties located at 37 and 29B High Street, Monifieth to the east side of the proposed church development.

**2.03** Sources of noise that have been assessed in terms of impact upon neighbouring dwellings are:

- Break out from organ music, amplified speech and singing.
- Mechanical ventilation noise from a plant room louvre and extract fans on the sanctuary roof.

### 2.04 Plant Noise:

All plant will be selected or designed to meet a limit of 55 dBA at 1 metre, approximately NR47. Where this is carried out then levels of Church plant noise arising inside the nearest residential properties are likely to result in a level of 23 dBA/NR16 and 25 dBA/NR18. This meets with the applicable limits of NR35 during daytime hours and NR25 during night-time.

### 2.05 Church break out Noise Levels in the Nearest Dwelling:

Calculations of organ music/amplified speech and singing breaking out from the proposed church indicate noise from these are likely to result in a noise level no greater than NR10 inside the nearest dwellings, with windows open for ventilation. On this basis no amelioration of received levels are required providing the sound Insulation performance of the building envelope elements, meets those specified in the table below.

Table 1.: Minimum Rw performance of building elements								
Element	Octave Bands Hz							R <sub>w</sub>
	63	125	250	500	1000	2000	4000	
Wall	35	41	45	48	56	58	60	54
glazing	23	27	29	36	41	42	52	40
Roof	30	36	37	40	46	54	56	45

**2.06** Subject to implementation of these recommendations we therefore see no reason why noise issues should present any impediment to the grant of planning permission for this development.

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### 3.00 Impact Assessment Criteria

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**3.01** The Scottish Office Development Department issued SODD Circular 10/1999 and the associated Planning Advice Note - PAN 56 - "Planning and Noise" in April 1999. In March 2011, the Scottish government issued PAN1/2011 "Planning and Noise" and an associated Technical Advice Note which replaced PAN 56.

**3.02 PAN 1/2011:** The Planning Advice Note recommends the use of Quantitative and Qualitative assessments of noise together with assessments of the level of its significance to help planning authorities determine applications for a development types including commercial and industrial development. The PAN and its accompanying Technical Advice Note do not however offer specific guidance with respect to the standards to be applied in assessments of noise impact.

In the Technical Advice Note that accompanies the PAN in Chapter 3, para 3.8 states that: "The choice of appropriate criteria noise levels and relevant time periods are the responsibility of the local authority. Although this may lead to inconsistencies between different Local Authorities and, indeed, across areas within a given Local Authority, it does provide flexibility, allowing particular circumstances to be taken into account and the use of the latest guideline values to be included where appropriate."

**3.03** The PAN also notes, in Appendix 1, a range of Technical Standards and Codes of Practice that may be relevant to assessments including BS4142 which can be used for assessing the impact (in terms of likelihood of complaint) of industrial development, BS 8233 which provides general guidance on acceptable levels within buildings and WHO "Guidelines for Community Noise, 1999" et alia.

**3.04 BS 4142:2014:** provides a rating method to give an indication of the significance of impact when a new, existing or modified industrial or commercial noise affects dwellings. When the corrected rating level of noise ( $L_{Aeq}$ ) is 10dB or more above the prevailing background level ( $L_{90}$ ) there is likely to be a significant adverse impact. A difference of around +5dB is a likely indication of an adverse impact. The rating level could therefore be used as an indicator to assess the likelihood of complaint.

**3.05 BS 8233: 2014:** "Guidance on sound insulation and noise reduction for buildings"

This document establishes basic criteria for dwellings as follows:

Criteria for Dwellings:	Living Rooms	35dB, $L_{Aeq,16hrs}$	Daytime
	Dining Rooms	40dB, $L_{Aeq,16hrs}$	Daytime
	Bedrooms	35dB, $L_{Aeq,16hrs}$	Daytime
	Bedrooms	30dB, $L_{Aeq,8hrs}$	Night-time

**3.06 World Health Organisation (WHO):** From research commissioned to examine community noise the WHO recommends criteria to prevent sleep disturbance of less than 30dB  $L_{Aeq,8hr}$  within an affected property subject to a maximum level of 45dB(A) [ $L_{Amax}$ ] for a limited number of noise events. By assuming a reduction across a slightly open window of 15dB the WHO concluded that external levels should generally not exceed 45dB(A),  $L_{Aeq,8hr}$  at 3.5metres from the facade of a dwelling and that occasional external event levels should not exceed 60dB(A)  $L_{Amax}$ . It should be noted that these are free-field values and façade reflection effects will give levels some 3dB(A) higher at 1metre in front of receiving facades.

WHO guidance for daytime levels are for maximum exposure levels of 35dB  $L_{Aeq,16hr}$  for indoor living areas (no  $L_{Amax}$  limit specified) and maximum exposure levels of 55dB  $L_{Aeq,16hr}$  for outdoor living areas (no  $L_{Amax}$  limit specified). By assuming a reduction across a window open for ventilation of 15dB the WHO concluded that external levels in relation to indoor use should not exceed 50dB(A),  $L_{Aeq}$  at 3.5metres from the facade of a dwelling. (It should be noted that these are free-field values and façade reflection effects will give levels some 3dB(A) higher at 1metre in front of receiving facades).

**3.07** WHO document Night Noise Guidelines for Europe notes that partially open window reduce noise ingress by 15dB(A). With windows shut, or higher specifications of window and ventilation systems, lower internal levels will obtain.

**3.08 Angus Council:** Discussions with the Council's EHO Mr. Steve Thomson advised that received noise levels from plant serving the church inside dwellings should be no more than NR 35 during daytime and NR25 during night-time. In addition, music break out from the proposed church should be no more than NR10 inside dwellings.

**3.09 Summary:** From the above it can be seen that the following noise limiting criteria to noise from the operation of the proposed church inside dwellings is:

- Plant noise: NR35 during daytime; NR25 during night-time;
- Music break out: NR10

## 4.00 Survey Noise Levels

- 4.01** A noise survey was carried out at an existing Parish Church in Monifieth on Panmure Street. Measurements were completed on the 21st of June 2015 between 10.00 and 11.00 hours, using a Norsonic Type 140 Sound Level Meter with associated microphone and calibrator. The equipment was set up and used in accordance with British Standard and ISO procedures.
- 4.02** Measurement were taken at number of locations within the church; the main noise sources were organ music and amplified speech. The reverberation time was also measured and used to assess and predict interior music noise levels for the proposed church development.
- 4.03** The results of the survey are summarised in Table 2 and Table 3 below.

Table 2.: Church music, equivalent octave band values in Hertz							
Octave Bands	63	125	250	500	1000	2000	4000
Church music, L <sub>Aeq</sub>	76.1	73.8	76.8	75.0	71.6	62.0	52.2
	78.8	77.8	79.6	78.7	73.4	61.9	50.7
	72.8	80.5	82.7	79.5	74.7	62.8	52.0
	77.8	82.3	82.3	82.2	77.8	65.9	54.5
	50.6	63.9	70.8	72.9	69.6	64.4	57.6
	45.3	60.4	64.6	68.3	61.9	61.6	53.0
	51.7	73.1	75.2	81.2	73.8	64.5	54.6
	76.5	81.5	86.2	81.3	76.6	66.4	55.5
	78.0	82.7	84.1	83.2	78.3	66.4	54.4
	77.2	80.8	84.4	80.9	76.2	65.6	56.0
74.4	79.9	83.4	79.1	76.2	68.3	57.8	
<b>Average</b>	<b>75.4</b>	<b>79.3</b>	<b>81.9</b>	<b>79.9</b>	<b>75.1</b>	<b>65.0</b>	<b>54.9</b>

Table 3.: Reverberation time in Church, T <sub>20</sub> in seconds Octave band values in Hertz							
Octave Bands	63	125	250	500	1000	2000	4000
T <sub>20</sub> , (sec)	0.00	2.51	2.63	2.34	2.17	1.86	1.44
	0.61	2.23	2.38	2.18	2.18	1.78	1.43
	0.96	1.90	2.32	1.48	1.65	1.35	1.17
	0.86	1.75	2.12	2.01	1.86	1.56	1.10
<b>Average</b>	<b>0.61</b>	<b>2.10</b>	<b>2.36</b>	<b>2.00</b>	<b>1.97</b>	<b>1.64</b>	<b>1.29</b>

- 4.04** The area surrounding the proposed church development site includes residential properties. These are 29B High Street and the rear window of 37 High Street. Their location with respect to proposed church plant is shown in figure 1 below. An extract louvre and boilers flues will be located approximately 11.5 metres from 29B High Street property and extract fans on the church roof approximately 26.7 metres from the same property.

- 4.05** Please note that noise breaking out of the High Street facing façade of the church façade is not expected to be higher than existing levels of road traffic noise. On this basis, rooms facing the High Street will not be assessed. Rooms located on the rear of the 37 High Street residential building, are subject to lower existing ambient levels and therefore are the ones that in our opinion should be assessed.

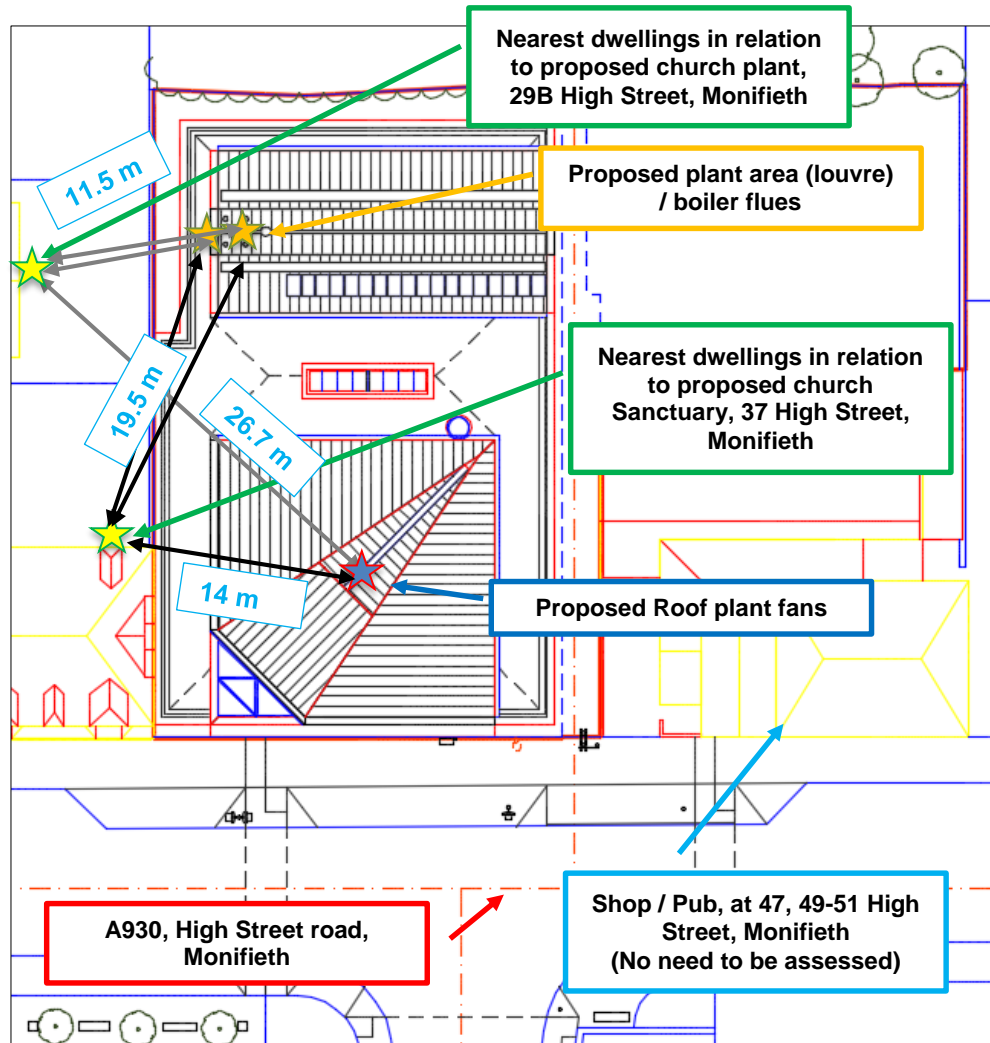


Figure 1: Proposed Site Plan Extract

## 5.00 Predictions & Assessments

**5.01** The principal noise sources within the proposed church are understood to be similar to those measured within the Parish Church on Panmure Street. These are organ music, amplified speech and singing which will take place in the Sanctuary, which is the main space where church services will take place. Mechanical ventilation plant will be installed in a plant room area located on the north east side of the church building and extract fans on the sanctuary roof area. This information was provided by Lee Boyd Architects and Max Fordham LLP.

**5.02** Based on the information above, noise breaking out from the proposed development will include:

- Organ Music and amplified speech and singing.
- Mechanical ventilation noise from the plant room louvre and extract fans on the sanctuary roof.

### 5.03 Plant Noise Levels:

- **AHU's/ Fans/ boilers:** It is understood these will be located within a plant room on the north east side of the development with a louvre area for air flow. In addition ventilation extract fans are to be installed on the sanctuary roof. As this plant is yet to be selected operational noise data is not yet available. Instead operation noise limits will be set to a maximum of 55dB(A) at 1 metre from any plant air inlets/exhaust. This levels were set based on recommendations provided by Mr. Duncan MacIennan from Max Fordham; similar guidance is stated on their Stage C Update Report Acoustics section for the church development. This limit is approximately equivalent to NR47.

**5.04** The layout of the proposed development and locations of plant are shown below in figures 2 and 3.

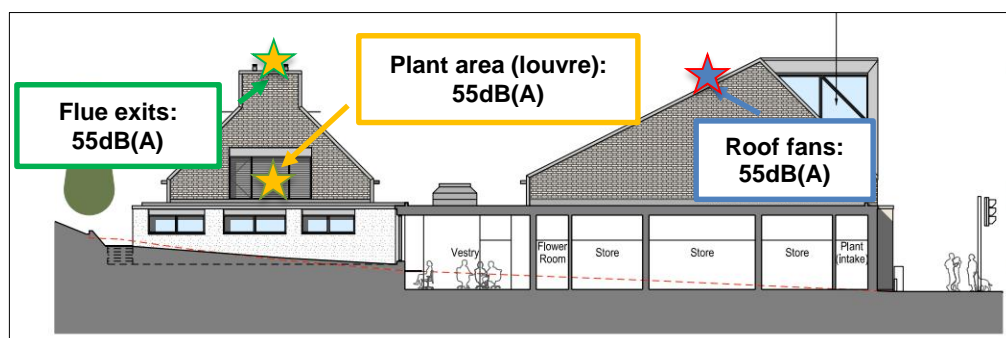


Figure 2: Boundary side elevation



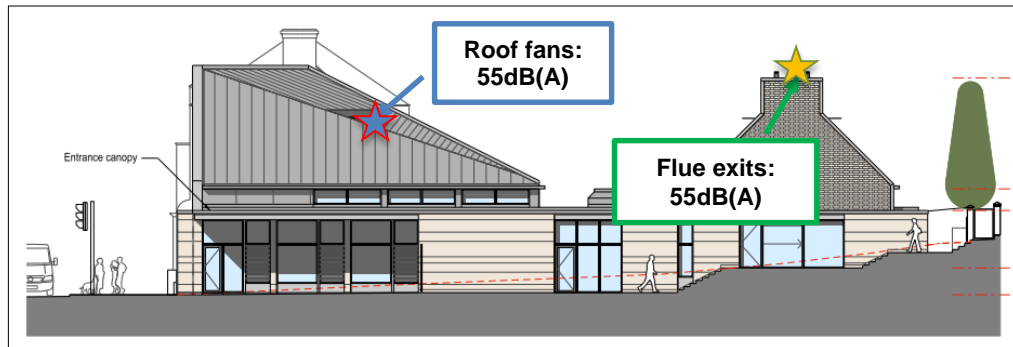


Figure 3: Garden Side elevation

**5.05 Plant Noise at Nearest Dwellings:**

**5.06** Internal levels at the nearest dwellings due to propose plant can be predicted by taking into account distance attenuation, a facade reflection effect and a reduction for a window open for ventilation. A reduction of 15 dB is assumed to result for noise ingress where windows are partially open for ventilation.

**5.07** Windows of 29B High Street dwelling, with respect to the plant are some 11.5 metres from the plant room ventilation louvre / flue, and some 27.7 metres from the Sanctuary extract roof fans. Rear windows of the 37 High Street dwelling with respect to the plant are some 19.5 metres from the plant room ventilation louvre / flue, and some 14 metres from the Sanctuary extract roof fans. Plant noise levels at nearest dwellings will therefore be as follows:

Table 4.: Received Internal Noise Levels dB at rear windows, 37 High St. Monifieth							
Calculation Notes							
Octave Bands Hz	63	125	250	500	1000	2000	4000
Plant Room louvre NR47	72.6	62.9	55.6	50.6	47	44.2	42.1
Distance Attenuation $20\log(19.5/1)$	-25.8	-25.8	-25.8	-25.8	-25.8	-25.8	-25.8
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at façade	49.8	40.1	32.8	27.8	24.2	21.4	19.3
Boiler Flue: NR47	72.6	62.9	55.6	50.6	47	44.2	42.1
Distance Attenuation $20\log(19.5/1)$	-25.8	-25.8	-25.8	-25.8	-25.8	-25.8	-25.8
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at facade	49.8	40.1	32.8	27.8	24.2	21.4	19.3
Roof fans: NR47	72.6	62.9	55.6	50.6	47	44.2	42.1

Table 4.: Received Internal Noise Levels dB at rear windows, 37 High St. Monifieth							
Calculation Notes							
Octave Bands Hz	63	125	250	500	1000	2000	4000
Distance Attenuation $20\log(14/1)$	-22.9	-22.9	-22.9	-22.9	-22.9	-22.9	-22.9
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at facade	52.7	43.0	35.7	30.7	27.1	24.3	22.2
Total level at facade	55.8	46.1	38.8	33.8	30.2	27.4	25.3
Open Window Reduction	-15.0	-15.0	-15.0	-15.0	-15.0	-15.0	-15.0
Total Plant Noise Level in dwelling	40.8	31.1	23.8	18.8	15.2	12.4	10.3
Total NR Rating	16						
Total Level, dBA	23						

Table 5.: Received Internal Noise Levels dB at windows, 29B High St. Monifieth							
Calculation Notes							
Octave Bands Hz	63	125	250	500	1000	2000	4000
Plant Room louvre NR47	72.6	62.9	55.6	50.6	47	44.2	42.1
Distance Attenuation $20\log(11.5/1)$	-21.2	-21.2	-21.2	-21.2	-21.2	-21.2	-21.2
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at façade	54.4	44.7	37.4	32.4	28.8	26.0	23.9
Boiler Flue: NR47	72.6	62.9	55.6	50.6	47	44.2	42.1
Distance Attenuation $20\log(11.5/1)$	-21.2	-21.2	-21.2	-21.2	-21.2	-21.2	-21.2
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at facade	54.4	44.7	37.4	32.4	28.8	26.0	23.9
Roof fans: NR47	72.6	62.9	55.6	50.6	47	44.2	42.1
Distance Attenuation $20\log(27.7/1)$	-28.5	-28.5	-28.5	-28.5	-28.5	-28.5	-28.5
Façade reflection	+3	+3	+3	+3	+3	+3	+3
Level at facade	47.1	37.4	30.1	25.1	21.5	18.7	16.6
Total level at facade	55.8	46.1	38.8	33.8	30.2	27.4	25.3

Table 5.: Received Internal Noise Levels dB at windows, 29B High St. Monifieth							
Calculation Notes							
Octave Bands Hz	63	125	250	500	1000	2000	4000
Open Window Reduction	-15.0	-15.0	-15.0	-15.0	-15.0	-15.0	-15.0
Total Plant Noise Level in dwelling	40.8	31.1	23.8	18.8	15.2	12.4	10.3
Total NR Rating	18						
Total Level, dBA	25						

**Conclusion 1:** Internal received levels meet the criteria of NR35 during daytime and NR25 during night-time as established in para 3.09, therefore no amelioration of received levels are required if a noise limit of 55 dB(A) (NR47) is set for all plant.

#### 5.08 Church Break Out Noise Levels at the Nearest Dwelling:

**5.09** The levels of noise due to organ music/amplified speech and singing breaking out from the Church Building to a location 1 metre from the nearest residential dwellings has been calculated using the reverberant room noise level and accounting for the sound insulation performance of the building envelope. Calculations have been carried out using the following formula:

$$\text{Level at Dwelling} = L_p - R_w + 10 \log_{10} S - 20 \log_{10} r - 14 \text{ dB}$$

Where:

- $L_p$  = Expected Church Noise Level from
- $R_w$  = Sound Insulation performance of the building
- $S$  = Area of façade/roof radiating noise towards residential dwelling
- $r$  = distance between area radiating and residential
- 14 = formula constant

**5.10 Church Envelope:** The church is being developed in the site presently occupied by High Street Halls which will be demolished to make way for the new building. Sound insulation performance of building envelope elements,  $R_w$  were assumed to have performances set in table 6 below.

Table 6.: Minimum $R_w$ performance of building envelope elements								
Element	Octave Bands Hz							$R_w$
	63	125	250	500	1000	2000	4000	
Wall	35	41	45	48	56	58	60	54
Glazing	23	27	29	36	41	42	52	40
Roof	30	36	37	40	46	54	56	45

- 5.11** It is assumed approximately 50% of the roof area of the Sanctuary, the area where services are held, radiates towards the residential property. Part of this roof area will be screened from the nearest residential window by the roof of the dwelling itself. Areas of façade/roof radiating noise towards the nearest residential dwelling and the barrier path difference applicable are shown in figures 4 and 5 below:

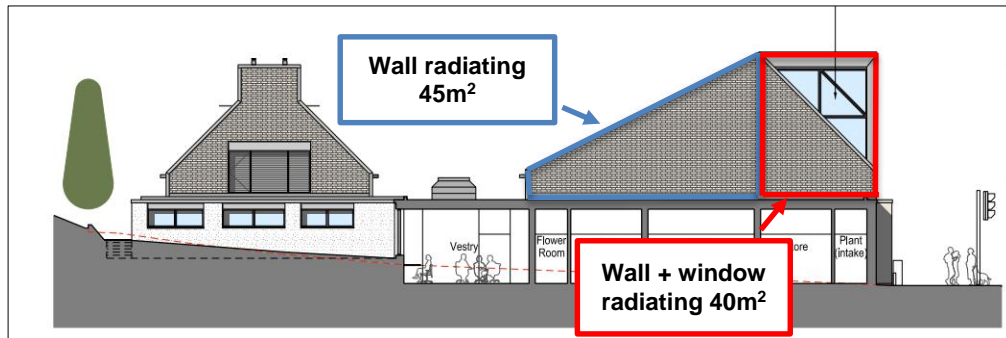


Figure 4: Wall and window radiating

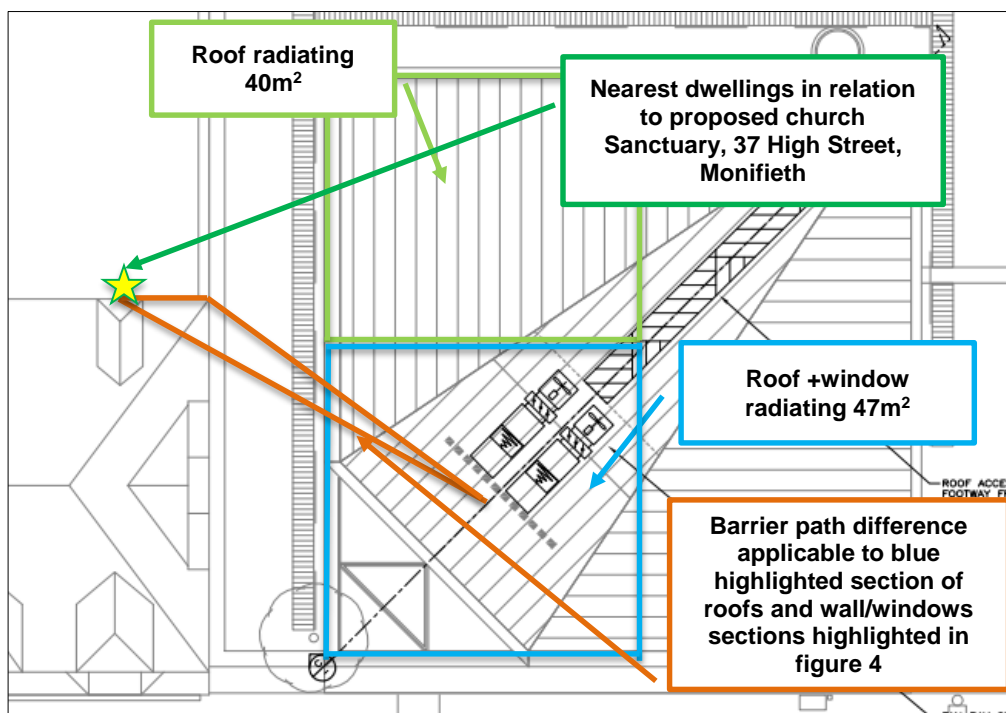


Figure 5: Roof and window radiating; path barrier difference

5.12 With reference to the figures above it can be seen that the assessment of noise break out from the Church Sanctuary has been considered via four areas of the building envelop. Calculations of the church break out noise level arising in the nearest dwellings are summarised as follows:

Table 7.: Received Internal Noise Levels dB at rear windows, 37 High St. Monifieth							
Calculation notes	Octave Bands Hz						
	63	125	250	500	1000	2000	4000
<b>Level inside Church Sanctuary</b>	<b>75.4</b>	<b>79.3</b>	<b>81.9</b>	<b>79.9</b>	<b>75.1</b>	<b>65</b>	<b>54.9</b>
<b>Distance Attenuation 20log(5.8/1)</b>	-15.3	-15.3	-15.3	-15.3	-15.3	-15.3	-15.3
<b>10log(45 m2) (wall)</b>	16.5	16.5	16.5	16.5	16.5	16.5	16.5
<b>R<sub>w</sub> 54</b>	-35	-41	-45	-48	-56	-58	-60
<b>Constant</b>	-14	-14	-14	-14	-14	-14	-14
<b>Façade reflection</b>	2.5	2.5	2.5	2.5	2.5	2.5	2.5
<b>Level at façade due to break out noise from Church Wall</b>	<b>30.2</b>	<b>28.1</b>	<b>26.7</b>	<b>21.7</b>	<b>8.9</b>	<b>-3.2</b>	<b>-15.3</b>
<b>Level inside Church Sanctuary</b>	<b>75.4</b>	<b>79.3</b>	<b>81.9</b>	<b>79.9</b>	<b>75.1</b>	<b>65</b>	<b>54.9</b>
<b>Distance Attenuation 20log(10/1)</b>	-20.0	-20.0	-20.0	-20.0	-20.0	-20.0	-20.0
<b>10log(40.3m2)</b>	16.1	16.1	16.1	16.1	16.1	16.1	16.1
<b>Composite R<sub>w</sub> (wall 25m<sup>2</sup>, R<sub>w</sub> 54+glazing15m<sup>2</sup>, R<sub>w</sub> 40)</b>	-26.8	-31.0	-33.1	-39.8	-45.0	-46.1	-55.2
<b>Constant</b>	-14	-14	-14	-14	-14	-14	-14
<b>Barrier effect path diff 1.26</b>	-10.7	-13.1	-15.8	-18.6	-21.6	-24.5	-27.5
<b>Façade reflection</b>	2.5	2.5	2.5	2.5	2.5	2.5	2.5
<b>Level at façade due to break out noise from Church Wall and Glazing</b>	<b>22.4</b>	<b>19.8</b>	<b>17.6</b>	<b>6.0</b>	<b>-6.9</b>	<b>-21.0</b>	<b>-43.3</b>
<b>Level inside Church Sanctuary</b>	<b>75.4</b>	<b>79.3</b>	<b>81.9</b>	<b>79.9</b>	<b>75.1</b>	<b>65</b>	<b>54.9</b>
<b>Distance Attenuation 20log(10.1/1)</b>	-20.1	-20.1	-20.1	-20.1	-20.1	-20.1	-20.1
<b>10log(95m2) (half of the roof) without window</b>	19.8	19.8	19.8	19.8	19.8	19.8	19.8
<b>R<sub>w</sub> (roof 95 m2) 45</b>	-30	-36	-37	-40	-46	-54	-56
<b>Constant</b>	-14	-14	-14	-14	-14	-14	-14
<b>Façade reflection</b>	2.5	2.5	2.5	2.5	2.5	2.5	2.5
<b>Level at façade due to break out noise from Church Roof without window</b>	<b>33.6</b>	<b>31.5</b>	<b>33.1</b>	<b>28.1</b>	<b>17.3</b>	<b>-0.8</b>	<b>-12.9</b>
<b>Level inside Church Sanctuary</b>	<b>75.4</b>	<b>79.3</b>	<b>81.9</b>	<b>79.9</b>	<b>75.1</b>	<b>65</b>	<b>54.9</b>

Table 7.: Received Internal Noise Levels dB at rear windows, 37 High St. Monifieth							
Calculation notes	Octave Bands Hz						
	63	125	250	500	1000	2000	4000
Distance Attenuation 20log(12.6/1)	-22.0	-22.0	-22.0	-22.0	-22.0	-22.0	-22.0
10log(47m <sup>2</sup> ) (roof 32m <sup>2</sup> +window 15m <sup>2</sup> )	16.7	16.7	16.7	16.7	16.7	16.7	16.7
Rw (roof 32m <sup>2</sup> Rw 45 + window 15m <sup>2</sup> Rw40) composite	-26.4	-30.9	-32.7	-38.3	-43.7	-46.4	-54.3
Constant	-14	-14	-14	-14	-14	-14	-14
Barrier effect path diff 0.6	-8.7	-10.7	-13.1	-15.8	-18.6	-21.6	-24.5
Façade reflection	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Level at façade due to break out from church roof and window	23.5	20.9	19.3	9.0	-4.0	-19.7	-40.7
Total break out noise level at façade	35.7	33.6	34.2	29.0	17.9	1.2	-10.9
Reduction through Open window	-15	-15	-15	-15	-15	-15	-15
Interior level (NR rating curve)	20.7	18.6	19.2	14.0	2.9	-13.8	-25.9
Council's limit NR10 curve	43.4	30.7	21.3	14.5	10	6.6	4.2
Difference	-22.7	-12.1	-2.1	-0.5	-7.1	-20.4	-30.1

Table 8.: Received Internal Noise Levels dB at windows, 29B High St. Monifieth							
Calculation notes	Octave Bands Hz						
	63	125	250	500	1000	2000	4000
Level inside Church Sanctuary	75.4	79.3	81.9	79.9	75.1	65	54.9
Distance Attenuation 20log(18.8/1)	-25.5	-25.5	-25.5	-25.5	-25.5	-25.5	-25.5
10log(45 m <sup>2</sup> ) (wall)	16.5	16.5	16.5	16.5	16.5	16.5	16.5
R <sub>w</sub> 54	-35	-41	-45	-48	-56	-58	-60
Constant	-14	-14	-14	-14	-14	-14	-14
Façade reflection	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Level at façade due to break out noise from Church Wall	19.9	17.8	16.4	11.4	-1.4	-13.5	-25.6
Level inside Church Sanctuary	75.4	79.3	81.9	79.9	75.1	65	54.9
Distance Attenuation 20log(26/1)	-28.3	-28.3	-28.3	-28.3	-28.3	-28.3	-28.3
10log(40.3m <sup>2</sup> )	16.1	16.1	16.1	16.1	16.1	16.1	16.1
Composite R <sub>w</sub> (wall 25m <sup>2</sup> , R <sub>w</sub> 54+glazing15m <sup>2</sup> , R <sub>w</sub> 40)	-26.8	-31.0	-33.1	-39.8	-45.0	-46.1	-55.2
Constant	-14	-14	-14	-14	-14	-14	-14
Barrier effect	0	0	0	0	0	0	0

Table 8.: Received Internal Noise Levels dB at windows, 29B High St. Monifieth							
Calculation notes	Octave Bands Hz						
	63	125	250	500	1000	2000	4000
Façade reflection	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Level at façade due to break out noise from Church Wall and Glazing	24.8	24.6	25.1	16.3	6.3	-4.8	-24.1
Level inside Church Sanctuary	75.4	79.3	81.9	79.9	75.1	65	54.9
Distance Attenuation $20\log(21.6/1)$	-26.7	-26.7	-26.7	-26.7	-26.7	-26.7	-26.7
$10\log(95\text{m}^2)$ (half of the roof) without window	19.8	19.8	19.8	19.8	19.8	19.8	19.8
Rw (roof 95 m2) 45	-30	-36	-37	-40	-46	-54	-56
Constant	-14	-14	-14	-14	-14	-14	-14
Façade reflection	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Level at façade due to break out noise from Church Roof without window	27.0	24.9	26.5	21.5	10.7	-7.4	-19.5
Level inside Church Sanctuary	75.4	79.3	81.9	79.9	75.1	65	54.9
Distance Attenuation $20\log(26/1)$	-28.3	-28.3	-28.3	-28.3	-28.3	-28.3	-28.3
$10\log(47\text{m}^2)$ (roof 32m2+window 15m2	16.7	16.7	16.7	16.7	16.7	16.7	16.7
Rw (roof 32m2 Rw 45 + window 15m2 Rw40) composite	-26.4	-30.9	-32.7	-38.3	-43.7	-46.4	-54.3
Constant	-14	-14	-14	-14	-14	-14	-14
Barrier effect	0	0	0	0	0	0	0
Façade reflection	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Level at façade due to break out from church roof and window	25.9	25.3	26.1	18.5	8.3	-4.5	-22.5
Total break out noise level at façade	31.1	30.0	30.9	24.3	13.7	-0.4	-16.3
Reduction through Open window	-15	-15	-15	-15	-15	-15	-15
Interior level (NR rating curve)	16.1	15.0	15.9	9.3	-1.3	-15.4	-31.3
Council's limit NR10 curve	43.4	30.7	21.3	14.5	10	6.6	4.2
Difference	-27.3	-15.7	-5.4	-5.2	-11.3	-22.0	-35.5

**Conclusion 2:** Internal received levels due to noise breaking out from the proposed Church meet the limit of NR10 established in para 3.09. On this basis no amelioration of received levels are required providing the sound Insulation performance of the building envelope elements meet those specified in table 6.

- 5.13** Subject to implementation of these recommendations we do not see any reason why noise issues should present any impediment to the grant of planning permission for this development.



**Pedro Rodrigues**  
for  
**CSP Acoustics**

**16<sup>th</sup> July 2015**

Page 16

Ref: 970 001 PR V1  
**CSP Acoustics**  
16<sup>th</sup> July 2015

**448**



## **MONIFIETH CHURCH OF SCOTLAND**

### **Sustainability and Energy Statement**

#### **Introduction**

The design for the Monifieth Church project seeks to concentrate the activities of the congregation of the Monifieth Parish Church in one building as opposed to its present use of three buildings; Panmure Church, St Rules and South Church. For this purpose the building at High Street Halls will be demolished and replaced with one single building for the parish to concentrate activities within a newly constructed building with lower energy requirements. The present High Street Halls building is too small and inappropriate to accommodate the parish's needs so regrettably demolition is necessary.

The approach taken for the building's energy strategy has been to follow the steps of be lean, be clean, be green. These steps follow the desired approach to achieving outcomes expressed in TAYplan Strategic Development Plan 2012-2032 Policy 2E and 6A.

#### **Be Lean - Reduce Energy Demand**

This new-build accommodation will meet and exceed the high standards of energy efficiency demanded by the 2013 revision of Building Regulations (Scotland). This will be achieved through the use of natural ventilation methods wherever practicable and enhanced levels of thermal insulation in the building fabric, well above standard elemental values. Toilet accommodation and meeting room spaces will be provided with mechanical ventilation with heat recovery to minimise the overall heat demand for these spaces.

#### **Be Clean - Provide Energy Efficiently**

A search for local sources of renewable heat or district heating networks has established that no such networks exist locally so there is no opportunity to source heat from these sources.

The design is to provide heat for heating and domestic hot water production from condensing high efficiency gas boilers. The boilers will be weather compensated to improve their efficiency during milder weather in the spring and autumn.

Alternative heat sources were considered for the building such as biomass heating and the use of air-source heat pump technology. Biomass heating was considered inappropriate for the location due to the disruptive impact of fuel deliveries to the building operation and to local traffic on the main street. Air-source heat pump technology was considered inappropriate due to the noise impact it would have on nearby residential accommodation.

#### **Be Green - Produce Low Carbon Energy On-site**

The building design incorporates a large Photovoltaic (PV) cell array on the building to produce zero carbon electricity for the building and for export to the national grid. This array is provided to meet the statutory requirements for carbon emissions for the building of the 2013 revision of Building Regulations (Scotland).

The size of the array has been reduced compared to its potential size through the deliberate steps of reducing demand through passive design measures. This approach is beneficial to both the operator and to wider society as fundamentally less energy is needed by the building so fewer resources are needed to manufacture low or zero carbon technologies to meet the lower demand.

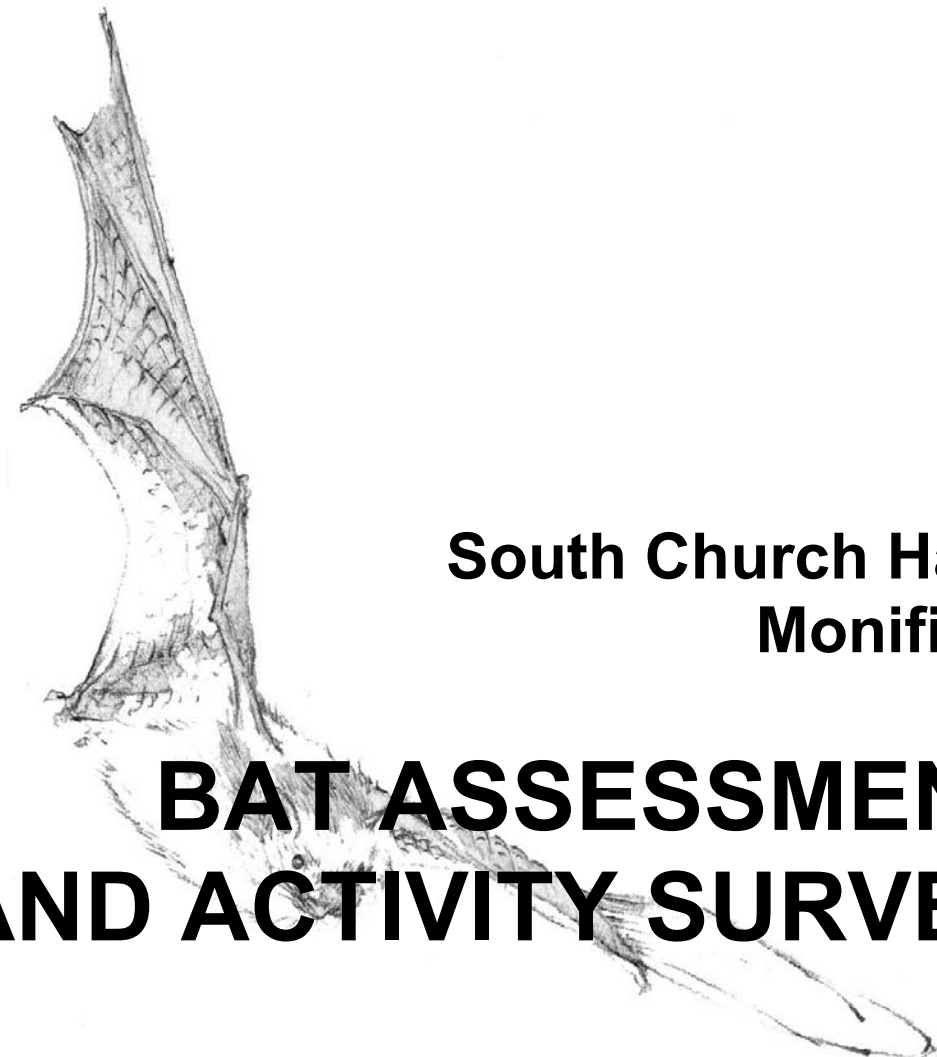
The array has been located on a roof space selected for its excellent solar exposure. The roof is substantially sloped, faces South East and is located an appropriate distance from the roof structure of the Sanctuary to avoid any significant overshadowing effects.



Technical & Safety Services

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Lee Boyd



South Church Halls  
Monifieth

**BAT ASSESSMENT  
AND ACTIVITY SURVEY**

September 2015

**Technical & Safety Services**  
61 Rhodes Park, North Berwick, EH39 5NA Tel. 01620 894921

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## 1 INTRODUCTION

### 1.1 Terms of reference

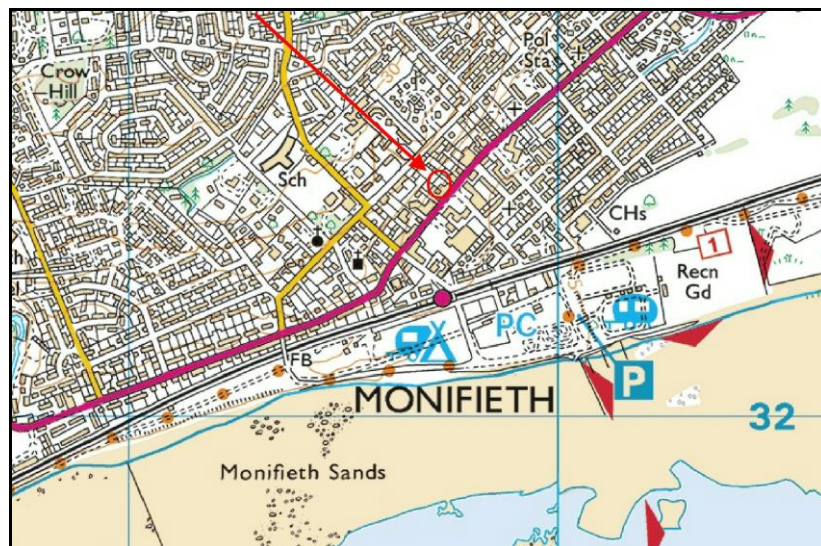
This report presents the findings of a survey by **Technical and Safety Services** for **Lee Boyd** of the potential for use by bats of South Church Halls, High Street, Monifieth, DD5 4AA.

The study was commissioned in September 2015.

### 1.2 Site location

The site is located at grid reference NO 4973 3254.

*Figure 1.1 Site location*



## 2 SITE DESCRIPTION

The site is located on the north side of High Street and consists of an unlisted church, dated 1858, and more recent extensions of unspecified dates. The church building is of stone construction, others have a stone frontage with brick-built walls to the rear. All have slated roofs. The buildings are located at the front (south) of the site and there is land to the north and east, now heavily overgrown and containing a number of sheds and outhouses in no condition to be of interest to bats. The buildings are illustrated in Figures 2.1 and 2.2, below:

*Figure 2.1 Buildings*



*Front view*



*Rear view*

*Figure 2.2 Outhouses*



*Greenhouse*



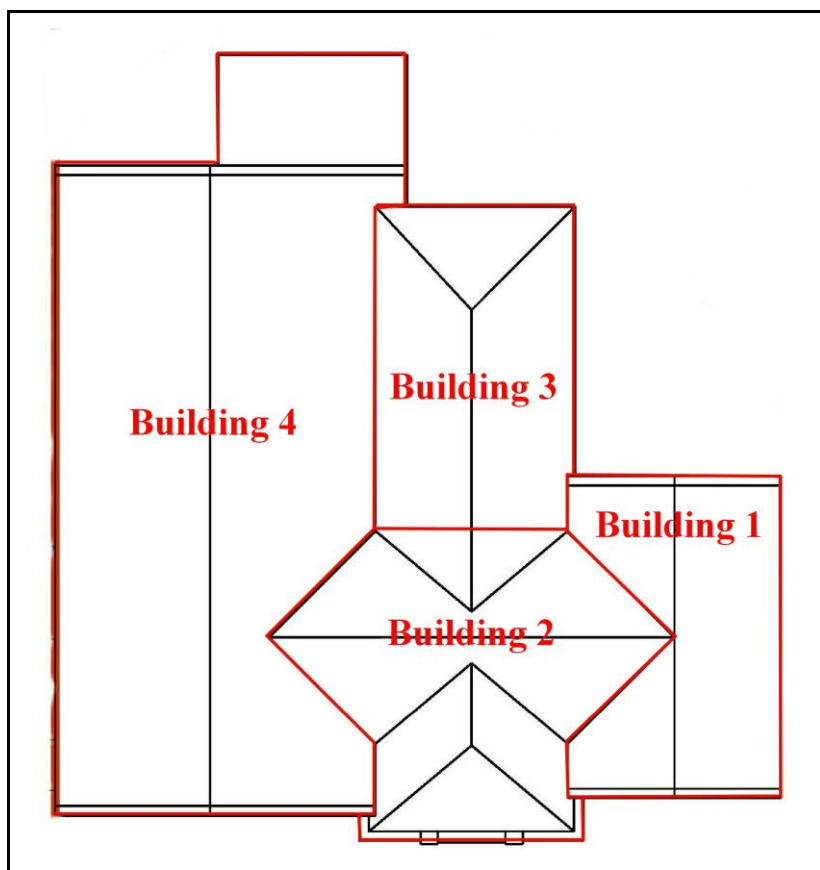
*Sheds*

For the purpose of this survey buildings have been designated 1, 2, 3 and 4, as shown in Figure 2.3, below. Their current use is:

Building 1	unlisted church, now meeting and storage room
Building 2	entrance hall and kitchen
Building 3	toilets and shower
Building 4	hall



*Figure 2.3 Buildings designation*



### **3 HEALTH AND SAFETY**

Technical and Safety Services has a Health and Safety policy which formed the basis of all field activities undertaken in connection with this survey.

A generic risk assessment was used to inform safety, which included:

- communications
- protective clothing
- equipment
- first aid and personal safety
- weather

A further assessment was made at the site before the survey period to identify specific hazards and put safety measures in place. Those identified included:

- traffic
- unknown members of public
- restricted space in attic areas
- use of ladder

All staff undertaking survey work were familiar with this risk assessment and appropriate mitigating measures.

## **4 METHODOLOGY**

### **4.1 Site assessment**

A daytime site visit was made to complete a risk assessment and identify any features of interest for bats. All bat survey work was undertaken according to methodology from Bat Conservation Trust 2007 and English Nature 2004, under Scottish Natural Heritage license number 16134.

### **4.2 Previous records**

Checks were made for historical and more recent records of the occurrence of bats in the general vicinity of South Church Halls, using Bat Conservation Trust, 2000 and NBN Gateway.

### **4.3 Visual survey**

A close inspection was made of accessible areas of external parts of all four buildings, using binoculars where necessary. A photographic record was made of features of note.

The interior of all buildings was inspected for signs of use by bats, using a high powered lamp where necessary.

Ladder access was gained to the attic spaces of buildings 1, 2 and 3, which were inspected for signs of use by bats (droppings, carcasses, grease marks etc.).

### **4.4 Activity surveys**

Observations were made by two surveyors for evidence of bats emerging or entering the buildings at South Church Halls and of general bat activity in the area.

In accordance with Bat Conservation Trust guidelines, these observations were carried out:

Dusk survey 10<sup>th</sup> September 2015 from 1944H (sunset) until 2144H  
Dawn survey 11<sup>th</sup> September 2015 from 0504H until 0634H (sunrise)

Activity was monitored visually and recordings were made using Anabat SD1 detectors.

## 5 RESULTS

### 5.1 Previous records

The site at Monifieth lies close to the boundary between 10 kilometre grid squares NO4030 and NO5030, so searches were made for bat records in both of these squares.

#### 5.1.1 Historical records – 1980 to 1999

The Bat Conservation Trust's, "Distribution Atlas of Bats in Britain and Ireland" lists two "occasional" bat records in the 10 kilometre grid square NO4030 for an unspecified Pipistrelle species and Brown Long-eared bats (*Plecotus auritus*). Their exact position is not given.

It also lists a single "occasional" record of an unspecified Pipistrelle species in grid square NO5030.

Occasional records are observations of bats foraging or commuting, or records of grounded, injured or dead bats but with no roosting information.

#### 5.1.2 Recent records 2000 to 2015

NBN Gateway lists a single record of Soprano pipistrelle (*Pipistrellus pygmaeus*) in 10 kilometre grid square NO4030 but not within a kilometre of South Church Halls.

It lists a single Brown long-eared record in grid square NO5030 but not within one kilometre of South Church Halls.

### 5.2 External inspection

#### 5.2.1 Features

Features suitable for use by bats were found in all four buildings:

*Figure 5.1 Building 1*



*Holes in stonework at wallhead*

*Figure 5.1 continued*



*Holes in stonework*



*Beneath flashing*

*Figure 5.2 Building 2*



*Beneath flashing*

*Figure 5.3 Building 3*

---



*Spaces in brickwork*



*Beneath flashing*

---

*Figure 5.4 Building 4*

---



*Beneath flashing*

---

*Figure 5.4 continued*



*Front ventilator*



*Rear ventilator*

### *5.2.2 Evidence of use by bats*

No external evidence was found of the use of the buildings by bats, either around the suitable features identified or in other areas.

### **5.3 Internal inspection**

No evidence was found of the presence of bats within any of the rooms inspected or in the attic spaces of buildings 1, 2 and 3.

*Figure 5.5 Attic spaces*



*Building 1*



*Building 3*

#### **5.4 Activity surveys**

No observations or recordings were made of bats entering or leaving South Church Halls.

Three recordings were made of Soprano pipistrelle commuting along the line of trees in the gardens to the north of the South Church Halls site, two during the dusk recording period and one during the dawn recording period.



## **6 CONCLUSIONS**

### **1 Previous records**

The area of Monifieth where South Church Halls is situated consists largely of a mixture of substantial houses with mature gardens and numerous trees and shrubs and more recent retail properties.

Many contain features which appear to offer opportunities for roosting bats, so the existence of records from the period 1980 to 2015 is not surprising.

The small number of bat records in this area suggests both an under-recording and a relatively small numbers of resident bats.

None of these records are within one kilometre of South Church Halls.

### **2 Visual survey**

Although a number of external features were found which appeared to offer opportunities for roosting sites, no evidence was found of their use upon closer inspection.

Inspection of accessible attic spaces also found no evidence of use by bats.

### **3 Activity surveys**

There was no evidence of any use of South Church Halls by bats.

**7 REFERENCES**


Bat Conservation Trust 2000. *Distribution Atlas of Bats in Britain and Ireland*.  
Bat Conservation Trust, London.

Bat Conservation Trust 2007. *Bat Surveys – Good Practice Guidelines*.  
Bat Conservation Trust, London.

English Nature 2004. *Bat Mitigation Guidelines*.

National Biodiversity Network Biological Records

## CRM Stormflow Stormwater Management using the Wallingford Procedure

<b>Client:</b>	David Narro Associates	
<b>Project:</b>	Monifieth Parish Church	
<b>Location:</b>	Dundee	
<b>Catchment:</b>	1015m <sup>2</sup>	
<b>Date:</b>	19/06/2015	

<b>Catchment Details:</b>			
Buildings	1015	m <sup>2</sup>	x 95 %
Dense surfacing		m <sup>2</sup>	x 90 %
Effective Area	964.25	m <sup>2</sup>	
Safety Factor against flooding =			1

<b>Storage Details:</b>			
Length	7.2	m	6 cells
Width	3.2	m	4 cells
Depth	1.59	m	6 cells
Total Number of cells			144 cells
Porosity			95 %
Area Increase			0 %
Storage Volume	34.802	m <sup>3</sup>	

<b>Outflow Details:</b>					
Infiltration rate	0	m/hr	Discharge rate	0.5	l/s

<b>Rainfall Details:</b>			
Return Period			30 years
r value			0.27
M5-60			15 mm
Duration	M30-D	intensity	
	mm	m/hour	
5 min	6.6	0.079	
10 min	10.1	0.060	
15 min	12.5	0.050	
30 min	17.3	0.035	
45 min	20.4	0.027	
60 min	22.8	0.023	
2 hours	29.1	0.015	
4 hours	36.8	0.009	
24 hours	65.1	0.003	

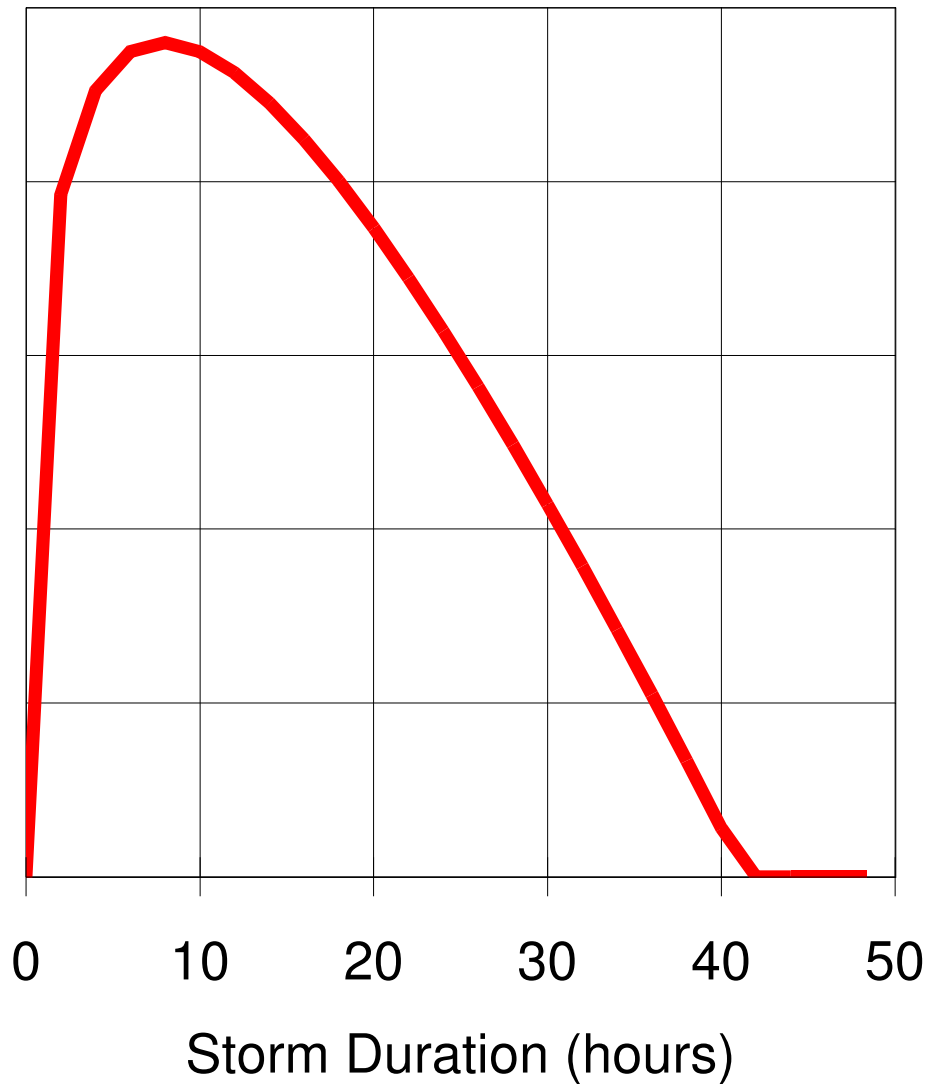
<b>Results:</b>	
Outcome:	Pass
Critical Storm Duration	7.85 hrs
Volume Required	29.974 m <sup>3</sup>
Hmax	1.369 mm
Time to half empty	8.3 hrs

The Marley Waterloc 250 box is:  
1200mm long, 800mm wide and 290mm deep (30mm overlap when stacked).

**CRM Stormflow** Stormwater Management using the Wallingford Procedure**Graph of Storm Duration against  $H_{max}$** 

The graph shows utilization of the storage over a range of storm durations.

<b>Client:</b>	David Narro Associates
<b>Project:</b>	Monifieth Parish Church
<b>Location:</b>	Dundee
<b>Catchment:</b>	1015m <sup>2</sup>
<b>Date:</b>	19/06/2015



## NEW CHURCH PROJECT AT HIGH ST, MONIFIETH FOR MONIFIETH PARISH CHURCH OF SCOTLAND

At this stage of the building design details of plant installations are still to be finalised. These will be forwarded at a future date however the key strategies are set out below.

### Ventilation systems

#### General Ventilation

Ventilation to the building is generally by natural ventilation, with the exception of WCs, which will be provided with mechanical extract at a rate of 6 air changes per hour and the meeting rooms which will be provided with mechanical ventilation heat recovery units.

#### Kitchen Ventilation

A supply and extract air handling unit will provide air to the Kitchen. This will be located in the first floor Plantroom and be ducted from Kitchen ceiling. Intake and exhaust will be in the first floor plantroom roof or wall.

The air handling unit will supply the kitchen with 40 air changes per hour within the kitchen volume. Control will be manually operated via switches within the kitchen space.

The servery will be provided with an extract fan with fixed ventilation rate of 60 litres/second. The air will be exhausted at high level through an adjacent wall.

Noise from the ventilation systems will be limited to achieve NR 45 within the kitchen space. Noise levels to the external environment (within 1m of duct entries and exits) shall be no greater than 55dB(A).

### Heating Systems

There will be no biomass boiler systems as part of this project.

Heat for heating and domestic hot water for the new church will be provided by a condensing gas boiler heating system. Boilers will be weather compensated to improve efficiency during mild weather. Heat delivery to all heated spaces is mostly via underfloor heating, except the sanctuary which will employ finned convectors. The kitchen will be heated via a heater battery within the main ventilation air handling unit.



**PROPOSED KITCHEN FACILITY****LEEBOYD****Planning Application: 15/00498/FULL – Demolition of Existing Church Halls and Erection of New Church at 41-43 High Street, Monifieth**

(In response to queries from Angus Council, Environmental Health Services: 26.05.15)

**Intended Uses**

The intended kitchen facility for the new church will not support a cafe or any permanent catering operation from the church. The demand on this facility will be more domestic than commercial in nature and there will not be dedicated kitchen staff within the church.

The primary use of the kitchen will be for the periodic preparation of teas and coffees after weekend services, and for regular group meetings such as the Guild. This use is unlikely to involve any cooking other than occasional baking. The facility will also be used periodically for the preparation of light meals such as soup, snacks, baking and sandwiches supporting slightly larger, longer gatherings and for activities such as lunch clubs.

Rarely, perhaps 3-4 times per year the kitchen will be required to support a larger event which necessitates a meal. This might include a seasonal celebration, a Burn's Supper or an annual group gathering. It is unlikely that the equipment selected for the space will be used for full preparation and cooking, so it is anticipated that either outside catering will be used or a significant proportion of the cooking will be managed by church members off site. On these occasions the kitchen would predominantly be used for reheating and service preparation.

The church would also use the kitchen to support Weddings and Funerals. Once again it is likely for larger gatherings that the majority of the cooking would be managed off site.







## Drainage

5. The central drainage run down the centre of the site was partially blocked. From the manholes inspected the sewer invert level was generally at around 900mm below ground level. However, we were unable to access the manhole in the main road, as it was a very busy junction.
6. With regard to the drainage, if the existing drainage run is to be maintained through the centre of the site, backdrop manholes will likely be required to step the invert level down below the proposed ground/floor levels. If access can be gained to lift the manhole cover in the middle of the main road, this confirm the pipe sewer invert level at the south end of the site.

contract MONMOUTH PARISH job no. 13.333

prepared ID

date 12/2/14

CHURCH

checked

page 3

david nardo associates

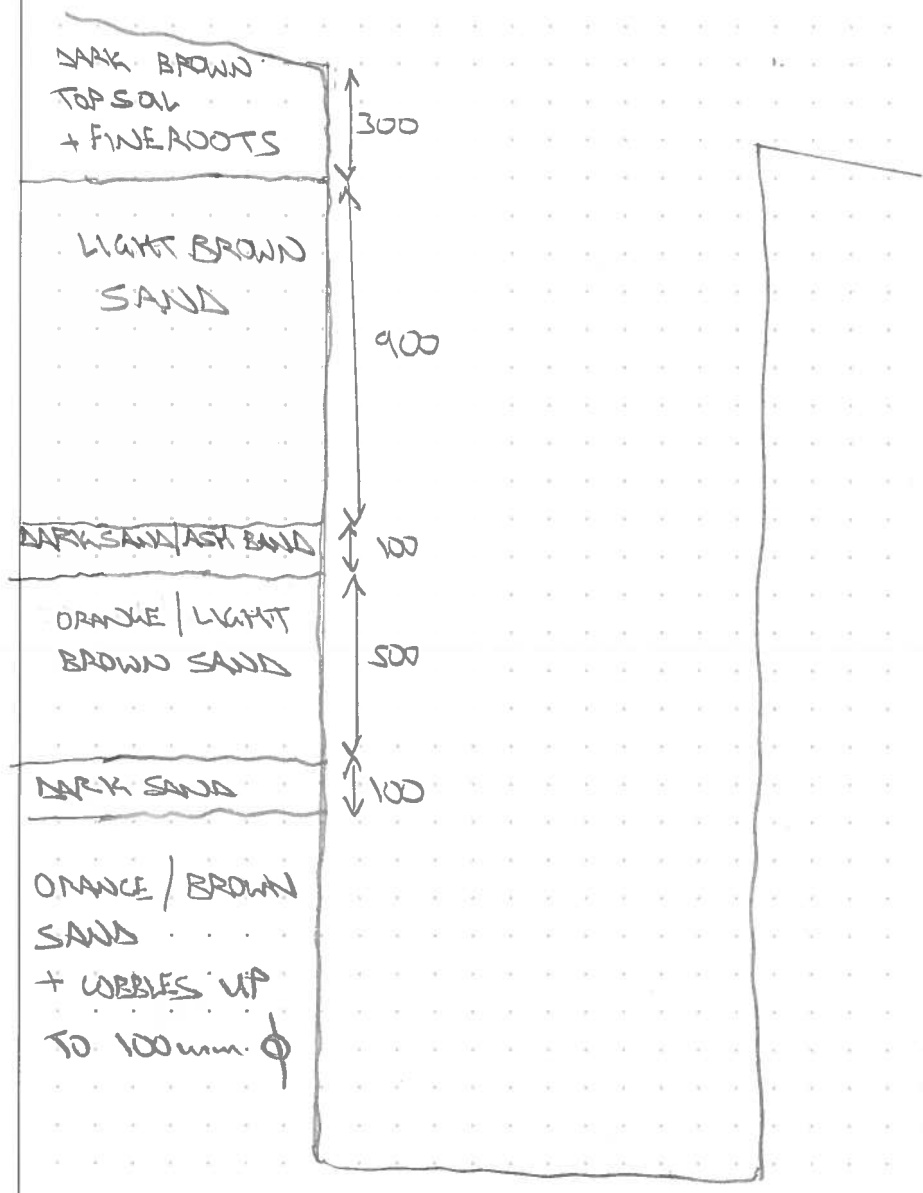
n

T.P. 1 - N.W. CORNER (DEEP)

- 1.5m x 0.9m x 2.9m dp

- DRY

- VERTICAL SIDE WALLS REMAINED STABLE OVERNIGHT  
=> WELL COMPACTED FULL DEPTH.



contract MONIFETH PARISH job no. 12.333

prepared JA

date 12/11/14

CHURCH.

checked.....

page 4

david narro associates

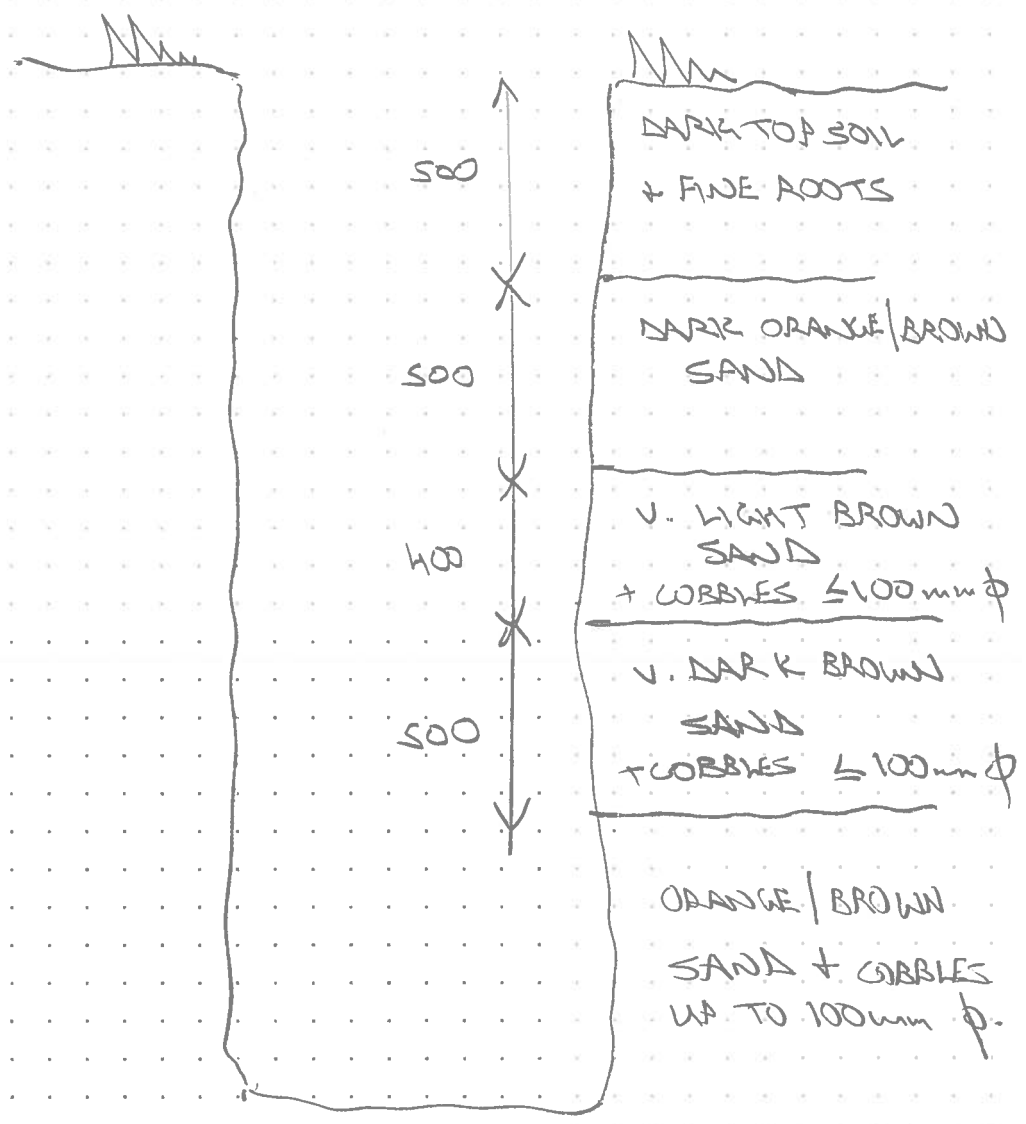
n

TP 2 - N.E. CORNER - DEEP

- 1.5m x 1.0m x 2.7m dp

- DAY

- VERTICAL SIDE WALLS REMAINED STABLE OVERNIGHT  
⇒ WELL COMPACTED



contract MONMOUTH PARISH CHURCH job no. 13.333

prepared ID  
checked .....

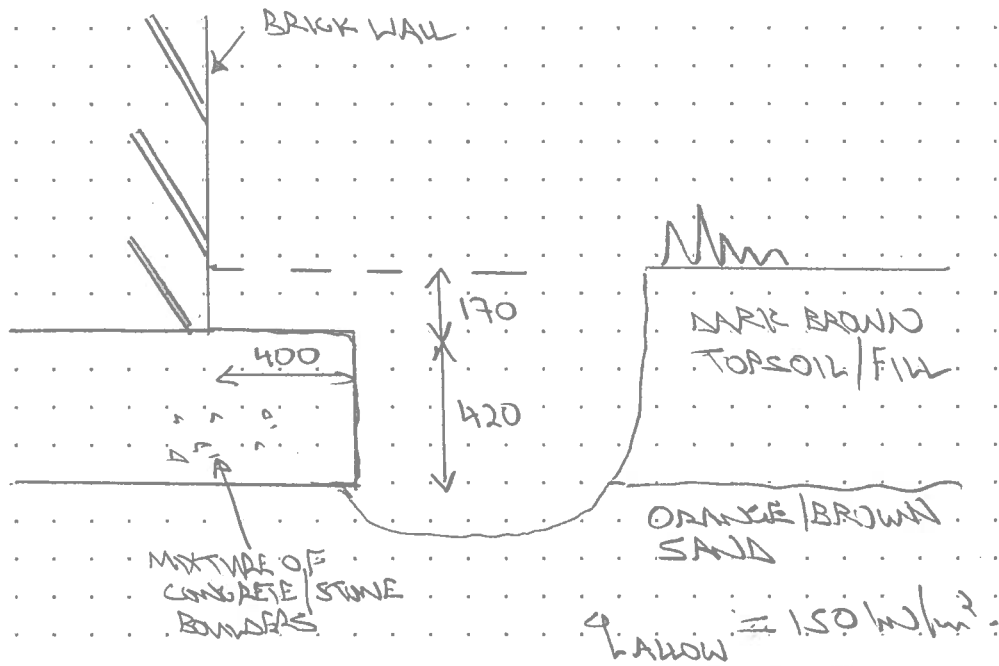
date 17/2/14  
page 5

david narro associates

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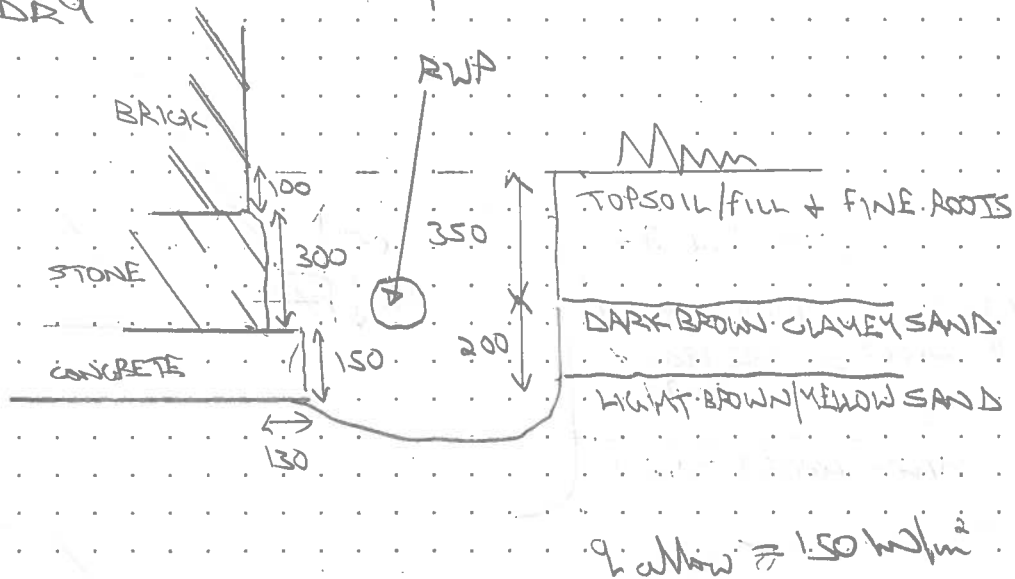
TP 3 - REAR OF BUILDING - N.W.

- 1m x 0.9m x 0.8m dp
- DRY



TP 4 - REAR OF BUILDING - MIDDLE

- 1.09m x 0.9m x 0.7m dp
- DRY



contract MONMOUTH PARISH job no. 13552  
CYNAGH

prepared JD  
checked .....

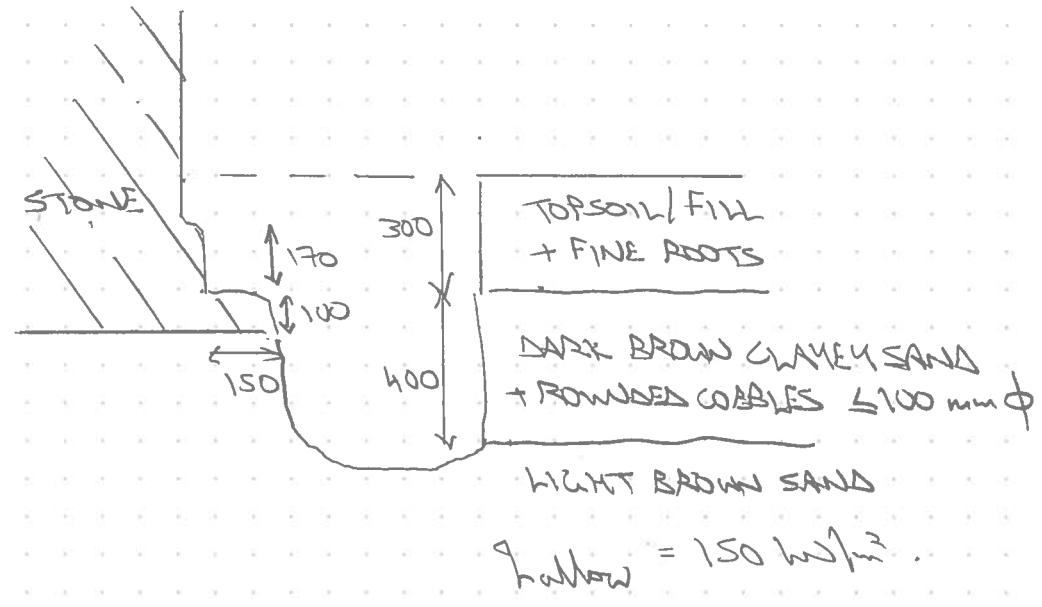
date 12/4/14  
page 6

david narro associates

n

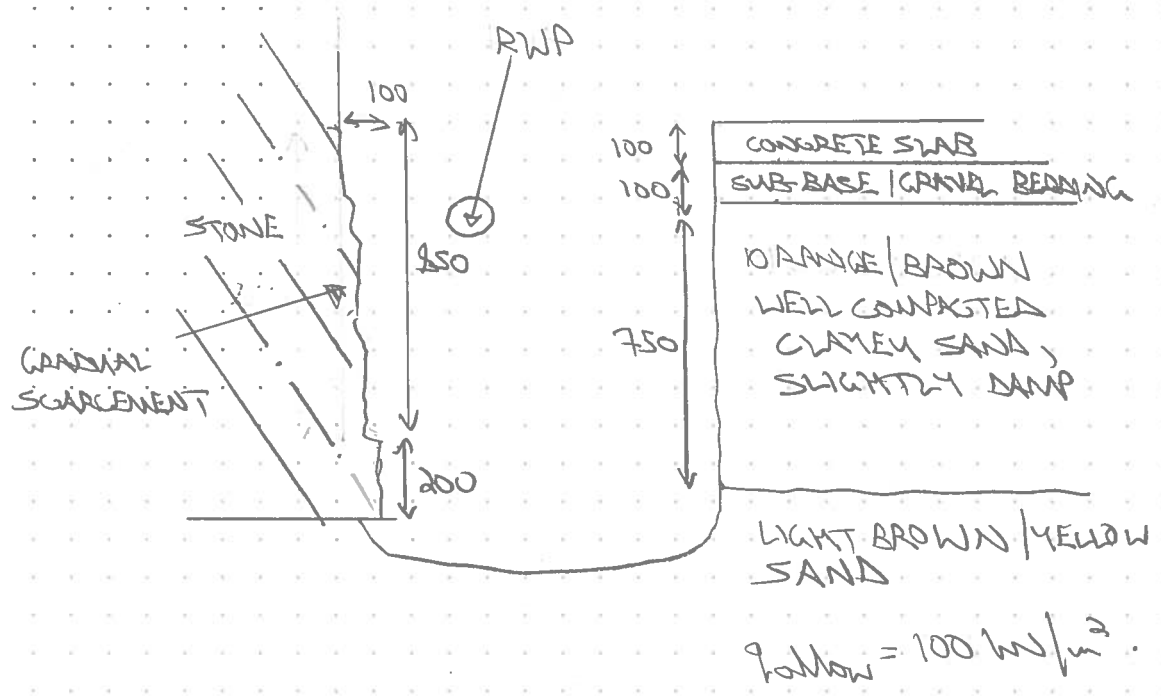
TP5 - REAR OF BUILDING, N.E.

- 1.4m x 1.1m x 0.9m dp
- DRY



TP6 - FRONT OF BUILDING - S.W.

- 1m x 1.1m x 1.1m dp
- DRY



contract MONSIEUR PARISH job no. 13333

prepared ID

date 12/14/14

david narro associates

n

CANNON

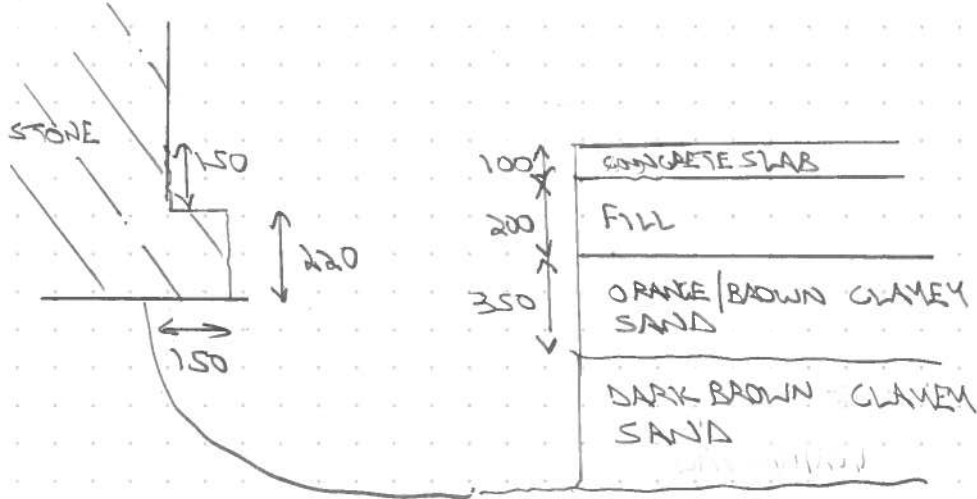
checked

page 7

TP7 - FRONT OF BUILDING, S.E.

- 1m x 1m x 0.9m

- DAY



LIGHT BROWN SAND

$q_{allow} = 100 \text{ kN/m}^2$





# Monifieth Parish Church of Scotland



Scottish Charity Number SCO 08965

Church of Scotland Congregational Ref. 291765

Angus Council - Planning  
County Buildings  
Market Street  
FORFAR DD8 3LG

Dear Sirs

## Monifieth Parish Church

There has been a Christian community in Monifieth for centuries, and there is evidence that the Reformed faith was being practised here a few months before it was officially the religion of the country as a whole. Naturally there have been various congregational manifestations, and consequently church buildings, over the centuries, reflecting different theological understandings. Each of the buildings in their time, suited the various church members who met, worshipped and witnessed there, but even they had to be adapted, extended or, in one case, totally rebuilt, to suit changes in worship, theology and practice. They are testimony to the motto of reformed churches in general: *Reformed - but always being reformed.*

Buildings which were modern and perhaps even *avant garde* in the 19<sup>th</sup> and early 20<sup>th</sup> centuries are now not suited to our needs, are not, to use that awful but apt phrase, 'fit for purpose.' Specifically, they are:

- not easily heated or maintained - and so run counter to our efforts of being ecologically sound and aware of our responsibilities as stewards of God's creation;
- inflexible in layout - which makes it well-nigh impossible to deliver varied styles of worship, in contemporary and engaging ways;
- not in the heart of the town - their location seemingly confirming the general perception that the church and what it stands for is at best marginal to, and at worst overlooked by, the inhabitants of and visitors to Monifieth;
- poorly adapted to cope with the needs of the young, the elderly, and those with any form of disability or impairment - making it impossible to put into practice the gospel of inclusion, welcome and acceptance of all people, without distinction, which is preached week by week;
- reasonably attractive and historic - but neither easily adapted to new technologies and ways of worship which will serve the congregation, nor easily used to enable the church folk to engage with the people of the parish whom we believe we are called in Christ's name to serve.

After much prayerful thought and discussion, and following a 'vision building' exercise which clearly showed that there was a desire for a sustainable building, a modern building, a building suited to offering 21<sup>st</sup> century care and discipleship for a 21<sup>st</sup> century lifestyle and

### Minister & Session Clerk:

Rev Dorothy U Anderson, LL.B BD, 8 Church Street, Monifieth, DD5 4JP Tel: 01382 532607

Email: [dorothy@kirkyard.plus.com](mailto:dorothy@kirkyard.plus.com)

Rodney Bowman, 7b Victoria Street, Monifieth, DD5 4HP Tel: 01382 530522 Mob: 07727 101697

Email: [rod.bowman@tiscali.co.uk](mailto:rod.bowman@tiscali.co.uk)

habitat, the decision was taken to be as bold and brave as our predecessors had been when they built the church buildings that suited their needs. That meant not trying to reconfigure any of the existing buildings, but to start afresh and build a quality church and ancillary accommodation and garden ground right in the middle of the High Street.

In so doing, we are both showing boldly and faithfully, that the church has a future, a purpose, a mission; and, slightly ironically, utilising the site which was originally the location of the Free Church Mission Hall - from where the congregation was bold to state its presence, determined to care for the citizens of the town and proud to proclaim its belief in Christ as Lord and Saviour.

Though we are doing a new thing, we are also re-doing, but in new and modern ways, what our forebears did in the late 19<sup>th</sup> century.

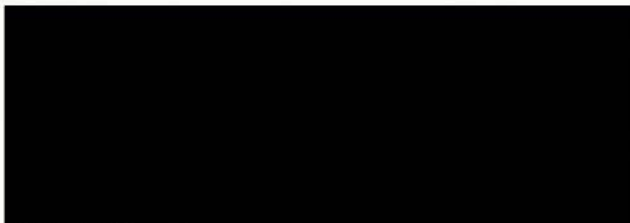
Our new church will enable us to

- be true to our Eco-congregation principles, encouraging sustainability, minimising our carbon footprint, caring for creation;
- worship in both traditional and more informal ways, as we seek to offer something for a wider audience, a more diverse community (where Sunday morning is not necessarily the best time to go to church) and with relevance in an increasingly secular world;
- open up our building, and ourselves, to the town, offering a useable space, providing room for meditation and reflection, showing we care;
- be more inclusive, more accessible to those with mobility problems, sight or hearing impairments, or sensory deprivation, both in worship and through offering meeting and gathering spaces;
- share the Good News in engaging and modern ways, acknowledging our past and building upon it, honouring our ancestors but not being thirled to heritage, taking the best of the old and mingling it with the best of who we are now and what we stand for now and in the future.

There is a lot of support for the project from the congregation, who are anxious after years of deliberating and discussions, to 'get going'; there is support from the Presbytery of Dundee of which Monifieth Parish Church is a part, notwithstanding our location in Angus, and there is support from the General Trustees of the Church of Scotland.

We prayerfully hope that there will be support from Angus Council too, to enable us to fulfil our calling as Christian disciples of this time and place, and in doing so, to enhance the streetscape of Monifieth, by adding to its vibrancy, purpose and attractiveness.

Yours faithfully,



Monifieth Parish Church

Charity Number SC008965

27 March 2015

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

**1.0 Mr & Mrs Navikas (letter of objection from Lindsays) at 29B High Street Monifieth (submitted 12.06.2015)**

**1.1 They believe there is no need for a church right in the middle of the High Street**

*Ref letter of justification from MPC as part of supporting information to planning application.*

Following Christ's example, the Church exists to be of service to others, to meet them where they are and to engage with them in relevant and contextualised ways. A Church building in the High Street will enable the Church to meet those missional purposes whilst offering a place for worship, a space for reflection, a welcoming venue for hospitality and a light, modern building for community and church use.

**1.2 Our client's will suffer a loss of light and privacy if the new church is built**

*Ref appendix D7: Skylight and Sunlight Analysis*

The evidence presented in Appendix D7 confirms that this bungalow, to the west of the site and sitting behind the tenements on the High Street will not be impacted by the proposed building and have a loss of daylight or sunlight.

The proposed building has no windows that will overlook the gardens of 29B. Toilet windows will be of obscure glass and located at high level. The window from the vestry/office is below the level of the boundary wall as indicated on drawing AL(P)32 *Proposed Elevation-Rear-Boundary Side* and therefore no line of site will be possible to 29B.

**1.3 There will be increase noise, traffic and parking problems**

Noise – although the current halls are presently under used, the accommodation is not significantly different to that proposed in the new building: sanctuary, halls and ancillary spaces. The use of the site is not changing and therefore the activities that could take place in the present building are the same as those intended for the new building.

Please refer to conclusions of Noise Impact Assessment, a study commissioned by MPC in response to a consultation query from Environmental Services, Angus Council.

*Traffic – Refer Appendix D2: Access Statement*

There is no change of use on the site and therefore the current building, with a different use schedule could generate similar levels of traffic.

The church have set out in their own Access Statement their intentions for accessing the proposed building, including drop off, deliveries, disabled access and use of a mini bus. A point worth emphasising is that the dominant use of the building will be on Sunday mornings and on weekday evenings, times when there is less traffic pressure on Monifieth High Street.

*Parking – Refer Appendix D2: Access Statement*

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

There will be no designated parking on site around the proposed building. This is no different to the current situation.

There is not a problem with parking when attending services and functions at St Rule's or Panmure where the congregation currently worships. This site does not have designated parking and car users find available spaces in adjacent uncontrolled streets, or adopt the church's environmental policy, encouraging use of public transport and walking to and from the church.

The church also plan to use a mini-bus on Sundays to ease car use and have an informal agreement with an adjacent supermarket for use of parking spaces on the same day as part of its 'Community Friendly Policy'.

**1.4 Unhappy with the proposed appearance of the building**

The proposed building is of a scale appropriate to the urban setting of central Monifieth and is replacing a church complex currently on the site.

The sanctuary and largest most significant space is located on the street to provide distinct character and to be recognizable as a building for the congregation, without excessive religious symbolism. It has large windows, similar to shop fronts where activity can be seen within when appropriate. This counters the typical Victorian church building which rarely allows views into the interior. In doing this, the church hope to appear more inclusive and welcoming.

The forms of the building are simple and legible. The massing uses the strong line of the adjacent shop fronts to set a plinth height which controls the ground floor of the building and helps visually tie the street façades together.

The choice of materials is appropriate to the urban setting and selected to provide both gravitas, texture and durability. Stone, brick, render and pre cast concrete are not generally out of keeping in such a context.

The building effectively presents a gable to the street and therefore the roof slopes are less significant than these masonry framing elements and the focal rooflight (hopefully stained glass). The roof slopes are subsequently clad in metal rather than a visually heavy material like slate or tiles, to reinforce the strength of the gable walls.

**2.0 Mrs Veronica Duncan at 53 High Street, Monifieth  
(submitted 15.06.2015)**

**2.1 New Building is too modern in comparison to existing High Street buildings**

Monifieth Parish Church aspire to a modern, comfortable and sustainable building that does not attempt to represent any other era of construction than early 21<sup>st</sup> Century.

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

Despite this, the building forms and materials are relatively traditional with pitched roofs and masonry walls.

A contemporary building can still respond appropriately to context. The proposal is anchored by a plinth which lines through with the shop frontages of the tenement. The sanctuary is located at the front of the site to ensure that an appropriate mass is presented to the High Street.

The proposed building is replacing a run-down Victorian church complex which has occupied the site for nearly 150 years. Therefore the site since original construction and in living memory has always had an individual building, different from the surrounding tenements, houses and shops.

**2.2 Increased Traffic and Parking Problems**

*Traffic – Refer Appendix D2: Access Statement*

There is no change of use on the site and therefore the current building, with a different use schedule could generate similar levels of traffic.

The church has set out in their own Access Statement their intentions for accessing the proposed building, including drop off, deliveries, disabled access and use of a mini bus. A point worth emphasising is that the dominant use of the building will be on Sunday mornings and on weekday evenings, times when there is less traffic pressure on Monifieth High Street.

*Parking – Refer Appendix D2: Access Statement*

There will be no designated parking on site around the proposed building, a situation that exists with the current building.

There is not a problem with parking when attending services and functions at St Rule's or Panmure where the congregation currently worships. This site does not have designated parking and car users find available spaces in adjacent uncontrolled streets or adopt the church's environmental policy, encouraging use of public transport and walking to and from the church.

The church also plan to use a mini bus on Sunday to ease car use and have an informal agreement with an adjacent supermarket for use of parking spaces on the same day as part of its 'Community Friendly Policy'.

The landscaped forecourt to the building is primarily pedestrian and will only accommodate vehicles during funerals and weddings which from the schedule in Appendix D2 is not very frequent. This space will also be used for dropping of the least mobile members of the congregation. All vehicles will have assisted access back onto the street.

**2.3 Proposed terrace and garden will significantly reduce privacy and create noise**

The property at 53 High Street is over 12m further up the slope from the upper garden boundary wall and separated with a stone wall approximately 1800mm high alongside the

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

site and rising higher closer to the property. As a consequence of these contextual factors, there is unlikely to be any loss of privacy to the property at No53 from the proposed church garden.

The lower reaches of the garden at No53 are behind an existing stone wall which is approximately 1800mm on the proposed church garden side. It is not the intention to dramatically alter the ground levels in this space and therefore it is unlikely that privacy will be lost in the garden of No53.

**2.4 Objection to location of emergency gate**

The location of the proposed gate is out with the boundary of No53, but is formed in a proposed opening in the existing stone wall that divides the church garden from the adjacent land/access way.

The gate is intended for emergency use only, such as in the event of a fire. No other use of the gate will be permitted and it will have no means of opening on the side facing away from the proposed garden.

The church will take all of the necessary legal provisions when forming this gate and hope that their neighbours would appreciate the need to escape safely from the site in the event of a fire, using a discrete and private opening.

**3.0 Monifieth Community Council  
(submitted 15.06.2015)**

**3.1 Concern in the local community that the proposal will impact on an already difficult traffic and parking problem on the High Street**

*Traffic – Refer Appendix D2: Access Statement*

There is no change of use on the site and therefore the current building, with a different use schedule could generate similar levels of traffic.

The church have set out in their own Access Statement their intentions for accessing the proposed building, including drop off, deliveries, disabled access and use of a mini bus. A point worth emphasising is that the dominant use of the building will be on Sunday mornings and on weekday evenings, times when there is less traffic pressure on Monifieth High Street.

*Parking – Refer Appendix D2: Access Statement*

There will be no designated parking on site around the proposed building, a situation that exists with the current building.

There is not a problem with parking when attending services and functions at St Rule's or Panmure where the congregation currently worships. This site does not have designated parking and car users find available spaces in adjacent (unmetered) streets or adopt the

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

church's environmental policy, encouraging use of public transport and walking to and from the church.

The church also plan to use a mini bus on Sundays to ease car use and have an informal agreement with an adjacent supermarket for use of parking spaces on the same day as part of its 'Community Friendly Policy'.

The landscaped forecourt to the building is primarily pedestrian and will only accommodate vehicles during funerals and weddings which from the schedule in Appendix D2 is not very frequent. This space will also be used for dropping of the least mobile members of the congregation. All vehicles will have assisted access back onto the street.

**4.0 Ms Pamela Falconer at Flat 1 and 2-1 37 High Street, Monifieth  
(submitted 15.06.2015)**

**4.1 Concerns that new building will have impact on existing tenement fabric**

Whilst this is a very valid concern, there is no detail at planning application stage in the project development to allow a technical response to this query.

If planning approval is granted the project will be taken to a technical level to allow a Building Warrant application to be made. The building warrant process will scrutinize both structural and construction design relating to the interface with the tenement and the warrant will not be granted until this and other compliance issues are dealt with.

During construction on site, the contractor will require to provide detailed method statements for both demolition procedures and for strategies to ensure the stability of adjacent structures.

Any necessary remedial action to the adjacent fabric of the tenement will be covered under the building contract and will be to the same or a higher standard than existing.

**4.2 Concerns that privacy will be lost to rear garden**

There are no windows in the proposed building that will overlook the rear garden connected to the flats, so privacy will be maintained.

**4.3 Building looks too modern and out of place**

Monifieth Parish Church aspire to a modern, comfortable and sustainable building that does not attempt to represent any other era of construction than early 21<sup>st</sup> Century.

Despite this the building forms and materials are relatively traditional with pitched roofs and masonry walls.

A contemporary building can still respond appropriately to context. The proposal is anchored by a plinth which lines through with the shop frontages of the tenement. The sanctuary is

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

located at the front of the site to ensure that an appropriate mass is presented to the High Street.

The proposed building is replacing a run-down Victorian church complex which has occupied the site for nearly 150 years. Therefore the site in living memory has always had an individual building, different from the surrounding tenements, houses and shops.

**5.0 Monifieth Local History Society  
(submitted 16.06.2015)**

**5.1 Objection to proposed demolition of existing church complex which should be retained as part of local heritage.**

Whilst the existing buildings are old, they are not historic. They are part of the post-Disruption building spree in the second half of the 19th Century, but not a notable or outstanding example of Free Church architecture. The original congregation realised shortly after moving onto the site that the buildings, even after additions and alterations were made, were not suitable for their Victorian needs; they are even less suited to modern church life.

Moreover, in their present, and largely useless, state, they are unsightly and a blot on the High Street.

Instead of these not largely redundant buildings, Monifieth Parish Church aspire to have a modern, comfortable and sustainable church building from now into the future in the heart of Monifieth. The current buildings are not in good repair, are not listed as being of particular architectural merit and are not fit for the purposes of a modern church without significant investment to the fabric, before attention is given to adaption.

The traditional fabric poses limitations on flexibility and environmental improvement.

**6.0 Mr James Duncan at 52 Hill Street Monifieth  
(submitted 20.06.2015)**

**6.1 Concern that rights of access across site are maintained**

Access will be maintained for those with a right of access across the site during the construction phases of the project. It may be necessary to adjust the routing of the path to avoid conflict with construction hazards at particular stages during the site works.

It will be incumbent in the terms of the building contract, for the main contractor to provide prior notice of any alterations to the route of the path.

Thereafter, as the plans show, the right of access across the site will remain. See comments below.



**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

**6.2 Concern that garden area might have public access**

The proposed garden is only for church use and will not have public access.

It is the intention, although no details have been discussed at this stage, to have some form of private access arrangements through the site for the residents with rights of access. This could be a fob reader, a key, whatever is most appropriate and would ensure that the garden was only used by the church and the path only by the church and those residents.

These matter will be addressed by the church in more detail if the project progresses and consultations with relevant neighbours will be arranged.

**7.0 Mrs Elaine Auld at The Crown Inn, 49-51 High Street, Monifieth  
(submitted 23.06.2015)**

**7.1 Potential problem with Parking**

*Traffic – Refer Appendix D2: Access Statement*

There is no change of use on the site and therefore the current building, with a different use schedule could generate similar levels of traffic.

The church have set out in their own Access Statement their intentions for accessing the proposed building, including drop off, deliveries, disabled access and use of a mini bus. A point worth emphasising is that the dominant use of the building will be on Sunday mornings and on weekday evenings, times when there is less traffic pressure on Monifieth High Street.

*Parking – Refer Appendix D2: Access Statement*

There will be no designated parking on site around the proposed building, a situation that exists with the current building.

There is not a problem with parking when attending services and functions at St Rule's or Panmure where the congregation currently worships. This site does not have designated parking and car users find available spaces in adjacent (unmetered) streets or adopt the church's environmental policy, encouraging use of public transport and walking to and from the church.

The church also plan to use a mini bus on Sundays to ease car use and have an informal agreement with an adjacent supermarket for use of parking spaces on the same day as part of its 'Community Friendly Policy'. The landscaped forecourt to the building is primarily pedestrian and will only accommodate vehicles during funerals and weddings which from the schedule in Appendix D2 is not very frequent. This space will also be used for dropping of the least mobile members of the congregation. All vehicles will have assisted access back onto the street.

**Demolition of Existing Church Halls and Erection of New Church  
41-43 High Street Monifieth  
Planning Application Reference No: 15/00498/FULL**

**Response to Objections and Comments on Planning Application**

**8.0 Alister Bell, 39 High Street, Monifieth  
(submitted 2.06.2015)**

**8.1 Concern regarding works to existing gable forming boundary to existing and proposed Church buildings**

All the necessary measures will be taken to ensure that there is no impact on the existing gable to adjoining properties during construction and with the completed building. It will be wind and water tight at all times.

If planning approval is granted the project will be taken to a technical level to allow a Building Warrant application to be made. The building warrant process will scrutinize both structural and construction design relating to the interface with the tenement and the warrant will not be granted until this and other compliance issues are dealt with.

During construction on site, the contractor will require to provide detailed method statements for both demolition procedures and for strategies to ensure the stability of adjacent structures.

Any necessary remedial action to the adjacent fabric of the tenement will be covered under the building contract and will be to the same or a higher standard than existing.

**DEVELOPMENT MANAGEMENT REVIEW COMMITTEE**

**APPLICATION FOR REVIEW**

**DEMOLITION OF EXISTING CHURCH HALLS AND ERECTION OF NEW  
CHURCH AT CHURCH HALL, 41-43 HIGH STREET, MONIFIETH**

**APPLICATION NO 15/00498/FULL**

**APPLICANT'S SUBMISSION**

- ITEM 1** Notice of Review
- ITEM 2** Statement Setting Out Reasons for Review
- ITEM 3** Policy 3: Managing Tayplan's Assets
- ITEM 4** Application Form
- ITEM 5** Location Plan
- ITEM 6** Existing Site Plan
- ITEM 7** Proposed Site Plan
- ITEM 8** Proposed Floor Plan
- ITEM 9** Proposed Sections A B & C
- ITEM 10** Front, Rear and Side Elevations
- ITEM 11** Proposed Sections E & F
- ITEM 12** Proposed Front View
- ITEM 13** Article from The Courier dated 19 October 2015
- ITEM 14** Consultation Response from Aberdeenshire Archaeological Service dated 16 July 2015
- ITEM 15** Letter from Historic Environment Scotland dated 26 November 2015
- ITEM 16** Objection by Monifieth Local Historical Society dated 16 June 2015
- ITEM 17** Photographs – Front and Rear Elevations
- ITEM 18** Decision Notice dated 13 November 2015





County Buildings Market Street Forfar DD8 3LG

Tel: 01307 461460

Fax: 01307 461 895

Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000138393-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Pearson Planning, Chartered Surveyors"/>
Ref. Number:	<input type="text"/>
First Name: *	<input type="text" value="Euan FS"/>
Last Name: *	<input type="text" value="Pearson"/>
Telephone Number: *	<input type="text" value="0843 886 1974"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address: *	<input type="text" value="euan.pearson@pearsonplanning.co.uk"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text" value="*"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="PO Box 28606"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Edinburgh"/>
Country: *	<input type="text" value="United Kingdom"/>
Postcode: *	<input type="text" value="EH4 9BQ"/>

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>
Other Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Company/Organisation: *	<input type="text" value="Monifeith Parish Church of Scotland"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="20"/>
Address 1 (Street): *	<input type="text" value="Travebank Gardens"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Monifeith"/>
Country: *	<input type="text" value="United Kingdom"/>
Postcode: *	<input type="text" value="DD5 4ET"/>

## Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="CHURCH HALL"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="41 - 43 HIGH STREET"/>	Town/City/Settlement:	<input type="text" value="DUNDEE"/>
Address 3:	<input type="text" value="MONIFIETH"/>	Post Code:	<input type="text" value="DD5 4AA"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing

Easting

## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

New Church Project: proposals to build new church complex including sanctuary, meeting rooms, foyer, office, kitchen and ancillary space with adjacent church garden area.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see 'Statement Setting Out the Reasons for Requiring Review, 7th January 2016'

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? \*

Yes  No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

\*

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

15/00498/FULL

What date was the application submitted to the planning authority? \*

25/05/15

What date was the decision issued by the planning authority? \*

13/11/15

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The Building is locked and only accessed by appointment.

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Euan FS Pearson

Declaration Date: 07/01/2016

Submission Date: 07/01/2016



## Section 43A(8), Town & Country Planning (Scotland) Acts

### Review of Case 15.00498.FULL: Erection of a Church, 41-43 High Street, Monifieth

#### Regulation 9 Statement, Setting Out the Applicant's Reasons for Requiring Review

##### A. DESCRIPTION OF DEVELOPMENT

Monifieth Parish Church of Scotland, registered charity SC008965, proposes to construct a new church, for the purposes of worship, teaching, practise and observance. This freedom is enshrined in UK law: Article 9 of The Convention (Human Rights Act 1998).

The term "development" is defined in the Planning Acts. In this case, the proposed development involves erecting a single storey building (footprint circa 820m<sup>2</sup>), fronting the High Street. The Building will accommodate, as illustrated on drawing AL(P)21:

- 240 seat Sanctuary;
- Vestry;
- Office;
- 3 meeting rooms; and
- lobby, foyer, reception, stores, toilets & cloakroom.

Outside the building, a substantial garden will be created.

##### B. PRE-APPLICATION DISCUSSIONS, PROCESSING & DETERMINATION OF PLANNING APPLICATION

###### B.1 The Application Site

Monifieth Parish Church of Scotland, proposes to build the new church at 41-43 High Street, Monifieth. The Application Site extends to 1,353m<sup>2</sup> and is located in the town centre. Within the Site stands the South Church Halls.

South Church Halls comprises a small hall (1858) with later small addition (1909).

South Church Halls is **not** included in the list of buildings of special architectural or historic interest.

South Church Halls is **not** located within a Conservation Area.

South Church Halls is **not** the subject of a Building Preservation Notice.

South Church Halls can be demolished without obtaining the authorisation of the Planning Authority.

###### B2. Pre-application Discussion

Planning Application 15.00498.FULL was submitted on 25<sup>th</sup> May 2015. This followed pre-application consultation with Planning Officer, Ruari Kelly. At no point in the pre-application stage did Mr Kelly express concern about: (i) demolition of the Halls, or (ii) the principle of the development, or (iii) the design/technical aspects of the proposed Church building.

In terms of the development management Hierarchy of Development, the proposal constitutes 'local development' and any subsequent application was going to be determined by an appointed Officer.

Knowing this, Mr Kelly was able to give advice & assistance (that could be relied upon) at the pre-application stage. Indeed, Mr Kelly did handle the application, and make a determination.

### **B3. Processing**

Planning Application 15.00498.FULL was advertised in The Courier on 5<sup>th</sup> June 2015. It was advertised as Angus Council was unable to carry out neighbour notification procedures. It was not advertised on the basis that the proposed development did not accord with the development plan.

The period for determination of this application was lengthy (23 weeks). During this period, the Applicant was asked to submit various additional technical reports, including: Noise Impact Assessment and Bat Assessment & Activity Survey. These came at a cost to the Charity. Planning Circular 3/2013 states emphatically that, in pre-application discussions, the Council must be upfront about information requirements. Equally, the Council should have raised any issue of non-compliance with the Development Plan, at that point.

In an email on 25<sup>th</sup> September 2015, Mr Kelly told the Applicant's Agent (Architects, Lee Boyd) that the planning application would be recommended for refusal.

Subsequently, a meeting took place between Officers and the Applicant's advisors, on 19<sup>th</sup> October 2015. The Applicant's advisors were told that Monifeith Local History Society had objected to the application, as it would necessitate the loss of the South Church Halls. Officers were reminded that no authorisation was necessary to demolish the Church Halls. That the matter before the Planning Authority was the acceptability of the proposed new church.

The Applicant's advisors were then told, by Officers, that planning permission could be refused on the basis of the loss of an unlisted building, citing the decision of Scottish Ministers in appeal case PPA-120-258 (126-128 High Street, Carnoustie). Notwithstanding the fact that that case is 7 years old (February 2009), in reading that decision letter, that was **not** what the Appointed Person concluded.

In that case, the Appellant sought permission to build 6 flats. The Appointed Person concluded that the proposed 6 flats would by design: intrude, be out of place, and not make a worthwhile contribution to the streetscene (whereas the existing traditional building did). That made the proposal contrary to policies of the Angus Local Plan (2000), which required her to dismiss the appeal. The Angus Local Plan was replaced later that year.

### **B4. Determination**

On 13<sup>th</sup> November 2015, Planning Permission was refused, for one reason:

***“That the proposal is contrary to TAYplan Policy 3 as the development would adversely impact upon and would not enhance an existing building of local historic interest which would require to be demolished”***

The Applicant doesn't accept this reasoning. The South Church Halls can be demolished without the consent of the Planning Authority, and the future of the building is not a matter for consideration through this planning application process.

If the Council wishes to prevent loss of the South Church Halls then it must:

- serve a Compulsory Purchase Order; and/or
- serve a Building Preservation Notice, and/or
- request that Historic Environment Scotland assess the building for inclusion on the statutory list.

Of course, the Council has done none of these things. The Council is unlikely to do so when it has received advice by the A.S.A.M.A.C that the Building need only be recorded (full photographic survey) for deposit in the National Monuments Record for Scotland (i.e. retention not necessary).

There is tremendous public support for the development. The Courier newspaper highlighted this in a recent article, and the Council has received 35 letters of support from individuals. Monifieth Community Council has written in support, having ascertained the views of the people it serves.

## **C. DETERMINATION OF THIS REVIEW**

### **C1. What Councillors are being asked to decide.**

Demolition of South Halls doesn't constitute "development" as defined in the Planning Acts. What Monifieth Parish Church of Scotland sought the Planning Authority's approval for was erection of a new church.

Therefore, in determining this review, in compliance with development management procedures: the Local Review Body need only consider the question of the acceptability of the proposed church.

### **C2. Legal Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, as amended, require that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises:

- Tay Strategic Development Plan (2012); and
- Angus Local Plan (2009).

The Planning Officer states in his Report of Handling that the Proposed Angus Local Development Plan will be a material consideration once it has been through Examination. It hasn't.

In relation to the adopted Angus Local Plan, the Planning Officer states in the Report of Handling that the proposal "*is broadly compatible with the local plan*". The Applicant agrees.

However, in relation to the Strategic Development Plan, the Planning Officer states that the "*demolition of the existing building in its entirety is contrary to Policy 3*". He states that this is because "*it would adversely impact and would not enhance a historic building*".

The Applicant does not consider that Policy 3 is relevant, as permission is sought for the construction of a church, and not demolition of South Church Halls. The policy would be relevant where planning permission is sought to alter or extend a listed building, or any building within a conservation area.

### C3. Strategic Development Plan Policy 3

Delivering the vision & objectives of the Strategic Development Plan (“the SDP”), involves (in part) managing the Tay area’s assets. Page 12 in the SDP explains that the Plan will safeguard “*important resources and land with potential to support the economy*”. This is to be achieved by ensuring that “*some areas or assets are safeguarded for a specific range of land uses (Policy 3)*”. Nowhere does it say that all existing buildings will be saved from demolition. It doesn’t even suggest that all buildings, when considered to be “assets” have to be kept.

Policy 3 is set out on page 13 of the SDP. There is a part of the policy, flagged “*Natural and Historic Assets*”. The policy wants to sustain an understanding/respect for the area’s regional distinctiveness by:

“ \* *safeguarding.... historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets;*”

Setting aside the relevance of Policy 3, the Planning Officer considers that the South Church Halls is an ‘historic building’, although this term is not defined in the Development Plan. He says it should not be demolished, at the behest of Monifieth Local History Society.

This is in contrast to the professional advice He received from Claire Herbert (Fellow of Society of Antiquaries) at the Council funded A.S.A.M.A.C. She only requires the photographic recording of the building, and not its retention. She doesn’t object to the proposal.

The Monifieth Local History Society (“the Society”) says that it objects to the demolition of the South Church Halls as it “*is one of the last remaining historic buildings left in Monifieth*”. According to Historic Environment Scotland’s database there are 33 listed buildings in Monifieth Burgh. This includes the Former Hillock Church, an example of a Free Church built during the Disruption. Other Churches include St. Rules Parish, the South Church and Holy Trinity Episcopal.

The Society has its own objective of saving the building, or at least its frontage. The Society considers that the building is of “*local historic importance*”, specifically as it was built following the Disruption of 1843 and the establishment of the Free Church of Scotland.

The Historic Buildings and Ancient Monuments Act defines an “historic building” as any building appearing to the Secretary of State to be one of “*outstanding historic or architectural interest*”. The Listed Buildings & Conservation Areas (Scotland) Act subsequently required the Secretary of State to compile lists of such buildings. A building appearing on such a list became a “listed building”.

Historic Environment Scotland has confirmed that the South Church Halls was not included on the list of buildings, drawn up following a survey of Monifieth Parish in the 1990s. It has also confirmed, in writing (see letter provided) that neither Angus Council nor the Society has put forward a proposal suggesting that the South Church Halls be considered for listing. Buildings of local importance are given a Category C listing.

Returning to Policy 3. The policy safeguards an historic building where that building helps in understanding/respecting regional distinctiveness.

The original building is a typical example of a small Hall, constructed during The Disruption, many examples of which can be seen across Scotland. The Disruption was a national event, and not something exclusive to Monifieth or the Tay area. The later addition of another Hall, was the work of Maclaren, Sons & Soutar (a short lived practise that specialised in houses in Broughty Ferry-Dundee).

Further, as explained on SDP pg12, the historic building must be an important asset/resource). The Building was not included in the list of buildings of historic or architectural interest. In addition, the advice from A.S.A.M.A.C is that a photographic record of the Building need only be made.

One can only conclude that the South Church Halls is not protected by Policy 3. The way to prevent demolition of the Building is for Angus Council to serve a Building Preservation Notice.

#### **D. SUMMARY, CONCLUSION & RECOMMENDATION**

Monifieth Parish Church of Scotland proposes to build a church on the High Street. This constitutes 'development', and requires planning permission. Permission was applied for but refused under the Scheme of Delegation.

Part of the planning application site contains South Church Halls, a building dating back to The Disruption, a nationwide event in Scotland. The Building isn't listed nor is it within a Conservation Area. The Building can be demolished without the consent of the Planning Authority. The Building will be demolished in due course.

Planning permission was refused for one reason. The Planning Officer considered that Policy 3 of the Strategic Development Plan was contravened. Specifically, He agrees with the views of the Local History Society, that the South Church Halls is an historic building, and should not be lost.

Monifeith Parish Church of Scotland is asking Councillors to review the Planning Officer's decision.

SDP Policy 3 is not a relevant provision of the Development Plan when it comes to making a decision on this application. The future of the South Church Halls is not a matter for the Planning Authority in this case. Unless Angus Council issues a Building Preservation Notice, the South Church Halls can be demolished.

The Archaeological Service for Aberdeenshire, Moray & Angus Councils did not object to the application. It asked that a full photographic survey of the South Church Halls be carried out for deposit with the NMR (i.e. the Building can be removed). The Planning Officer set this professional advice aside.

Notwithstanding this, Policy 3 only safeguards 'historic buildings'. Further, those must be 'important' and help with the understanding/respect of regional distinctiveness.

The South Church Halls is not, by definition in the Historic Buildings & Ancient Monuments Act, an historic building. Similarly, the Building hasn't been included on any such list of buildings, maintained by Historic Environment Scotland, on behalf of the Scottish Ministers.

The Building is a typical example of a small Hall, many of which were constructed across Scotland during The Disruption. Therefore, the Building is not an important asset. There are 33 listed buildings in Monifieth Burgh (including other ecclesiastical properties).

The general public and Monifieth Community Council also support the proposal.

It is, therefore, recommended that the Local Review Body grants conditional planning permission, allowing the Church to be built.



Delivering the vision and objectives of this Plan requires management of land and conservation of resources. This recognises that good quality development and the right type of development in the right places can lead to a series of social, economic and environmental benefits for those areas and the TAYplan region as a whole. This Plan balances these factors with the sometimes competing nature of different land uses.

This Plan safeguards for present and future generations important resources and land with potential to support the economy. It also requires us to ensure that development and growth in the economy occur in a way that does not place unacceptable burdens on environmental capacity and increase the exposure of users or inhabitants to risks. This can be achieved by directing development to specific locations (Policies 1, 4, 5, 6 and 7); ensuring that development is fit for place (Policies 2 and 8); and, that some areas or assets are safeguarded for a specific range of land uses (Policy 3).

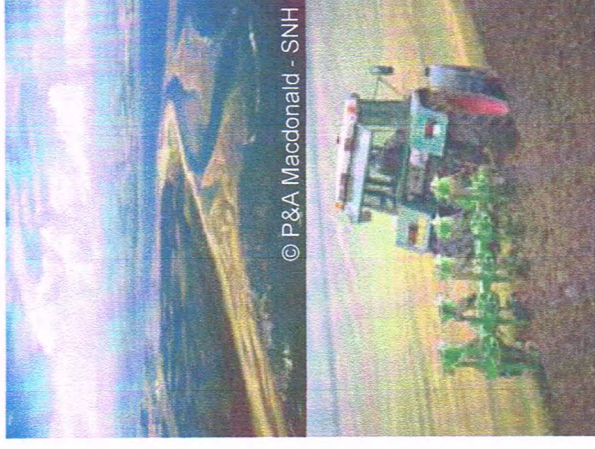
This is important to support the growth of emerging sectors of the economy, such as the off-shore renewable energy sector through the protection of the region's ports for port-related uses, particularly Dundee and Montrose Ports. Similarly employment land, particularly in rural areas, can be affected through redevelopment for alternative uses or by alternative uses nearby. This could hinder or even prevent the start up of businesses in the future and/or limit business operations.

The economic recovery of the region and new development will need to be supported by appropriate infrastructure, particularly transport infrastructure. This will also contribute to behavioural change and reducing reliance on the car and on road-based freight. Ensuring that this can be delivered will require land and routes to be protected from prejudicial development. It also requires the public and private sectors to work jointly to deliver infrastructure.

Supporting future food and resource security will require the protection of finite resources like minerals, forestry and prime agricultural land\* by management as one consideration in the prioritisation of land release under Policy 1.

Limiting the types of land uses that can occur within green belts at Perth and St. Andrews will contribute to protecting the settings and historic cores of those settlements from inappropriate development and prevent coalescence with neighbouring areas.

It is essential to grow the economy within environmental limits and build-in resilience to climate change, natural processes and increased risk from sea level rise. Identifying environmentally sensitive areas and important natural and historic assets where no or very limited development would be permitted, such as some coastal areas, Natura 2000\*\* sites and other locations, will contribute to this. It will also be important to ensure that plans for managed realignment of coast and other coastal management are devised in liaison with Scottish Natural Heritage and Marine Scotland.



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\*Prime agricultural land: Land classes 1, 2 and 3.1 – these are the most suited to arable agriculture.

\*\*Natura 2000: European-wide designations to protect habitats and species – special protection areas (SPAs), Ramsar sites and special areas of conservation (SACs)

## Policy 3: Managing TAYplan's Assets

- identifying and safeguarding at least 5 years supply of employment land within principal settlements to support the growth of the economy and a diverse range of industrial requirements;
- safeguarding areas identified for class 4 office type uses in principal settlements; and,
- further assisting in growing the year-round role of the tourism sector.

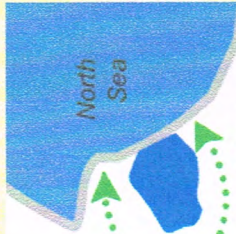
Employment Land

Greenbelts

Natural and Historic Assets\*

- continuing to designate green belt boundaries at both St. Andrews and Perth to preserve their settings, views and special character including their historic cores; assist in safeguarding the countryside from encroachment; to manage long term planned growth including infrastructure in this Plan's Proposals Map and Strategic Development Areas in Policy 4; and define appropriate forms of development within the green belt based on Scottish Planning Policy;

Perth Core Area



St. Andrews

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- using Perth green belt to sustain the identity of Scone, and provide sufficient land for planned development around key villages and settlements.

Finite Resources

using the location priorities set out in Policy 1 of this Plan to:

- safeguard minerals deposits of economic importance and land for a minimum of 10 years supply of construction aggregates at all times in all market areas; and,
- protect prime agricultural land, new and existing forestry areas, and carbon rich soils (where identified) where the advantages of development do not outweigh the loss of productive land.

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

Land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets by:

Transport

- safeguarding land at Dundee and Montrose Ports, and other harbours, as appropriate, for port related uses to support freight, economic growth and tourism; and,
- safeguarding land for future infrastructure provision (including routes), identified in the Proposal Map of this Plan or other locations or routes, as appropriate, or which is integral to a Strategic Development Area in Policy 4 of this Plan, or which is essential to support a shift from reliance on the car and road-based freight and support resource management objectives.





County Buildings Market Street Forfar DD8 3LG

Tel: 01307 461460

Fax: 01307 461 895

Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000120964-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

**Type of Application**

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

**Description of Proposal**

Please describe the proposal including any change of use: \* (Max 500 characters)

New Church Project: proposals to build new church complex including sanctuary, meeting rooms, foyer, office, kitchen and ancillary space with adjacent church garden area.  
Project involves demolition of existing church halls.

Is this a temporary permission? \*                       Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*                       Yes  No

Have the works already been started or completed? \*

- No     Yes - Started     Yes - Completed

**Applicant or Agent Details**

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)                       Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Lee Boyd Ltd
Ref. Number:	
First Name: *	Alan
Last Name: *	Thomson
Telephone Number: *	0131 447 1818
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	design@leeboyd.com

You must enter a Building Name or Number, or both:\*

Building Name:	
Building Number:	6D
Address 1 (Street): *	Canaan Lane
Address 2:	
Town/City: *	Edinburgh
Country: *	UK
Postcode: *	EH10 4SY

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	
Other Title:	
First Name:	
Last Name:	
Company/Organisation: *	Monifieth Parish Church
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	Monifieth Parish Church
Building Number:	41-43
Address 1 (Street): *	High Street
Address 2:	
Town/City: *	Monifieth
Country: *	Scotland
Postcode: *	DD5 4AA

## Site Address Details

Planning Authority:

Angus Council

Full postal address of the site (including postcode where available):

Address 1:

CHURCH HALL

Address 5:

Address 2:

41 - 43 HIGH STREET

Town/City/Settlement:

DUNDEE

Address 3:

MONIFIETH

Post Code:

DD5 4AA

Address 4:

Please identify/describe the location of the site or sites.

Northing

732533

Easting

349721

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Two informal pre application meetings (on 09.01.14 and 20.08.14) were held with Ruari Kelly, local planning officer, lee Boyd and church members in Monifieth to review project progress. A formal pre application consultation was issued (on 30.03.15) including draft planning documents. A response was received from Ruari Kelly (on 20.04.15) acknowledging the extent of progress and advising that amenity impact should be considered and prior consultation with roads should be included

Title:

Mr

Other title:

Planning Officer

First Name:

Ruari

Last Name:

Kelly

Correspondence Reference Number:

Date (dd/mm/yyyy):

20/04/15

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

1353.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

Existing church and church halls: most recently used as supporting space for church events, sales and storage of equipment belonging to church organisations.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? \*

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

Yes  No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes
- No, using a private water supply
- No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details:(Max 500 characters)

Recycling and general waste storage is provided within the garden area of the proposal. Ref LB drawing AL(P)21RevA. Dedicated space for 6No wheelie bins is provided.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## All Types of Non Housing Development - Proposed New Floorspace Details

For planning permission in principal applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): \*

Class 10 Non-residential Institutions

Gross (proposed) floorspace (In square metres, sq.m) or number of new (additional) rooms (if class 7 or 8): \*

785

If Class 1, please give details of internal floorspace:

Net trading space:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Alan Thomson

On behalf of: Monifieth Parish Church

Date: 22/05/2015

Please tick here to certify this Certificate. \*

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Design Statement and associated appendices:  
D1. Letter of Intent (MPC)  
D2. Access Statement (MPC)  
D3. Layout Options (LB)  
D4. Sustainability Statement (Irons Foulner)  
D5. Drainage Strategy (David Narro Assoc)  
D6. SI Records (DNA)  
D7. Skylight and Sunlight Analysis (LB)  
D8. Highways Consultation (LB)

Provide copies of the following documents if applicable:

- |                                                                                        |                                                                      |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| A copy of an Environmental Statement. *                                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. *                                                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. *                                               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *                                                                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement *                                                               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Other Statements (please specify). (Max 500 characters)                                |                                                                      |

## Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Alan Thomson  
Declaration Date: 22/05/2015  
Submission Date: 25/05/2015

## Payment Details

Online payment: 121683

Created: 25/05/2015 09:21

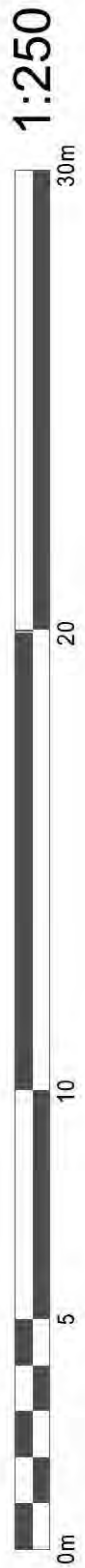


REFUSED



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REFUSED



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 Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
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REV. no.	date	by	amendment

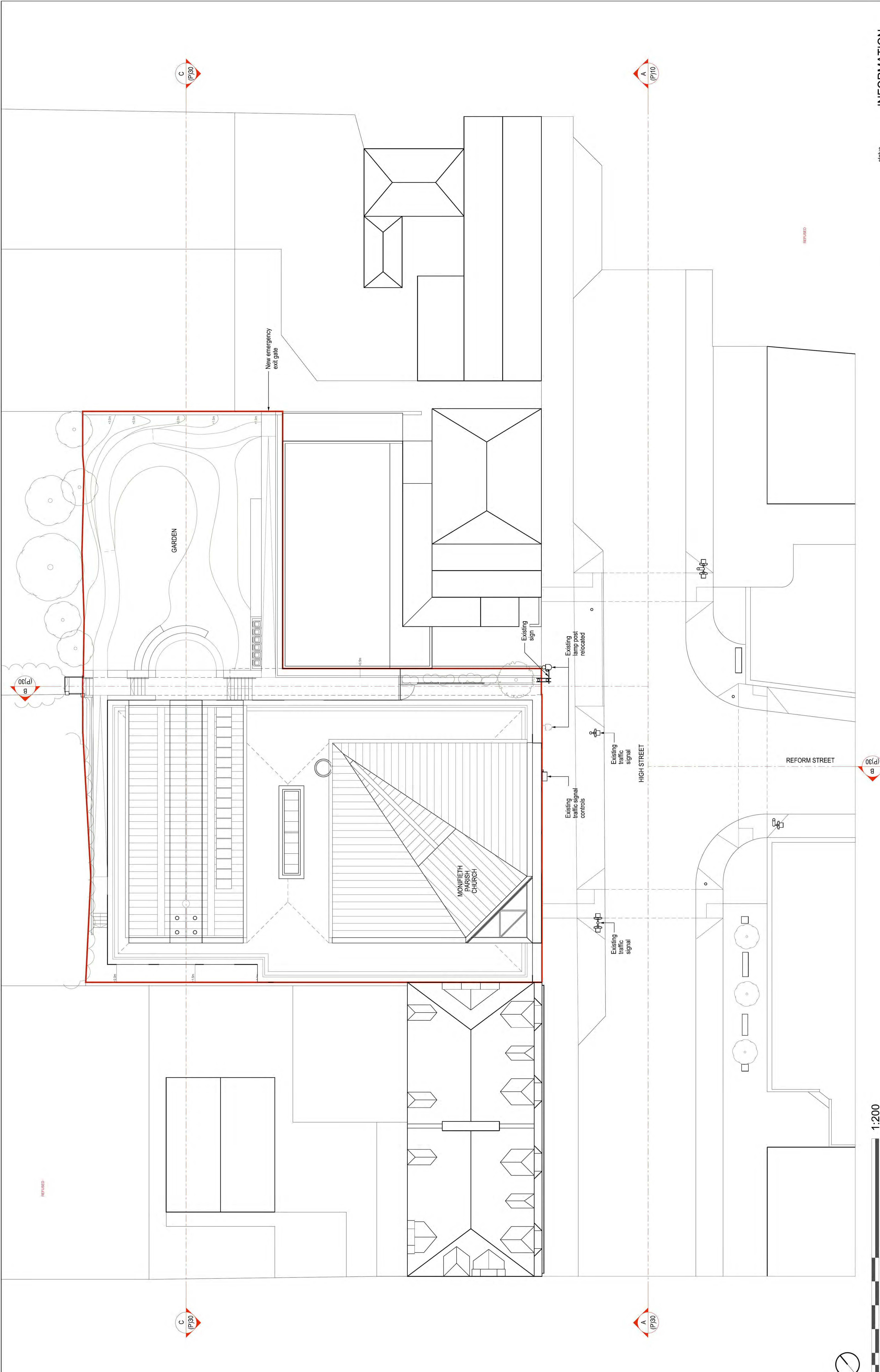
status INFORMATION

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Tel : 0131 447 1818 Fax : 0131 447 8799 E.mail : design@leeboyd.com		scale	1:1250 @A3
		drawn	GT
		checked	AT
		date	24.11.2014
		project number	1353
		dig no	AL(P)00
		rev	-









status

client **Monifeith Parish Church**

project **Monifeith Parish Church, High Street**

drawing title **Proposed - Plan - Site**

scale **1:200** @A2

drawn **GT** AT

checked **AT**

date **24.11.2014**

project number **1353**

alg no **AL(P)20**

rev **-**

client **Monifeith Parish Church**

project **Monifeith Parish Church, High Street**

drawing title **Proposed - Plan - Site**

scale **1:200** @A2

drawn **GT** AT

checked **AT**

date **24.11.2014**

project number **1353**

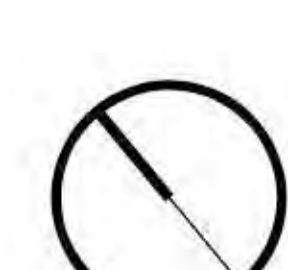
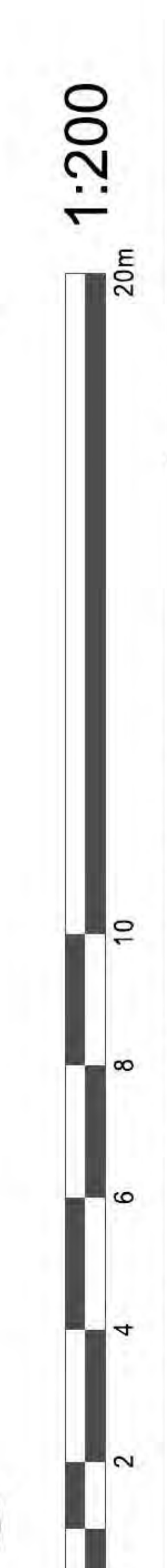
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rev **-**

**NOTE : DO NOT SCALE FROM THIS DRAWING**  
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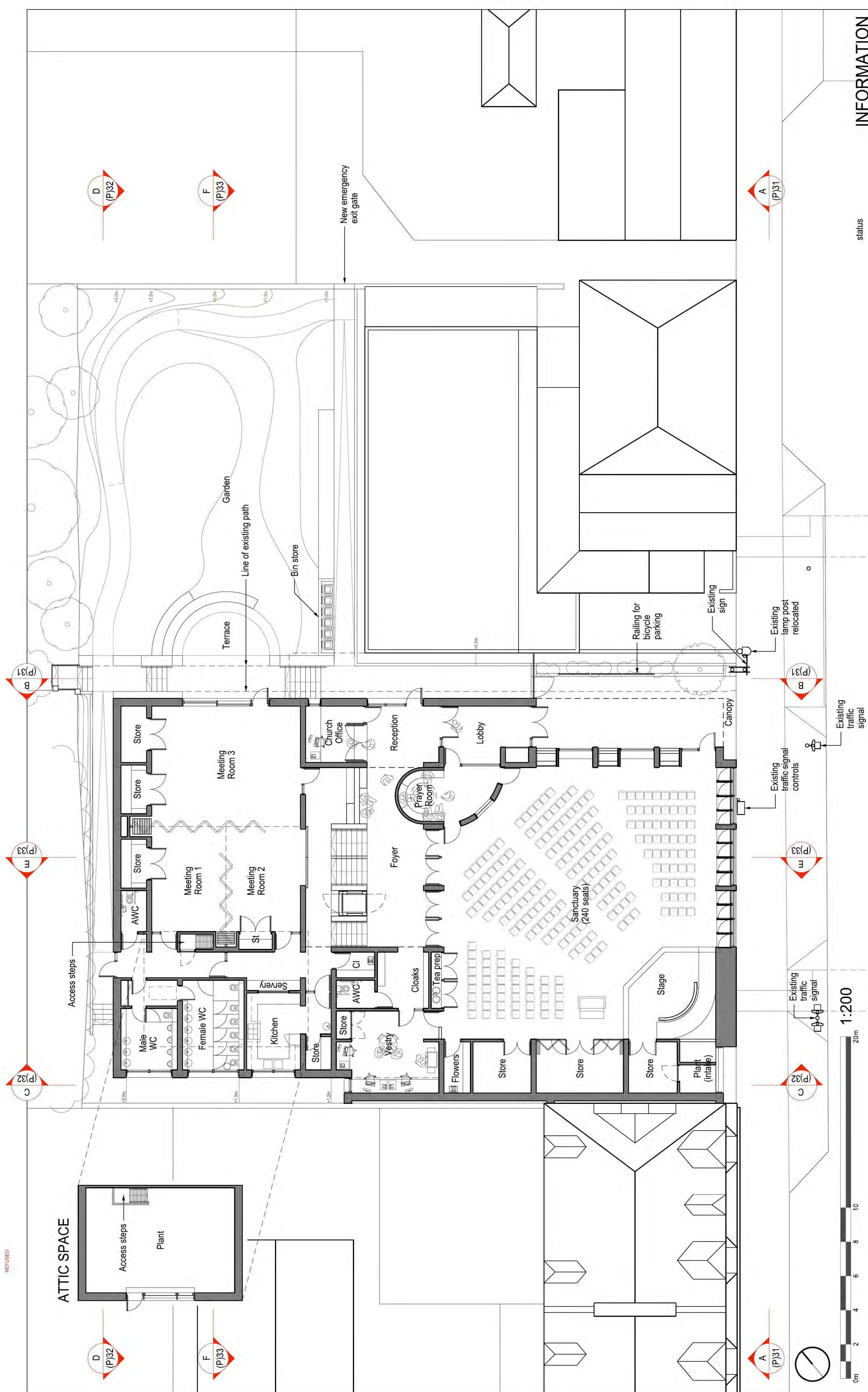
REVISIONS

rev.	date	by	amendment

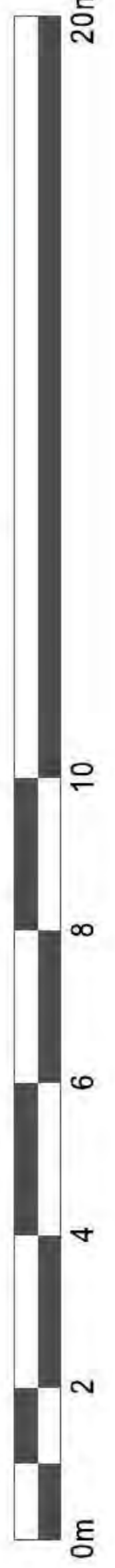




REFUSED



1:200



INFORMATION

client	Monifieth Parish Church	project	Monifieth Parish Church, High Street
drawing title	Proposed - Plan	status	
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checked	AT	date	24.11.2014
project number	1353	dig no	AL(P)21
rev	A		

**LEEBOYD**  
 6 Canaan Lane  
 Edinburgh, EH10 4SY  
 Tel : 0131 447 1818  
 Fax : 0131 447 8799  
 E.mail : design@leeboyd.com

REV. date	by	amendment
A 03.03.2015	GT	LIFT RELOCATED TO CENTRE OF FOYER

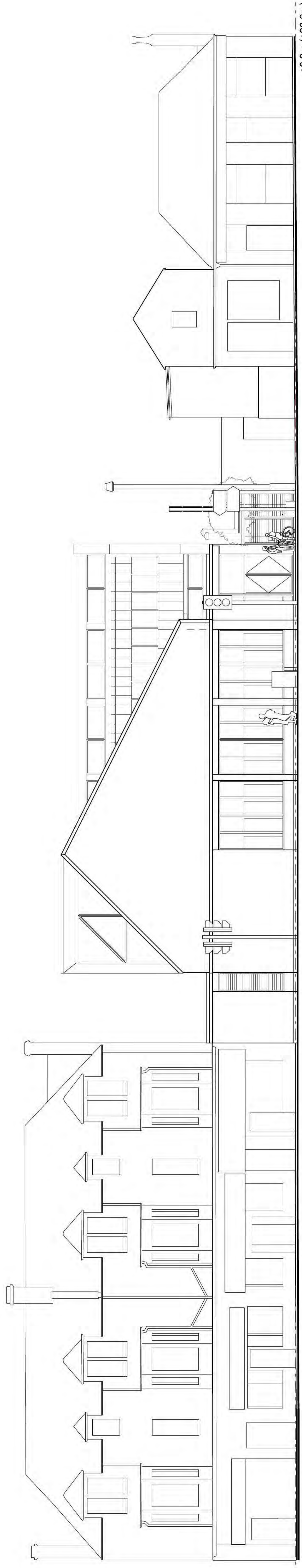
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REFUSED



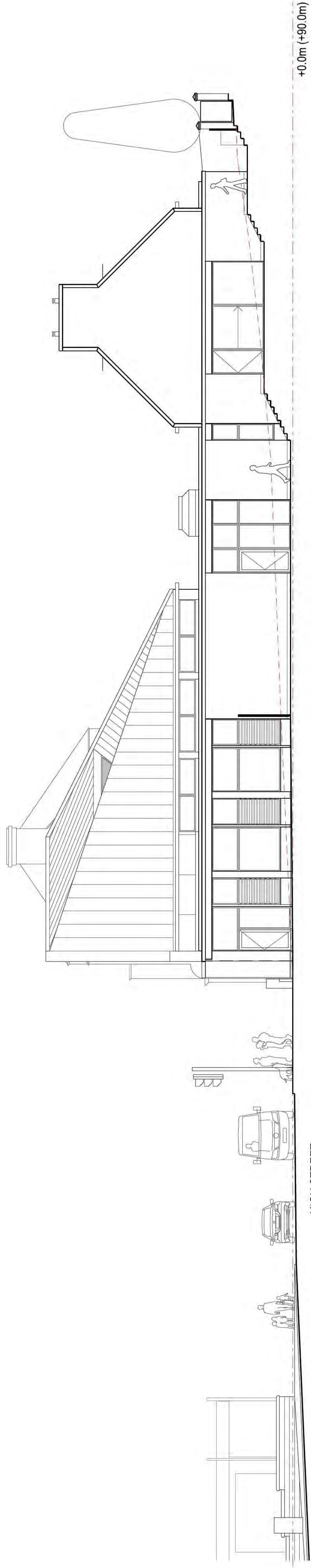


REVISED



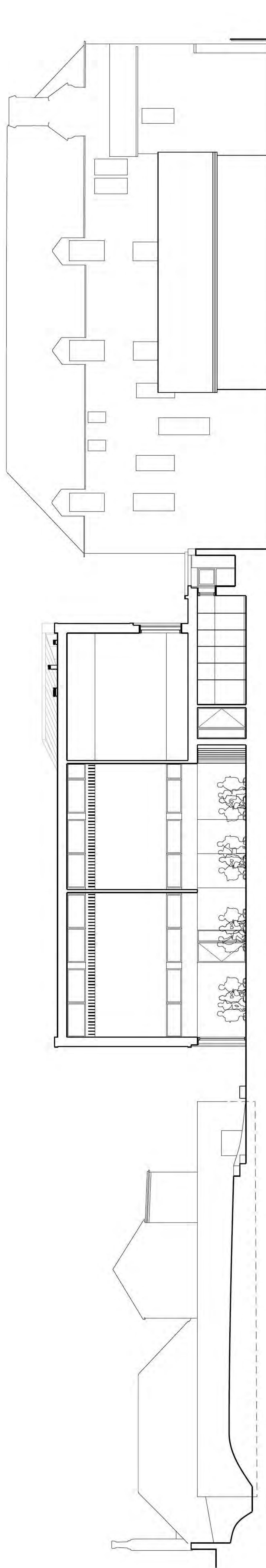
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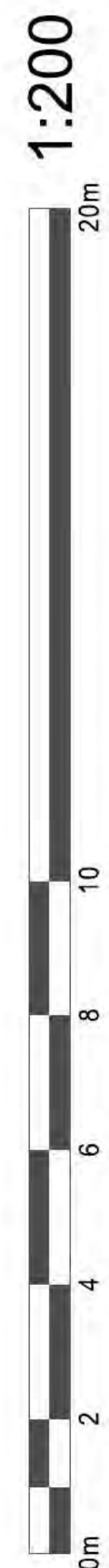
SECTION B

+0.0m (+90.0m)



SECTION C

+0.0m (+90.0m)



REVISED

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 Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
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REVISIONS  
 rev. date by amendment

status

client

Monifieth Parish Church

LEEBOYD

6 Canaan Lane  
Edinburgh, EH10 4SY

Tel : 0131 447 1816  
Fax : 0131 447 8799  
E.mail : design@leeboyd.com

project

Monifieth Parish Church, High Street

drawing title

Proposed - Sections - Site

scale 1:200 @A2

drawn GT

checked AT

date 24.11.2014

project number 1353

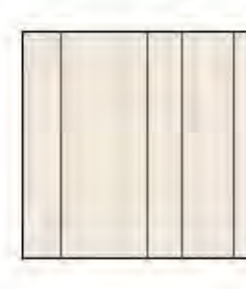
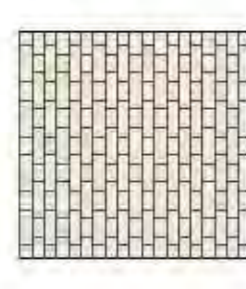

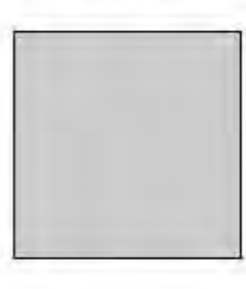
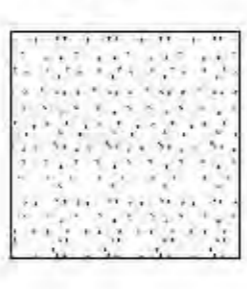

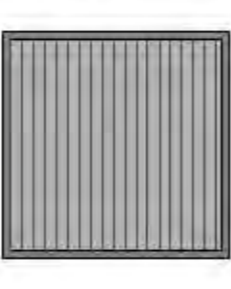
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rev -

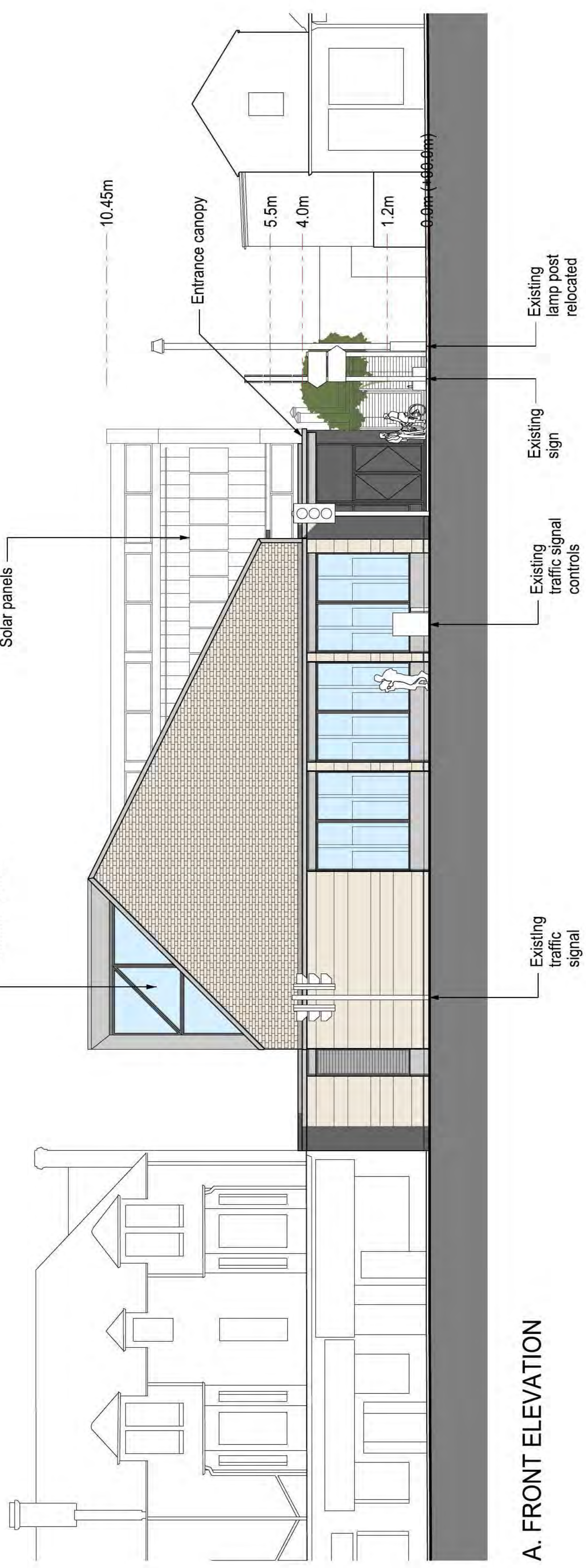
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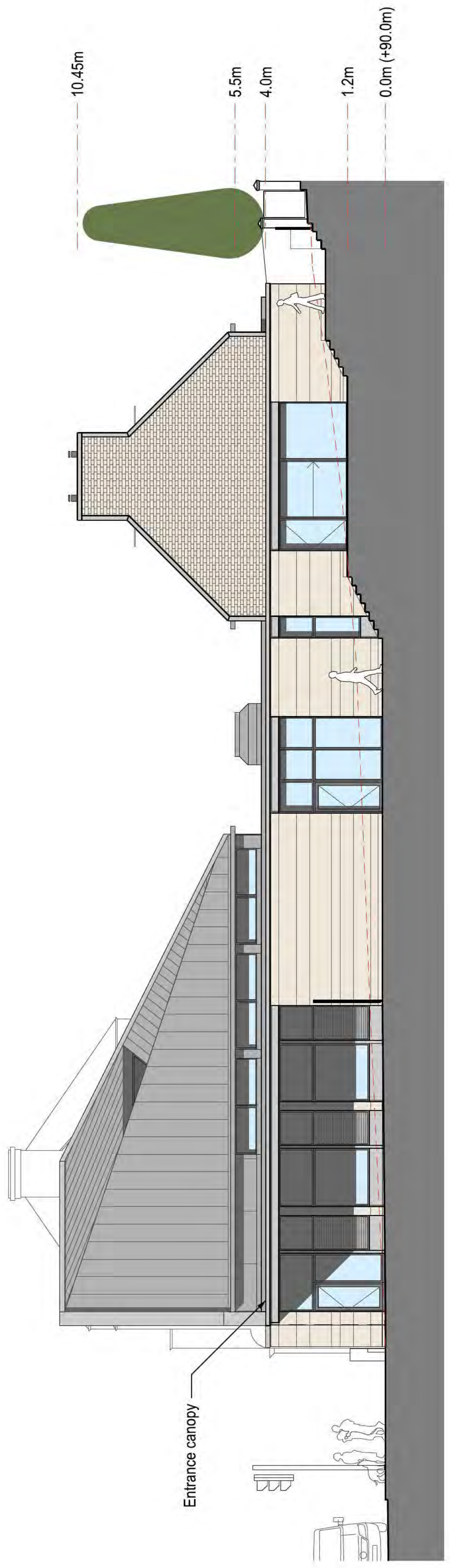
KEY

-  Sandstone rainscreen cladding to base plinth  
Colour: buff
-  Feature bonded brickwork to gables  
Colour: buff to complement stone cladding
-  Foldable aluminium roofing  
Colour: zinc coating
-  Fairfaced precast concrete cappings, lintels and cills  
Colour: light grey
-  External render system  
Colour: light grey
-  Aluminium/timber composite window system  
Colour: dark grey externally
-  Aluminium ventilation louvres  
Colour: to match windows

REFUSED

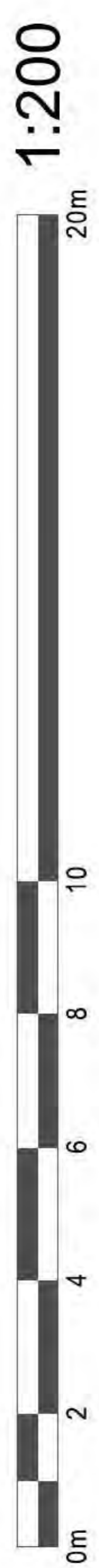


A. FRONT ELEVATION



B. GARDEN SIDE ELEVATION

REFUSED



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Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.  
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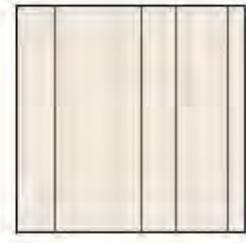
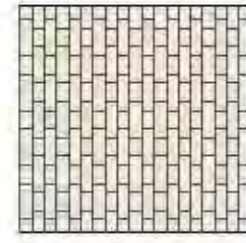

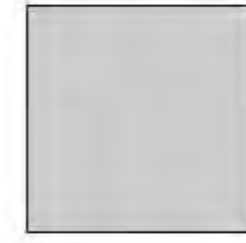
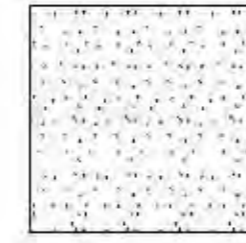

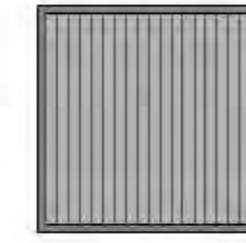
REV. date	by	amendment

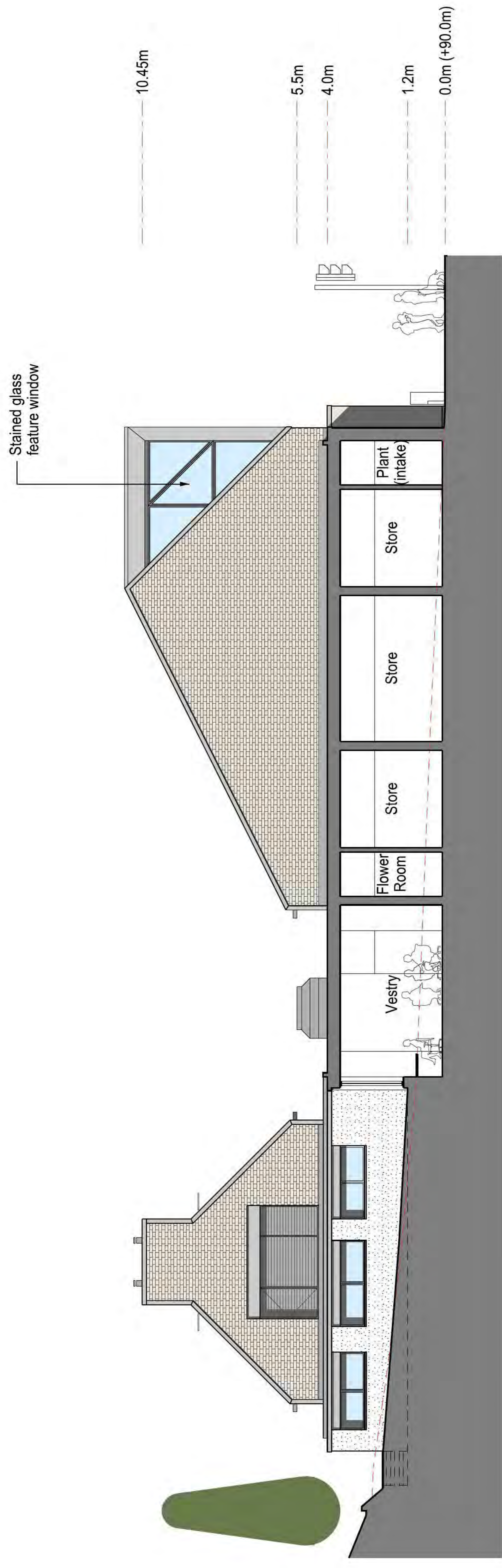
status **INFORMATION**

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drawn	GT	checked	AT
date	24.11.2014	project number	1353
dig no	AL(P)31	rev	-

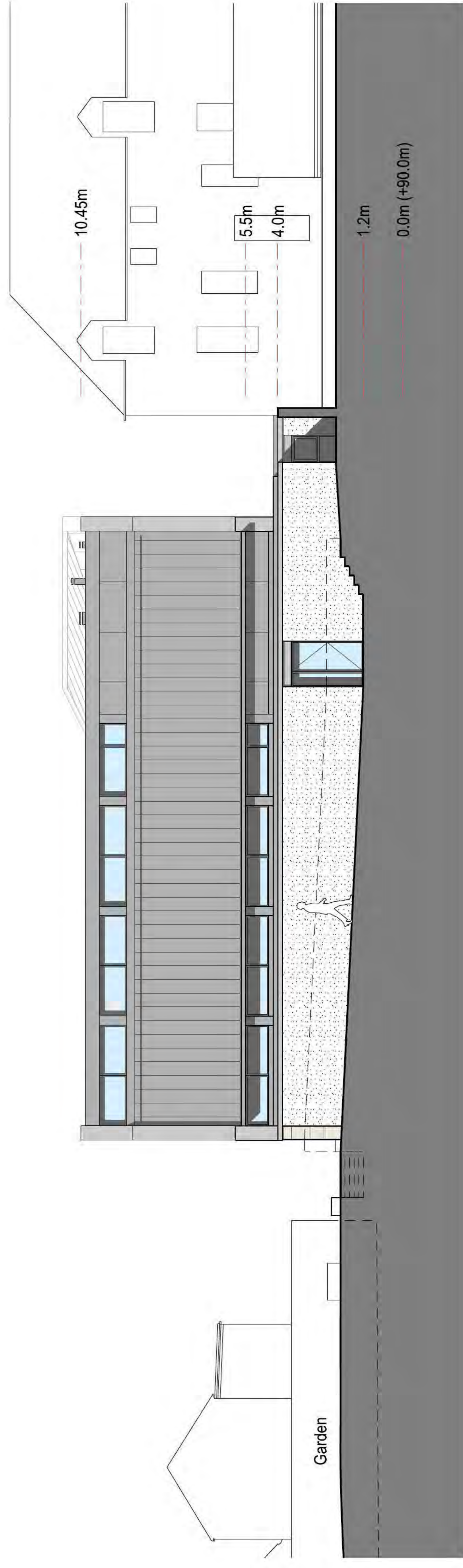
LEEBOYD  
6 Canaan Lane  
Edinburgh, EH10 4SY  
Tel : 0131 447 1818  
Fax : 0131 447 8799  
E.mail : design@leeboyd.com

KEY

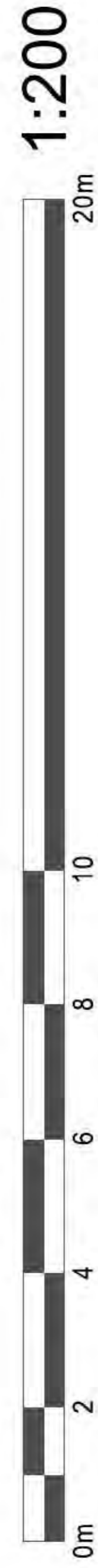
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Colour: buff
-  Feature bonded brickwork to gables  
Colour: buff to complement stone cladding
-  Foldable aluminium roofing  
Colour: zinc coating
-  Fairfaced precast concrete cappings, lintels and cills  
Colour: light grey
-  External render system  
Colour: light grey
-  Aluminium/timber composite window system  
Colour: dark grey externally
-  Aluminium ventilation louvres  
Colour: to match windows



C. BOUNDARY SIDE ELEVATION



D. REAR ELEVATION



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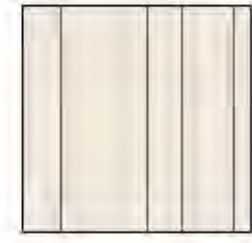
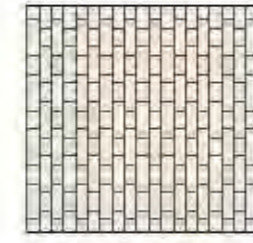

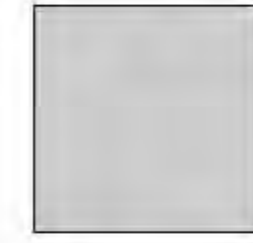
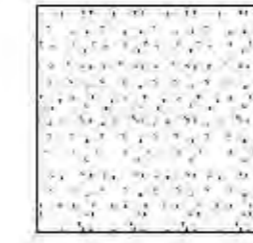

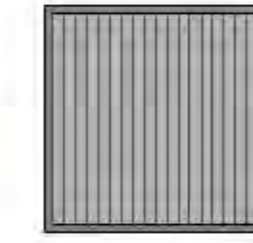
REV.	DATE	BY	AMENDMENT

status **INFORMATION**

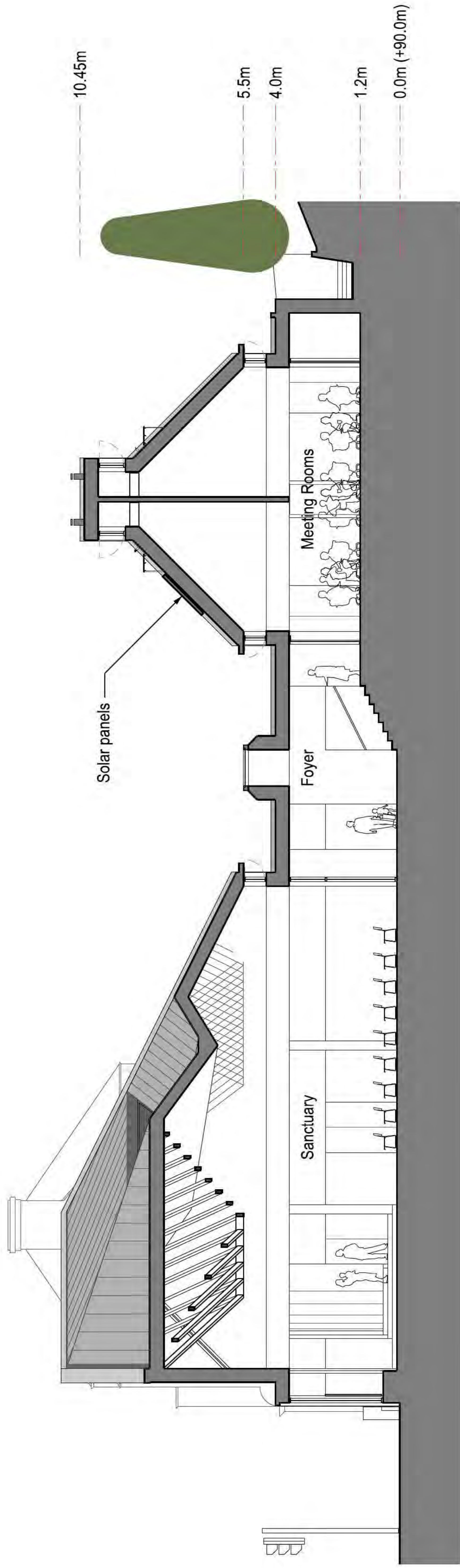
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project	Monifieth Parish Church, High Street
drawing title	Proposed - Elevation - Rear / Boundary Side
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drawn	GT
checked	AT
date	24.11.2014
project number	1353
dig no	AL(P)32
rev	-

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6 Canaan Lane  
Edinburgh, EH10 4SY  
Tel : 0131 447 1818  
Fax : 0131 447 8799  
E.mail : design@leeboyd.com

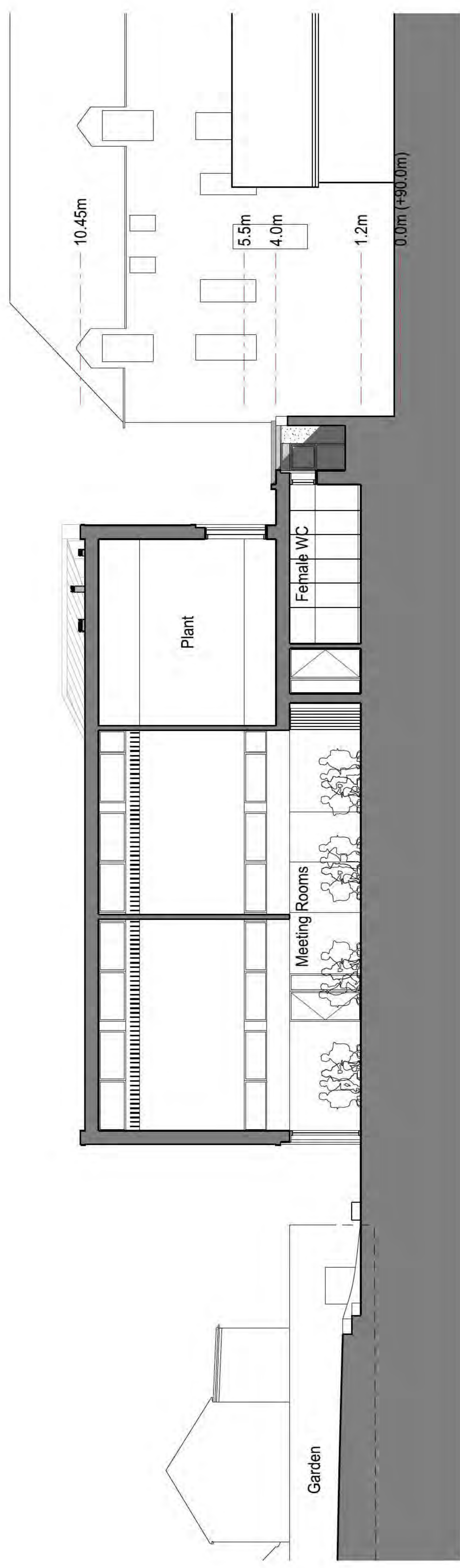
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Colour: buff
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Colour: buff to complement stone cladding
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Colour: zinc coating
-  Fairfaced precast concrete cappings, lintels and cills  
Colour: light grey
-  External render system  
Colour: light grey
-  Aluminium/timber composite window system  
Colour: dark grey externally
-  Aluminium ventilation louvres  
Colour: to match windows

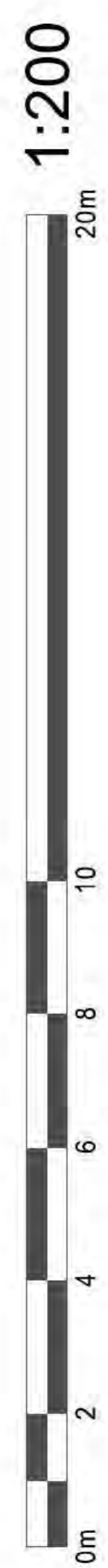
REFUSED



E. LONG SECTION



F. SHORT SECTION



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REV. date	by	amendment

status **REFUSED** **INFORMATION**

client	Monifieth Parish Church	project	Monifieth Parish Church, High Street
drawing title	<b>LEEBOYD</b>	scale	1:200 @A3
6 Canaan Lane Edinburgh, EH10 4SY		drawn	GT
Tel : 0131 447 1818		checked	AT
Fax : 0131 447 8799		date	24.11.2014
E.mail : design@leeboyd.com		project number	1353
		dig no	AL(P)33
		rev	-



REFUSED



REFUSED

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**REVISIONS**  
 rev. date by amendment

status **INFORMATION**

client	Monifieth Parish Church
project	Monifieth Parish Church, High Street
drawing title	Proposed - View - Front
scale	NTS @A3 GT AT
drawn	drawn checked date
project number	1353
drg no	AL(P)40
rev	-

**LEEBOYD**  
 6 Canaan Lane  
 Edinburgh, EH10 4SY  
 Tel : 0131 447 1818  
 Fax : 0131 447 8799  
 E.mail : design@leeboyd.com





ANGUS & THE MEARNNS

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## Monifieth residents back ambitious new eco-church plans

By GRAEME STRACHAN, 16 October 2015 12.46pm.



An artist's impression of the plans.

Supplied

Plans for an eco-church in Monifieth have received strong support from the local community.

A wave of correspondence backing the proposals has been received by Angus Council during the consultation process.

Monifieth Parish Church wants to knock down the existing overspill building on High Street and replace it with a 21st century facility.

The site is currently home to a dilapidated period church hall that formerly belonged to South Church.

Monifieth supported three kirks until the congregations voted in favour of a union between Panmure, South Church and St Rule's in 2007.

None of the three period church buildings which are still in use were deemed fit for purpose and it was decided further evaluation should be given to the idea of a new, modern church.

The proposal has already fallen foul of Monifieth History Society over the demolition plan but many locals have now written in support of the application.

Andrew McCartney wrote: "The membership of Monifieth Parish Church numbers over 1,000 people of all ages.

"The church buildings currently in use are old, energy inefficient, unwelcoming and uncomfortable and they present problems of access for people with disabilities.

"They are restrictive in how they may be used and consequently they tend to be used once a week for church services and on special occasions.

"The upkeep and heating of these buildings is expensive and represents poor stewardship of resources.

He added: "The design of the proposed building offers flexibility and the possibility of creating a warm, welcoming, community focused resource such as is currently not present in the burgh."

Local resident James Culloch wrote in support of the eco church application which he said would enhance and complement Monifieth High Street.

He said: "The massing and scale of the building integrates well into the fabric of the town centre with good use of quality materials and respectful presence over adjacent buildings."

Rodney Bowman said: "Constructing a modern, flexible, accessible church on the High Street will provide the town with a good community facility and can only benefit local people.

"The current building is unfit for purpose and an eyesore on the High Street, being continually the target of vandalism which has resulted in the windows being boarded up."

Monifieth Local History Society previously wrote to Angus Council to object to the proposed demolition of "one of the last remaining historic buildings left in Monifieth."

Monifieth Community Council has also raised significant concerns about the potential impact on traffic flow and parking.

**From:**Claire Herbert  
**Sent:**16 Jul 2015 11:05:07 +0100  
**To:**PLNProcessing  
**Cc:**KellyR  
**Subject:**Planning application 15/00498/FULL - archaeology comments

**Plan App No:** 15/00498/FULL

**Planning Officer:** Ruari Kelly

**Proposal:** Demolition of Existing Church Halls and Erection of New Church

**Address:** Church Hall 41 - 43 High Street Monifieth Dundee

**Postcode:** DD5 4AA

**Grid Reference:** NO 4972 3253

Apologies for the delay in submitting my comments on this application.

Having considered the above application, which affects a former church hall dating to the 19<sup>th</sup> Century, I would ask that in this instance the following condition is applied:

**Level 1 Standing Buildings Survey Condition (PAN 2/2011, SPP, SHEP)**

Prior to any works commencing, the developer shall secure the implementation of a Level 1 archaeological standing building survey of the extant structures, to be carried out by an **archaeological organisation** acceptable to the planning authority. The scope of the archaeological standing building survey will be set by the Aberdeenshire Council Archaeology Service on behalf of the planning authority. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the Aberdeenshire Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

**Reason: to record features of the historic environment of the structure. Please note an archaeological organisation is required to undertake this work.**

**Standing Building Survey Level Defined**

***Level 1 - a full photographic survey of the interior and exterior of the building, including all exterior elevations and the building's setting, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence. Surveys should be submitted in a digital format (pdf, jpeg, tiff files) by email, on CD or via online file sharing services.***

Should you have any comments or queries regarding the above, please do not hesitate to contact me.

Kind regards,

Claire

Claire Herbert MA(Hons) MA MCIFA FSA Scot

Archaeologist  
Archaeology Service  
Infrastructure Services  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

01224 665185  
07825356913

[claire.herbert@aberdeenshire.gov.uk](mailto:claire.herbert@aberdeenshire.gov.uk)

Archaeology Service for Aberdeenshire, Moray & Angus Councils

# Historic Environment Scotland

## Àrainneachd Eachdraidheil Alba

Mr EFS Pearson

Steven Grieve  
Heritage Management  
Finance Manager  
Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

Direct Line: 0131 668 8694  
Switchboard: 0131 668 8600  
[Steven.Grieve@gov.scot](mailto:Steven.Grieve@gov.scot)

Our ref: 201505218  
26 November 2015

Dear Mr Pearson

### **Request for Information Under the Environmental Information (Scotland) Regulations 2004, The Church Hall, 41-43 High Street, Monifieth**

Thank you for your request dated 16 November under the Environmental Information (Scotland) Regulations 2004 (EIRs) which asks us to:

1. Confirm or otherwise, if Historic Environment Scotland/Historic Scotland was consulted by Angus Council on planning application 15.00498.FULL (May 2015);
2. Provide copies of all correspondence (including emails) between Historic Environment Scotland/Historic Scotland and Monifieth Local History Society, relating to the Church Halls;
3. The number of requests received, proposing that the Church Hall be listed;
4. Confirm if Angus Council or Monifieth Local History Society has made such a request (if so, when); and
5. Provide a copy of the Decision taken regarding listing, and any case report.

### **Response to your request**

Monifieth Parish was resurveyed in its entirety in the late 1990s and the revised list was issued on 27 February 1997. There are no files or images of the church hall from around the date of the resurvey and we are not aware of any review of this building since this date. We have checked our records and there have been no requests for listing submitted to Historic Scotland/Historic Environment Scotland.

#### **1. Confirm or otherwise, if Historic Environment Scotland/Historic Scotland was consulted by Angus Council on planning application 15.00498.FULL (May 2015)**

Following a search of our records, we can advise that we were not consulted by Angus Council regarding planning application 15.00498.FULL (May 2015). There is no requirement for the Council to consult us on alterations to unlisted buildings.

# Historic Environment Scotland

## Àrainneachd Eachdraidheil Alba

**2. Provide copies of all correspondence (including emails) between Historic Environment Scotland/Historic Scotland and Monifieth Local History Society, relating to the Church Halls**

No correspondence, so information not held.

**3. The number of requests received, proposing that the Church Hall be listed**

None received.

**4. Confirm if Angus Council or Monifieth Local History Society has made such a request (if so, when)**

None received.

**5. Provide a copy of the Decision taken regarding listing, and any case report**

As no proposals have been received, we do not have correspondence relating to a decision or case report.

While our aim is to provide information whenever possible, in this instance we do not have the information you have requested at 2 and 5 above. Therefore we are refusing these elements of your request under the exception at regulation 10(4)(a) of the EIRs.

This exception is subject to the 'public interest test'. Therefore, taking account of all the circumstances of this case, we have considered whether the public interest in disclosing the information outweighs the public interest in applying the exception. We have found that, on balance, the public interest lies in favour of upholding the exception. While we recognise that there may be some public interest in information about the Church Hall at 41-43 High Street Monifieth, clearly we cannot provide information which we do not hold.

### Your right to request a review

If you are unhappy with this response to your EIR request, you may ask us to carry out an internal review, by writing to Chief Executive, Historic Environment Scotland, Longmore House, Salisbury Place, Edinburgh, EH9 1SH or [hschiefexecutive@gov.scot](mailto:hschiefexecutive@gov.scot). Your review request should explain why you are dissatisfied with this response, and should be made within 40 working days from the date when you received this letter. We will complete the review and tell you the result, within 20 working days from the date when we receive your review request. If you are not satisfied with the result of the review, you then have the right to make a formal appeal to the Scottish Information Commissioner. More detailed information on your rights is available on the Commissioner's website at: [www.itspublicknowledge.info](http://www.itspublicknowledge.info).

Yours sincerely



**Steven Grieve**  
Heritage Management Finance Manager

Historic Environment Scotland -Scottish Charity No. SC045925  
Registered Address: Longmore House, Salisbury Place, Edinburgh, EH9 1SH

**LeslieA**

---

**From:** TaylorE  
**Sent:** 16 June 2015 08:57  
**To:** KellyR  
**Cc:** LeslieA  
**Subject:** FW: Monifieth South Church Halls  
**Attachments:** South Church Hall p1905.jpg

---

**From:**  
**Sent:** 08 June 2015 12:09  
**To:** ClarkeM  
**Cc:** Marianna Buultjens  
**Subject:** Fw: Monifieth South Church Halls

Morning Millie,  
Please find the attached information.  
Monifieth Local History Society at their Monthly Management Meeting on Friday 5th June 2015 unanimously agreed that they would object to the proposed demolition. As stated it is one of the last remaining historic buildings left in Monifieth. So many others have been demolished or altered beyond recognition. Heritage seems to be of no value. Your advice would be appreciated as to the best way forward with the objective of saving the building for future generations, or at least the frontage of the building .  
Regards,  
Maggie

On Monday, 8 June 2015, 11:54,  
wrote:

The picture attached shows the Monifieth South Church Halls c 1900, one of the few remaining historic buildings left in the town , and now threatened with demolition. Following the `disruption` of the Kirk, the South United Free Church was built in 1858 for the religious and educational benefit of the members of the Free Church residing in the village. The Monifieth South Free Church purchased the building in 1891, and a new hall was added in 1909 to seat 400. Serving the community of Monifieth for over 160years, of all ages and religious persuasions. A building with many historic memories.

Monifieth Local History Society.





**ITEM 17**



**537**



Barry Buddon  
Camp and  
Ranges

Seaford  
Golf courses

Riverview  
Caravan Park

Carroussel  
Arbrath  
A930 (A92)

Broughly Ferry  
Dun  
A930 (A92)

DRINKING WATER  
WORTH  
COMPANY

538





TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND)  
REGULATIONS 2013

PLANNING PERMISSION REFUSAL  
REFERENCE 15/00498/FULL

To **Monifieth Parish Church**  
c/o Lee Boyd Ltd  
FAO Alan Thomson  
6D Canaan Lane  
Edinburgh  
EH10 4SY

With reference to your application dated 25 May 2015 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

**Demolition of Existing Church Halls and Erection of New Church at Church Hall 41 - 43 High Street Monifieth Dundee DD5 4AA for Monifieth Parish Church**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docquetted as relative hereto in paper or identified as refused on the Public Access portal.

**The reasons for the Council's decision are:-**

- 1 That the proposal is contrary to TAYplan Policy 3 as the development would adversely impact upon and would not enhance an existing building of local historic interest which would require to be demolished.

**Amendments:**

The application has not been subject of variation.

Dated this **13 November 2015**

  
Iain Mitchell - Service Manager  
Angus Council  
Communities  
Planning  
County Buildings  
Market Street  
FORFAR  
DD8 3LG



**FURTHER  
REPRESENTATIONS**





**Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013**

**Application for Review – Planning Permission for Demolition of Existing Church Halls and Erection of New Church at Church Hall, 41-43 High Street, Monifieth – Monifieth Parish Church**

**Application No 15/00498/FULL**

**DMRC-03-16**

Dear Planners,

I write to get you to change your decision as noted above.

In refusal you quote Tayplan Policy 3 which then relates to the Local Development Plan and I use these two documents to highlight your error. (*My comments are in italics document highlighted in yellow*)

**TAYplan Policy 3**

*I feel the following statement sums up well the community of Monifieth which has a higher than average elderly population living adjacent and on the same level as the proposed development. They also desire to make it better for all the generation now and in the future.*

Our population is growing as people live longer, and, as fewer people leave and more people choose to live and work here. We therefore need to provide enough housing to accommodate them. But we also need to provide better quality homes and neighbourhoods; designed to reduce resource consumption, improve accessibility and meet people's needs and aspirations throughout their lives.

*There are always changes in the build environment for the better, particularly with new materials and methods of construction which improves the feeling of wellbeing. One of the main factors that you seemed to have overlooked is that the replacement building would be much more energy efficient and hence reduce its carbon footprint and go some way to improving climate change in line with the Scottish Governments focus.*

The regeneration of central Dundee and the arrival of the Victoria and Albert Museum from 2014 will make the city a major destination and bring further opportunities to the region.

Quality of place will play a major role in the economic success of the region and people's quality of life.

We want to provide future generations with opportunities to improve their lives; what better legacy to leave our children.

Therefore the mitigation of and adaptation to climate change, as the single greatest challenge facing humankind, is central to this Plan. We must shift to a low carbon and zero waste economy by using our land and resources more efficiently. Our buildings and landscapes will change as we embrace this. This Plan sets out requirements to ensure that the location, design and layout of development build-in resilience to adapt to climate change and the world after peak oil. It also ensures that new development genuinely reduces the need for its occupants to travel and to consume resources. This will be instrumental in driving up standards for resource consumption in development to contribute to meeting Scottish Government targets to reduce greenhouse gas emissions, energy consumption and waste. Whether you are a resident, an investor or a visitor this Plan demonstrates the four authorities' commitment to maximising the assets we have and growing our economy in a manner which does not place unacceptable burdens on our planet.

E. ensure that high resource efficiency is incorporated within development through the orientation and design of buildings, the choice of materials and the use of low and zero carbon energy generating technologies to reduce carbon emissions and energy consumption to meet the Scottish Government's standards.

## Local Development Plan

*In the Local Development Plan it mentions that Monifieth has a small range of retail shops and community facilities and the new development would enhance the footfall every day as the members and visitors attend the various clubs, social and church activities. The church also has an open door policy that could allow community groups to meet regularly. During the past few summers the church has raised thousands of pound selling and recycling goods for charity and community groups. This was only possible because the residents and visitors using the caravan parks could see what was going at the central venue. The new roads and housing will only mean that the number of residents and visitors will only improve and hence require more facilities in the centre of the town.*

## SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

### Monifieth

Originally a small fishing village, Monifieth has become a predominantly residential centre and is situated within the South Angus Housing Market Area.

Monifieth is spread across two landscape character zones, with very fertile undulating farmland to the north and north east, and a low level sandy coastal zone to the south and south east. There are several important natural heritage sites identified within the low level sandy coastal zone and it is this coastal setting which provides the town with much of its character. Furthermore, this important coastal area also provides opportunities for recreation which along with its renowned reputation for links golf, has added to the town's attraction for residents and visitors.

The town has a range of small scale retail shops, commercial and community facilities as well as easy access to mixed use retail, leisure, visitor and commercial facilities at Ethiebeaton Park which is located to the north adjacent to the A92.

The upgrading of the A92 (Arbroath – Dundee road) and the associated junction improvements has improved accessibility to and from the town. The potential for future provision of developing a park and ride facility with good access from the A92 and community recycling facilities may come forward through the allocation of housing sites over the plan period.

Since the publication of the Angus Local Plan Review (2009), only a small amount of new housing has been developed in Monifieth. In order to bring forward new homes to meet identified need and demands, an expansion of Monifieth beyond the current development boundary is required. There are also likely to be opportunities for new housing development in the town during the ALDP period on brownfield sites such as Ashludie Hospital. There are also opportunities for small scale employment related development associated with the retail or service sectors within or close to the town centre.

*If this is the Strategy that Angus sets out then surely the redevelopment of a building that is not fit for purpose is one of the main reasons that your decision should be overturned and as I mentioned earlier then it would surely bring additional life to this area.*

### DEVELOPMENT STRATEGY

The development strategy for Angus is set out in the introduction to the ALDP, for Monifieth this means:

- supporting the redevelopment of vacant, underused and brownfield sites within the defined development boundary, including the former petrol filling station located on the High Street and Ashludie Hospital;
- phased release of green field land west of Victoria Street; and
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment.

*As mention previously the new church will bring more people every day as it is not just a Sunday church and will provide many services for all the residents whether they are young or old. This new development will provide a much more positive reaction to future developments through the Community Planning Process with a wide range of committed and skilled people.*

### **TOWN CENTRES AND RETAILING**

Monifieth town centre provides for local commercial and retail requirements. The High Street is the focus of shopping provision in the town and includes a large foodstore, shopping parade and local shops.

The town centre network contained within Policy TC17 – Network of Centres identifies Monifieth as a smaller town centre. This recognises the level of services and facilities currently available within the centre. Policy TC17 seeks to direct uses which attract a significant number of people to town centres such as Monifieth to support its vibrancy, vibrancy, vitality and viability.

Angus Council will support the preparation of a Town Centre Strategy for Monifieth developed in partnership with the local community through the Community Planning Process. The Town Centre Strategy will look to identify and address the challenges faced by Monifieth town centre and will provide a framework for coordinated action, including: developing a long term vision, identifying the potential for change, promoting opportunities for new development, diversification of uses, management tools and delivery mechanisms (including funding availability), accessibility, marketing and promotion. Future Local Development Plans will then reflect relevant outcomes from the strategy in policies and proposals specific to Monifieth town centre.

*As Policy TC18 highlights the Town Centre should have a mix of retail, community and cultural facilities all of which can be found by allowing the proposed development to go ahead.*

### **Policy TC18**

#### **Retail and Town Centre Uses**

Retailing and other town centre uses, including commercial leisure, offices, community and cultural facilities, form an important part of the local economy by providing employment, local facilities and support to the historic town centres in Angus. The town centres rely on their ability to offer a wide range of services in order to support their vibrancy, vitality and viability throughout the day and evening.

Policy TC19 aims to ensure that town centres continue to be the focus for retail and other town centre uses. In accordance with SPP (2014), the ALDP will apply a sequential approach when assessing proposals for retail and town centre uses, giving priority to sites within the defined town centre before edge of centre, commercial centre or out of centre sites.

### **Conclusion**

As can be seen from some of these areas that I have drawn your attention too it is apparent that the decision that you made had many flaws and if it continues to stand there is likely to further action through the courts causing unnecessary expense to the Council.

Should you have more information and detail supporting your case please feel free to contact me with it.

Thank you and I await notification of your change of decision.

Yours sincerely,

Brian McArtney

26 Maule Street

Monifieth

DD5 4NR

# *Culloch Architecture Limited*

## The Design Studio

95 Dundee Street, Carnoustie DD7 7EW  
Tel: 01241 858153 Fax: 01241 858154  
e-mail: jim@jrcarchitect.co.uk

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JRC

2nd February 2016

Ms Sarah Forsyth,  
Committee Officer,  
Legal & Democratic Services,  
Resources,  
Angus Council,  
Angus House,  
Orchardbank Business Park,  
Forfar DD8 1AN.

Dear Ms Forsyth,

Planning Application Ref No: - 15/00498/FULL: PLANNING PERMISSION FOR DEMOLITION OF EXISTING CHURCH HALLS AND ERECTION OF NEW CHURCH AT CHURCH HALL, 41-43 HIGH STREET, MONIFIETH – MONIFIETH PARISH CHURCH.

I refer to the above Planning Application and your e-mail dated 19<sup>th</sup> January 2015. As a supporter of the above Application I would wish to outline some further points, to be forwarded to Angus Council's Development Management Review Committee for consideration in their deliberations.

These points are listed below: -

- A) TAYplan is a strategic Development plan providing a broad brush direction of the next 20 years to the four Local Authorities in Tayside. Each of the Local Authorities has its own Development Plan for the next 10 years reflecting the TAYplan strategy. The document itself, including Policy 3 is not enforceable under current Planning legislation in Scotland, at most it is aspirational and the Angus Council Development Plan should be the basis for decision making.
- B) In the Angus Local Development Plan, Existing and Proposed, it is stated under the title of, "Historic Built Environment" The best of the historic built environment of Angus is protected through the listing of buildings, the designation of Conservation Areas, ancient monuments, archaeological sites and sensitive areas, historic parks and gardens. Angus Council obviously does not believe the building at 41-43 High Street, Monifieth merits any such status or protection, as it is neither listed nor in a conservation area.

2.

- C) I have tried to uncover information about these Church Halls but can only find the minimal of documented information: - "Following the disruption of the Kirk, the South United Free Church was built in 1858 for the religious and educational benefit of the members of the Free Church residing in the village. The Monifieth South Free Church purchased the building in 1891 and a new hall was added in 1909 to seat 400". This was a common occurrence over most of Scotland at this time in history and many a village / town had such buildings. It is neither unique, architecturally exceptional nor historically significant to the development of Monifieth.
- D) The irony of the above points and the absurdity of the Planning Permission refusal is such that the building at 41-43 could be demolished legally, with an Application for a Building Warrant for Demolition, being approved from the Building Standards Department of Angus Council. How can development control officers of Angus Council refuse this proposed development when it is clear that they are unable, with the current Town & Country Planning (Scotland) Act 1997 to prevent such a demolition?
- E) Finally, I would also confirm that the proposed building has been designed with the principles of sustainability and the use of renewable energy in the context of a low carbon, contemporary design. Also it is to be more than a Church, it is to be a community building with barrier free entry and multi-purpose use, with a bright, warm and comfortable environment for benefit of the Monifieth & District residents / visitors. It is my opinion that the current building would not achieve any of the above criteria and as such Monifieth Parish Church should be granted full Planning Permission to demolish the existing Halls and erect the new Church as submitted.

Yours sincerely,



James R Culloch,  
Director,  
Culloch Architecture Limited.

34 Adderley Terrace  
Monifieth  
Dundee  
DD5 4DR  
1<sup>st</sup> February 2016

Sarah Forsyth  
Committee Officer  
Resources  
Angus Council  
Orchardbank Business Park  
Forfar  
DD8 1AN  
Your Ref SF

Dear Ms Forsyth

**Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland)  
Regulations 2013**

**Application For Review – Planning Permission for Demolition of Existing Church Halls and Erection  
of New Church at Church Hall, 41-43 High Street, Monifieth – Monifieth Parish Church  
Application No 15/00498/Full  
DMRC 03-16**

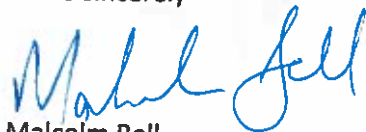
I refer to your recent letter regarding the appeal against refusal of the abovementioned application and write to confirm myself and my wife, Mrs Ruth Bell's wholehearted support in favour of granting the application.

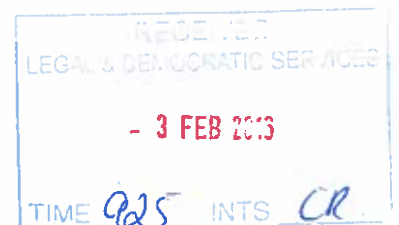
The present Church Buildings are no longer fit for purpose and do not fully satisfy the present day requirements of the Church in Monifieth. The building which the Church wish to demolish is in a very poor state, it is, despite representation to the contrary, of no historical interest and is not listed.

The proposed new building will enhance the High Street in Monifieth, will be of benefit to the wider community within Monifieth and will provide a central point which can be seen and admired by all who will use and see the facility.

Both my wife and myself are members of Monifieth Parish Church.

Yours sincerely

  
Malcolm Bell



28/1/16

ALISTER BELL  
39 HIGH STREET  
MONIFIETH  
DUNDEE  
DD5 4AA  
RECEIVED  
- 1 FEB 2016  
PLANNING & PLACE  
COUNTY BUILDINGS

APPLICATION NO 15/00498/FULL  
DMRC -03-16

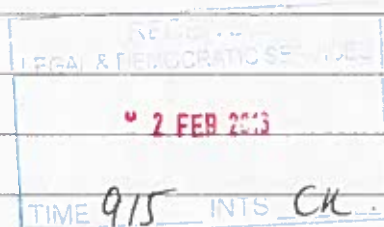
ERECTION OF NEW CHURCH AT 41-43  
HIGH STREET MONIFIETH

DEAR SARAH FORSYTH,

MY ORIGINAL LETTER  
WAS NOT AN OBJECTION BUT A QUERY ON  
WHAT WAS TO HAPPEN TO THE GABLE END  
OF MY BUILDING AT 39 HIGH STREET MONIFIETH  
THE LETTER STILL STANDS AS SUCH.

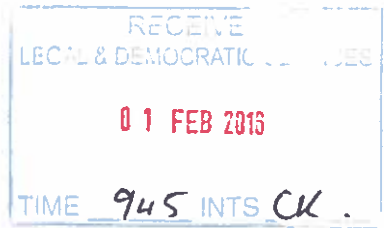
YOURS FAITHFULLY

Alister Bell



SCANNED

1 - FEB 2016



To:- Sarah Forsyth, Committee Officer

Angus House.

Orchardbank Business Park.

Forfar, DD8 1AN

Subject – Planning Application No. 15/00498/Full Review

Dear Sirs further to reiterating my views set out in my first representation, I would stress that the proposal under review is at odds with the social requirement of Monifieth. Establishing a new Church on the area presently occupied by the South Church Halls might satisfy the desire of a minority but in the broad spectrum of needs then a community hall on the site would be an advantage to the whole community.

Yours faithfully

John Macmillan.

A handwritten signature in blue ink that reads 'John Macmillan'. The signature is written in a cursive style.

A long, thin, slightly curved blue horizontal line drawn across the page.



## ForsythSL

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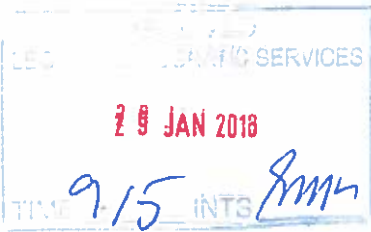
**From:** John Macmillan <john.macmillan3@talktalk.net>  
**Sent:** 31 January 2016 22:46  
**To:** ForsythSL  
**Subject:** Review of Application No. 15/00498/full

Ms. Forsyth, my name is John Macmillan, I have submitted a brief letter more or less just re-iterating my initial comments, however the point of this email is that I omitted my address at the head of the letter, and while I identified myself at the end of the letter, I want to correct my omission.

My address is :- 40, Ferry Road,  
Monifieth,  
DD5 4NT

Sorry for any inconvenience,  
Yours faithfully,

John Macmillan.



## Crown Inn - Objection to Planning Permission Application

Number15/00498/FULL DMRC-03-16



The amount of traffic parking in front of the Crown Inn currently causes a major problem when my delivery trucks are blocked out and can't deliver. This interruption will get worse if a new building is erected and the users park in a manner that will disrupt my business even more. My Bar deliveries are usually weekdays, therefore, any funerals, special services or festival activities during the week that is supported with a large number of vehicles will prevent delivery truck access to my business. There is an additional risk that people will then use the access to the east side of the Crown Inn to park during activities in the proposed Church. This lane has limited access and parking to the immediate business owners and to a private residence. I have a legal business car park slot at the entrance to my Function Lounge and once again, people will be prone to use this when visiting the church for convenient parking. This would mean that I, or my staff, could not use the dedicated Crown Inn parking bay.

There is further grounds for objection to their planned new gate that would give the users of the proposed Church access to the east alley at the side of the Crown Inn. The ground directly behind my business would be used by the Church for socialising by setting up tables and chairs. There will be risks to my business if, for example, bar-B-Ques were operating that meant a risk of fire spreading to my premises.

My objections are based on the amount of business delivery interruptions, parking problems and the additional risks of opening up the grounds to the rear of my business and the alley way to the general public.

The current structure of the existing Church Hall is in keeping with the surrounding buildings and should remain.

**Objection: Submitted by Mrs Elaine Auld – Licensee Crown Inn, 49-51 High Street, Monifieth.**

**Dated: 23 January 2016**

**RECEIVED**

27 JAN 2016

PLANNING & PLACE  
COUNTY BUILDINGS

18 Ethiebeaton Terrace

Monifieth

Angus DD5 4RL

25<sup>th</sup> January 2016

Application No 15/00498/Full

DMRC-03-16

In response to your letter of 19<sup>th</sup> January 2016, asking if I would wish to make any further representation regarding the above Application for the attention of the Angus Council's Development Management Review Committee, I would like to add the following to my previous submission.

1 Having lived in Monifieth for over fifty years, I am not encountering much enthusiasm for a new church.

2 Opinions would indicate a need/desire for a new community hall to serve the whole community.

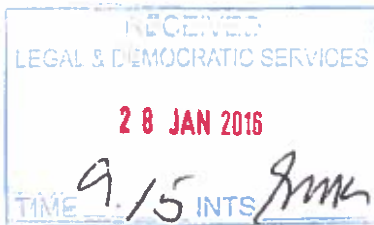
3. A church is a public building and as such is there for the whole community. Concerns are being expressed regarding the future of the St Rule's building and there is a fear that it will not be maintained prior to any future sale or disposal.

Yours faithfully,

  
W.A.Curr

**SCANNED**

27 JAN 2016



Rev. R. Gordon Reid BSc. BD. MIET,  
6 Bayview Place,  
Monifieth,  
Angus,  
DD5 4TN  
Tel. 01382 520 519  
Mob. 0795 234 9884  
e-mail GordonReid@AOL.COM

Ms. Sarah Forsyth, Committee Officer,  
Development Management Review Committee,  
Angus House, Orchardbank Business Park,  
Forfar,  
DD8 1AN

26 January 2016

*Dear Ms Forsyth,*

*Ref. Your letter dated 19<sup>th</sup> January 2016*

**15/00498/FULL: Refuse Planning Permission**  
**DMRC-03-16**

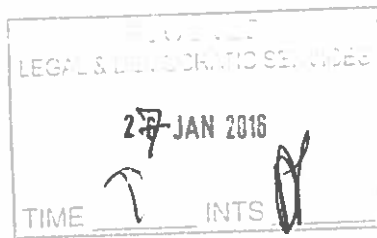
*I find the reason for refusal of the application for a New Church surprising since every time I approach the site from Reform Street I am faced with Church Halls which do not look part of the High Street and in fact seem quite out of place, and of poor design and construction.*

*On the other hand, from what I have seen of the design of the Proposed New Church; the design would be far more sympathetic to the surrounding architecture, and thus would enhance the High Street. Rather than adversely impact the area, my opinion is that the New Church would significantly enhance the visual aspect of the centre of Monifieth; it would provide a lasting legacy of concern for the Town, and in addition, provide a much needed facility for the community.*

*Please acknowledge receipt.*

*Yours sincerely"*

Rev. R. Gordon Reid



6 Travebank Gardens  
Monifieth  
DD5 4ET

Ms S Forsyth  
Committee Officer  
Angus Council  
Orchardbank Business Park  
Forfar  
DD8 1AN

Dear Ms Forsyth

**Planning application number - 15/00498/Full**

Reference your letter dated 19 January 2016 regarding the above Planning Application Appeal I write to confirm my support of this application based on the information submitted previously in support of this project. I would however like to take this opportunity to make the following comments in support.

- 1) I cannot understand why this application was refused as the building proposed would enhance the High Street of Monifieth as it would replace a dilapidated building with no or very little architectural significance. It would bring significant environmental improvement and rejuvenate the community by providing much needed accommodation.
- 2) The congregation involved the planning officers of the Council from day one back in 2008. When an architect was appointed in 2009 to carry out feasibility study he undertook discussion with the planning officers and during both these discussions no mention was made by the planning officers of not being allowed to demolish the existing premises, although it was made clear that this would be required. On the basis of these discussions, the church took the decision to appoint architects to proceed with the design of a new church on the High Street site and again early in the design stage full discussions were held with the planning officers with again no mention of not being allowed to demolish the building on the site. I consider it to be disingenuous of these officers, who knew they would be making the decision on the planning approval, not to say that demolition would not be allowed. This would have saved the church a considerable amount of money. I appreciate that planning approval cannot be guaranteed but surely something as fundamental to the project as demolition of a building should have been flagged up at an early stage.

I look forward to your early response.

Yours sincerely

Edward McIntosh

15 The Old Dairy  
Forthill Road  
Broughty Ferry  
DUNDEE  
DD5 3DH

26 January 2016

For the attention of Sarah Forsyth, Legal & Democratic Services, Angus Council

*Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013*  
*Application for Review – Planning Permission for Demolition of Existing Church Halls and Erection of New Church at Church Hall, 41-43 High Street, Monifieth – Monifieth Parish Church*  
*Application No 15/00498/FULL*  
*DMRC-03-16*

In response to your email of 19<sup>th</sup> January 2016 I wish to make further representation. I am sure that others will be able to address the technicalities involved in the Local Authority Planning Process and so I would like to focus instead on the community aspect, specifically the wide-ranging potential benefits to the people of Monifieth and environs of a new, purpose-built church building which bears no resemblance – not even a façade on the High Street – to what *were* the South Church Halls.

These halls are now in a very dilapidated state, a fact commented upon by a variety of people who came along to our "Bake and Book" events during the summer. If the façade is to be retained, many will continue to labour under the mistaken belief that the same old tatty premises lie behind the front doors. A brand new building would make a grand statement: namely that the Parish Church of Monifieth is in good heart and wishes to be at the heart of the community it serves by providing facilities that have been designed for the 21<sup>st</sup> century with all the necessary ease of access that is required by current legislation. This building will be bright, warm and welcoming to all: a far cry from the perception – sometimes justified! – that churches are dull, cold and only for the select few.

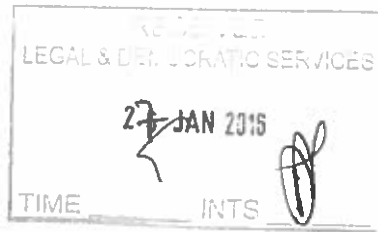
It is now widely recognised that people these days tend to come to faith by first attending some sort of social event or receiving some kind of support which the Church today has on offer. The best way to provide such services is to do so from a modern building which non Church attenders do not find intimidating or strange.

Monifieth Parish Church was created by a relatively recent union of three separate churches. To outsiders and indeed some Church members this may have been viewed as a failure, a contraction in the numbers of Christians in the area. Whatever the rights and wrongs of these views, as a united body Monifieth Parish Church has the potential to be a dynamic presence on the High Street, open to all who wish to come through the doors, whatever their reason.

In the current economic climate, with Local Authority budgets likely to continue diminishing, it is worth bearing in mind that the Church is able to provide a valuable and valued service in the area of social support and care. We in Monifieth Parish Church could best do this from a brand new building which will stand as a celebration of our desire –indeed, our vocation - to serve our community.

I have almost twenty years' experience as a parish minister, having taken early retirement in 2014 after twelve years based in the mediaeval church of St Athernase in Leuchars, Fife. Just prior to my demission, the congregation embarked on a major regeneration of the building with the aim of serving the community more effectively. My thoughts in this letter are shaped by my experience in Leuchars, together with the fact-finding visits I made to other Church of Scotland congregations who had completed similar ventures and had no doubts that the modernisation of their premises had enabled them to serve better their various parishes (in Arbroath, Anstruther, Glasgow, North Berwick, Kinross)

Rev Caroline Taylor



7b Victoria Street

Monifieth

DD5 4HP

25<sup>th</sup> January, 2016

Sarah Forsyth

Committee Officer

Angus House

Orchardbank Business Park

Forfar

DD8 1AN

Dear Sarah

**Regarding: Application No 15/00498/FULL**

We refer to the above planning application and your letter dated 19 January, 2015.

Please note that we are members of Monifieth Parish Church.

We write in support of the proposed new building in Monifieth High Street. The new building is designed to improve the quality of life for residents and visitors to Monifieth. It will play a major role in shaping a good quality place to live and work. There will also be a legacy left in Monifieth for future generations. Replacing the existing building will also positively encourage investment and employment in the area.

Our present church building in Church Street has no disabled access and due to its location a number of elderly members have indicated that they can no longer attend services and meetings due to their inability to climb stairs to enter the building.

The current building on the High Street is unfit for purpose. Following vandalism to our building's windows, the ones facing the main street have had to be boarded up to prevent repeat damage.

The building, although old, is not listed. It is not of any historical interest despite what the local historical society have stated. The Planners who made the decision to refuse the application, although consulted, have taken the view of a tiny minority of the representations made to them.

The proposed new building will be an asset to the wider community and be a focal point in the heart of Monifieth.

We support the current plan.

Yours sincerely

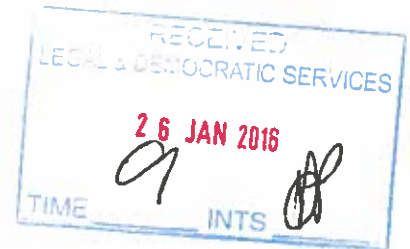
  
RODNEY BOWMAN & CATHY BOWMAN



20 Adderley Terrace,  
MONIFIETH, DD5 4DR.

25<sup>th</sup> January, 2015.

Angus Council,  
Resources,  
Angus House,  
Orchardbank Business Park,  
FORFAR, DD8 1AN.



For the attention of Sarah Forsyth, Committee Officer..

Dear Sirs,

Re Application for Review – Planning Permission  
For Demolition of Existing Church Halls and Erection  
Of New Church Hall at Church Hall, 41-43 High Street, Monifieth.  
Application No. 15/00498/FULL – DMRC-03-16

Many thanks for your letter of 19<sup>th</sup> January, under the above heading.

I have read through your letter, and I don't wish to make any further representation.  
I have passed on my thoughts to you, and am pleased to leave the matter there.

Kind regards.

Yours faithfully,

*Margaret W Stewart*

Margaret W. Stewart

8A Albert St  
Monifeth  
Angus DD54TS  
Jan 24<sup>th</sup> 2016

Ms Sarah Forsyth  
Committee Officer  
Angus Council Resources  
Angus House  
Orchardbank Business Park  
Forfar DD8 1AN

Planning Application No 15/00498/Full  
D/1/RC-05-16.

Dear Ms Forsyth,

I write in response to your letter of 19<sup>th</sup> Jan, re Application for Review - Planning Permission of Demolition of Existing Church Halls & Erection of New Church, 41-43 High St, Monifeth - Monifeth Parish Church.

The reason cited for Planning Permission Refusal is that "the proposal is contrary to TAsplan Policy 3 as the development would adversely impact on & would not enhance an existing building of local historical interest which would require to be demolished". If TAsplan Policy 3 is so important to the planning process, why was it not drawn to the attention of the Church's Architects right at the start of their various conversations with Angus Council Planning Department - instead of slipping it into the equation at the last hurdle in the process, thus leading to the Architects wasting thousands of pounds

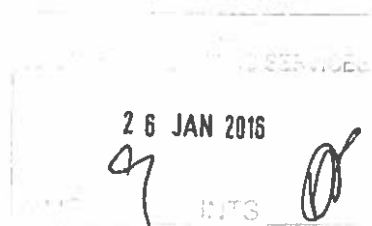
drawing up plans that had no chance of being passed - if  
1997 plan Policy 3 is actually so important?

If the exterior of the present South Church Halls  
in Monifeth High Street is looked at rationally, it is anything  
but an "enhancement." I've yet to find anyone who thinks it  
is. & not so long ago, planners in Angus Council were calling it  
an eyesore, that would be better demolished. If the present  
frontage of the building is of such local historical interest,  
(even though it is not listed,) is either Monifeth local  
History Society or Angus Council going to help pay for its  
maintenance for future generations? It is my oft expressed  
opinion that the Churches cannot afford, in any sense of the  
word, to go on being unpaid curators of what other  
people deem to be an important, or just interesting part  
of the country's heritage. On the basis of Monifeth local  
History Society's submission, the High Street of Monifeth  
would be little more than a row of thatched cottages  
with "fairies" at the top of their gardens.

If the present frontage of the High Street building  
is required to be kept, then not only has the Church  
wasted a lot of money drawing up pointless plans,  
but the Church's attempts, to bring into being a state of  
premises that will be used to serve the community  
of which it seeks to be a useful part, will be severely  
limited.

More generally, it is very difficult to understand the Planning Department's agenda, where this application is concerned, when Policy requirements suddenly become so important at the final hurdle of the planning process. So I would respectfully appeal to the Councillors, involved in the Review Process, to try & sort out what is actually going on.

Yours faithfully  
David B. Jamieson.



8a Albert Street  
MONIFIETH

DD5455

21<sup>st</sup> Jan 2016

your ref. SF  
19/01/16.

Ms Sarah Forsyth  
(Committee Officer)  
Planning Dept.  
Angus Council.  
DD8 IAN.

Dear Madam,

I refer to the Application No15/00498/FULL  
DMRC -03-16.

I understand that during the lengthy and costly process of drawing up plans for our new church the architects had regular detailed discussions with Angus Council Planning Dept. and that every possible effort was made to accommodate any concerns raised by Angus Council. Indeed at no stage was any indication voiced by Angus Council that there were concerns that the proposed development "would adversely impact upon and would not enhance an existing building of local historic interest which would require to be demolished." In fact, <sup>on the contrary,</sup> the impression given to the architects by the planning dept. was that overall it would greatly enhance the appearance of the middle of Monifieth High Street



**APPLICANT'S RESPONSE  
TO FURTHER REPRESENTATIONS**





## ForsythSL

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**From:** Euan Pearson <euan.pearson@pearsonplanning.co.uk>  
**Sent:** 11 February 2016 10:55  
**To:** ForsythSL  
**Subject:** DMRC-03-16: 41-43 High Street, Monifeith DD5 4AA

Dear Sarah

The Applicant makes the following comments under Regulation 10(5).

It is noted that local Chartered Architect, James McCulloch RIBA RIAS, reaffirms the position in law, that the Church Halls can be demolished without planning permission. He also expresses the professional view that the Church Halls are neither architecturally exceptional nor historically significant.

Conversely, Monifeith Local Historical Society, has not submitted further evidence to substantiate its position.

Mr John Macmillan says that he believes that Monifeith has a "social requirement" for a community hall. This view was reiterated by Mr William Curr.

The new building includes a large, rectangular meeting room behind The Sanctuary. This extends to 115m<sup>2</sup> (13.2m x 8.7m), and can be partitioned to create 3 smaller rooms.

This space is expected to be used by the community. It is large enough for the following activities:

- \* uniformed organisations including Boys Brigade, Girl Guides;
- \* mother & toddler and after school care;
- \* indoor sport e.g. badminton;
- \* exercise classes;
- \* lunches, tea dances and dance classes;
- \* national & local interest/support groups e.g. Women's Institute;
- \* public meetings including Community Council;
- \* jumble & specialist sales/fairs;
- \* exhibitions.

In addition, the meeting room can be used for celebratory functions, such as parties and receptions.

There are doors opening out into the Garden, providing more seating/standing capacity in warmer weather.

The Sanctuary can also be used for weddings, conferences, lectures, music, theatre/cinema etc.

Mrs Elaine Auld, the operator of the adjacent public house, objects on the basis of: perceived parking problems, and socialising in the proposed Church Garden.

The Council's Roads department doesn't share this opinion, raising no objection.

The land behind the public house is currently overgrown.

However, it can be lawfully used for activities ancillary to the existing Church Halls.

It is simply that the grass & vegetation needs cut back to facilitate this.

Regards  
Euan

