

PLANNING APPLICATION REF. 17/00387/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE FROM AGRICULTURAL LAND TO NATURAL GREEN
BURIAL GROUND AND RICH WOODLAND HABITAT AND FORMATION
OF CAR PARK AND ENGINEERING WORKS**

AT

FIELD OPPOSITE KELLAS WOOD KELLAS

REPRESENTATIONS

MKW
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24 JUL 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

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


For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL
Change of use from Agricultural Land to Natural Green Burial Ground

I write in connection with the above planning application. I have reviewed the plans and design statement, know the site well and wish to offer my support to the proposal.

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Name: Mr & Mrs JAMES DAY

Signature: 

Address: 56 ROSEANGUE DUNDIE DD1 4NB

Date: 20 7. 17

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06 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

L/KU

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


For the attention of Fraser McKenzie

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Name: W KAY
S 
Address: GLENISLA KELLAS, DDS 3PD
Date: 3. JUNE 2017.

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

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06 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

L/KW

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Signature: SUSAN ISOBEL HANLON

Address: 28 West Road, Duntroon, Dundee DD4 0SN

Date: 3/6/17

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06 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

JKL

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

For the attention of Fraser McKenzie

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Name:

KATHRYN MANN

Address:

CRAIGOWL GABLES DD4 0PP

Date:

3/6/17

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

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06 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

R/KU

For the attention of Fraser McKenzie

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Name:

SOMM MUIR.

Address:

THE HAMMEL, GALLIE, DUNTRONE DD4 0PR

Date:

5/6/17.

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

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ILIKW

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Name:

IAW FRASER + ALISON FRASER

Address:

1 THE STEADINGS, WEST MANUS OF GAGIE, KELLAS, DD5 3PD

Date:

030617

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

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06 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

12/KU

For the attention of Fraser McKenzie

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Name: Gavin Duncanson

S 

Address: Siddow New Terrace, Dundee DD4 0PT

Date: 5/6/17

14KW
RECEIVED

- 7 JUN 2017

PLANNING & PLACE
COURTY BUILDINGS
KC

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

For the attention of Fraser McKenzie

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Name: DEBORAH MOONEY

Si

Address: Mill of Broughty Cottage, Forfar, Dundee, DD4 0BS.

Date: 06/06/17

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


KCW
RECEIVED
- 8 JUN 2017
PLANNING & PLAC
COUNTY COUNCIL
KC

For the attention of Fraser McKenzie

**PLANNING APPLICATION NO 17/00387/FULL
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Name: CHRIS DIXON
Signature: 
Address: 4 BACKMuir, DD4 0PP
Date: 5 JUNE 17

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

12/kw
RECEIVED

- 8 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

For the attention of Fraser McKenzie

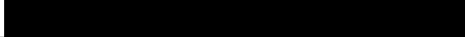
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Name: COLIN TAYLOR

Signature: 

Address: BURWSIDE OF EAGLE DD4 0PS

Date: 05/06/017

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

11/11/17
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- 8 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

For the attention of Fraser McKenzie

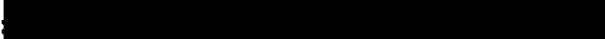
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Name: MS. Josephine Duncan

Signature: 

Address: 10 Louchwood Mutton Rd Lealring DD40 8T

Date: 6/6/17

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

11/ken
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- 8 JUN 2017
PLANNING & PLACE
COUNTY BUILDING
KC

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Name: MARGARET COWPER

Signature: 

Address: NORWOOD, MURROES ROAD, TEALING, DUNOEE
DD4 0PT

Date: 3/6/17

WKW
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- 8 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KC

Planning Officer
Angus Council
County Buildings
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Name: _____

Signature: _____

Address: 3 BARKMUIR

Date: 5, June 2017 DD4 OPP

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

mlw
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- 8 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
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Name: T FAULKNER B N Faulkner

Signature: 

Address: Sweetburn, Gasie, Dumfries, By Dundee DD40PR

Date: 3rd June 2017

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09 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

14/20

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

For the attention of Fraser McKenzie

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Name:

STUART JAMIESON

Signature:



Address:

SIDLAW VIEW DUNTRUNE DD4 0PP

Date:

5TH JUNE 2017.

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

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09 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

14KW

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Name: Kesley Murdoch

Signature: 

Address: 1 Backmuir Road, Duntroon DPL
Opp.

Date: 5/6/17

14Kw
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12 JUN 2017

PLANNING & PLANNING
COUNTY PLANNING
RC

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

For the attention of Fraser McKenzie

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Name: NEVER SIMI

Signature: 

Address: 5 WESTHALL TCE

Date: 07.06.17

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

rkw
RECEIVED

12 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
RC

For the attention of Fraser McKenzie

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Name: A MacDonald

Signature: 

Address: 13 Westhall Tce DD4 0SN

Date: 7.6.17

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

UKW
RECEIVED

12 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KL

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: ALLAN MARTIN

Signature: 

Address: THE LAIRN DUNTRINE DD4 0PP

Date: 7 JUNE 2017

14KW
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17 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

RC

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

For the attention of Fraser McKenzie


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Name: ANDREA WAGHORN

Signature: 

Address: KELLYS HALL DD5 3PD

Date: 3/6/17

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

14/10
RECEIVED

12 JUN 2017

PLANNING & PLACES
COUNTY BUILDINGS
KC


For the attention of Fraser McKenzie

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Name: ANNE BRUCE

Signature: 

Address: 5 Westhall Ter. DD4 0SN

Date: 7/6/17

RMK
RECEIVED

12 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KC

Planning Officer
Angus Council
County Buildings
Market Street
Forfar
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Name: BRIAN SLATER

Signature: 

Address: BRIMARANN KELLAS, BROUGHTY FERRY, DD8-3PD

Date: 7/6/2017

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


14KW
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12 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
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Name: JAMES STEUWRIGHT
Signature: 
Address: CHAPELBANK COTTAGE, KELLAS
Date: 3-6-17

UKW
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12 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KC -

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

For the attention of Fraser McKenzie

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Name:

JENNI STEWART.

Signature:

[Redacted Signature]

Address:

7 THE STEADING WEBTMANSOF

Date:

CARIE KELLAS. DD 5 3PP

June 3rd 2017.

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

142W
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12 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

For the attention of Fraser McKenzie


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Name: Nina HUGHAN

Signature: 

Address: OLD MILL KELLAS

Date: 8/6/17

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

AKW
RECEIVED

12 JUN 2017

PLANNING & PLACE
COUNTY BUILDING

Re

For the attention of Fraser McKenzie


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Name: John Mallie

Signature: 

Address: 6 Kears Smiddy Hears DD5 3GX

Date: 7-6-17

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

11/11/17
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12 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC


For the attention of Fraser McKenzie

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Name: MRS. K. RENNIE

Signature: 

Address: 3 WESTWALK TERRACE DD9 0SN.

Date: 7.6.17

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


14/12/17
RECEIVED
12 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
KE

For the attention of Fraser McKenzie

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Name: MURRAY CLARK
Signature: 
Address: ADJACH MOR, DUNTRUNE, DUNFEE DD4 0PP
Date: 7/6/17

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

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Name: PATRICIA RILEY

Signature: 

Address: The Haven Dunmore DD4 0PP

Date: 7/6/17

llkwl
RECEIVED

12 JUN 2017

PLANNING & PL
COUNTY BUIL
KC

Planning Officer
Angus Council
County Buildings
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DD8 3LG

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Name: ROBERT HAMILTON

Signature: 

Address: THE WILLOWS DUNTRINE DD4 OPP.

Date: 7/06/2017

14/11/17
RECEIVED

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

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PLANNING & PLACE
COUNTY BUILDINGS
RC

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Name: Scott Archer

Signature: 

Address: FA'SIDE LODGE DD4 DPP

Date: 1TH JUNE 17

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

14KW
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PLANNING & BUILDING
COUNCIL
KC

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Name: STEWART CARLING

Signature: 

Address: 5. BACKMOIR QUATKUNTS DD4 0PP.

Date: 2-6-2017

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


rkw
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Name: WILLIAM BELL
Signature: 
Address: 2 Gogin Home Farm, Haddings, DD4 0PR
Date: 3/6/17

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

11KW
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12 JUN 2017

PLANNING & PLAC
COUNTY BUILDING
KE

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

Change of use from Agricultural Land to Natural Green Burial Ground

I write in connection with the above planning application. I have reviewed the plans and design statement, know the site well and wish to offer my support to the proposal.

I believe this would provide our local community with an alternative option to traditional cemetery burials as there is currently no other green burial site in Angus available. The creation of a natural woodland habitat would also fit well in to the natural surroundings and make a significant contribution to the biodiversity in this area.

Name: WILLIAM BLAKE

Signature: 

Address: 11 WESTHALL TERRACE, DUNTRUNE

Date: 07/06/17

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


FMCK
RECEIVED
14 JUN 2017
PLANNING & PLACES
COUNTY BUILDINGS
KC

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL
Change of use from Agricultural Land to Natural Green Burial Ground

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Name: COVIN COWPER
Signature: 
Address: Norwood Mearns Road Tealing
Date: 3rd June 2017

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

FMCK
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14 JUN 2017

PLANNING & PLAC.
COUNTY BUILDINGS
KE

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: Hannah Wingfield

Signature: 

Address: 11 Westhall Terrace, Aulhouse, DD4 0SN

Date: 7/6/17

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

FMCK
RECEIVED

14 JUN 2017

PLANNING & BUILDING
COUNCIL

KC

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: MARIE WOODS

Signature: 

Address: THE MEADOWS DUNTRUNE ANGUS

Date: 7/6/17. DD4 OPP

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

FMC/R
RECEIVED

14 JUN 2017

PLANNING & PLACES
COUNTY BUILDINGS

KC

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: NORMAN CLARKE PATON.

Signature: 

Address: THE STEADING VALGROVE MUIRES, DD4 0PL.

Date: 3 JUNE 2017

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

FMCK
RECEIVED

14 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KE

For the attention of Fraser McKenzie

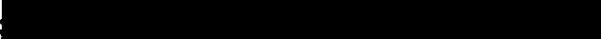
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Name: ROBERT GRAHAM

Signature: 

Address: 15B Taylors Lane, Dundee. DD2 1AP.

Date: 8th JUNE - 2017.

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

PM4C
RECEIVED

14 JUN 2017

PLANNING & PLAC.
COUNTY BLDG DEPT
KC

For the attention of Fraser McKenzie


PLANNING APPLICATION NO 17/00387/FULL

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Name: STUART CRICHTON

Signature: 

Address: GARGIE HOUSE DUNTRUNE DD4 0PA

Date: 05/06/17

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

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15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: _____

GORDON S. LAIRD

Signature: _____

Address: _____

Kerrymon House, Kellar, DD53PL

Date: _____

8th June 2017

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

RECEIVED
15 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS

For the attention of Fraser McKenzie


PLANNING APPLICATION NO 17/00387/FULL

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Name: JOHN TOWN

Signature: 

Address: 3 KELLAS SMIDY KELLAS

Date: 7/6/17

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

14KL

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: MARLYN JEFFERY

Signature: [REDACTED]

Address: GAGIE LODGE, KIBELLAS D65 3PD

Date: 9/6/17

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

For the attention of Fraser McKenzie

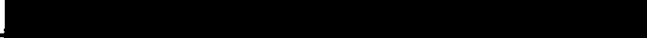
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Name: SHEENA E. LAIRD

Signature: 

Address: Kerryston House, Kellas

Date: 8.06.2017 DD5 3PD

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

IKU

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL

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Name: STEVE CARROLL

Signature: 

Address: KERRYSTON MOUNT, KELLAS, DD5 3PD

Date: 8.6.17

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

For the attention of Fraser McKenzie

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Name: Sue Hudson

Signature: 

Address: Old Mill, Kellas

Date: 8th June '17

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

RECEIVED

12/12/17
RECEIVED

19 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
kl

For the attention of Fraser McKenzie

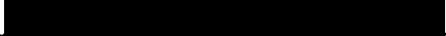
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Name: ARCHIE COOK

Signature: 

Address: NORTH MARCH, DUNTRUNE, BY DUNDEE DD4 0PP

Date: 13/6/17

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

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15 JUN 2017
PLANNING & PLACE
NEW BUILDINGS

For the attention of Fraser McKenzie

PLANNING APPLICATION NO 17/00387/FULL
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Name:

ALAN PATERSON

Signature:

Address:

Millwest, Kelloe

Date:

7/6/17.

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

12/KV

For the attention of Fraser McKenzie

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Name: Claire Riley

Signature: 

Address: 15 Westhall Terrace Duntrune DD4 0SN.

Date: 3 6 17.

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

RECEIVED

15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

14/KU

For the attention of Fraser McKenzie

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Name: G Carroll

Signature: 

Address: Kerryston Mount, Kellas DD8 3PD

Date: 8th June 2017

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

14KW
RECEIVED

19 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KE

For the attention of Fraser McKenzie

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Name: BARRY STEEL

Signature: 

Address: 22 Westhall Terrace Mumroe's

Date: 13/6/17

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

14KW
RECEIVED

19 JUN 2017

PLANNING & PLACES
COUNTY BUILDINGS

KC

For the attention of Fraser McKenzie

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Name: CHERYL LOW

Signature: 

Address: GRIANACH HOUSE, MILL OF MURROES, KELVAS, DD5 3PD

Date: 14/06/17

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

RECEIVED

19 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

KC

For the attention of Fraser McKenzie

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Name: JAMES ROBERTSON CAMP

Signature: 

Address: FARMHOUSE MILL OF MUDDOES HELMS DUNDEE

Date: 16-6-2017

14/18/17
RECEIVED

19 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

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

For the attention of Fraser McKenzie

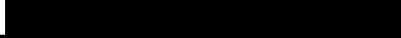
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Name: KATE KEILLOR

Signature: 

Address: "The Hollies" Kellas Rd, DD5 3PD

Date: 14-6-17.

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19 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KE

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

For the attention of Fraser McKenzie

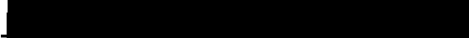
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Name: MARGARET DINGWALL

Signature: 

Address: 9 ^{THE} Steadings West Mains of Gagie, Kellas

Date: 14/6/17 0053 PD

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


ILKW
RECEIVED
19 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
RC

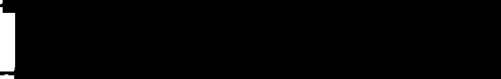
For the attention of Fraser McKenzie

**PLANNING APPLICATION NO 17/00387/FULL
Change of use from Agricultural Land to Natural Green Burial Ground**

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Name:  _____

Signature:  _____

Address: 19 WESTHALL TLU, DD4 0PP

Date: 14.7.17

Letter received from Tia Angus, 3 Kirkbuddo Place Monifieth Dundee DD5 4SZ dated 19 June 2017, reads as follows:-

"I am writing with regards to the above planning application for a Natural Burial ground in Angus.

After reading an article about it in a local newspaper, I would like you to take this letter in support of the application. I give consent to this letter being used online as supporting documents."

Letter 17/00387/FULL (Tia Angus)

Letter received from Mrs Grace Taylor, 85 Princes Street Monifieth Dundee DD5 4AR, dated 6 June 2017, reads as follows:-

"In connection with PLANNING APPLICATION No 17/00387/FULL I would like to offer my support and I think this would be a splendid addition for our area. There is a growing demand for this sort of enterprise and can only be a good thing for our environment.

I sincerely hope you pass this excellent application for a Natural Green Burial Ground."

Letter 17/00387/FULL (Mrs Grace Taylor)

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Anthony Nixon

Address: Woodlands Edge Kellas Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns regarding the natural flow of water from that site. During heavy rainfall a large flow of water runs down the road past the current houses towards Wellbank Road. The drainage is unable to cope adequately with this and after many requests the council put a drain in at the end of my driveway to assist. This helps but flooding on the opposite side of the road still happens. My concern is only that water flowing from the proposed site could be contaminated as I understand burial depth required on such a facility is only 1.3 metres.

Regards

Anthony Nixon

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Iain Macrury

Address: The Bothy Easterton of Gagie Kellas Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Ground contamination of my field immediately to the north of the site. A full and comprehensive ground survey should be carried out.

2 Road Safety I am very concerned about how busy the road is with lorries and school buses and agricultural vehicles and every day on goings with regular traffic.

3 Access up and down the road adjacent to the site is used on a daily basis by our family for work and business cars parked up the road on the verge if parking in the burial site is full creates traffic issues

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sara smith

Address: Ar-dachaidh kellas dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have 3 concerns regarding this application the first being natural flow of water from that site, surface water is constant problem for our property during heavy rainfall a large flow of water runs down the road past the current houses towards Wellbank Road. The drainage is unable to cope adequately with this and after many requests the council put a drain in at the end of my driveway to assist. This helps but flooding on the opposite side of the road still happens.

My 2nd concern is that water flowing from the proposed site could potentially be contaminated due to reasons explained in report. I have read and agree with other objectors I feel a physical examination and test should be carried out to give a guarantee on this.

My 3rd is the road traffic, believe it or not as much as this is a rural location and road the volume of traffic is very high and constant. Now not only this but the type of traffic, we have a local haulage firm that easily have a 30 strong fleet that are continually leaving and arriving back to base. Along with a nearby builders merchant that have deliveries coming and going with articulated lorries constantly arriving, not to mention the high amount of farming vehicles utilising the vast amount of surrounding farmland.....anyway my point being,(and correct me as I may be wrong) I am guessing funeral burials will be held here. I see its stated that 2 car parking spaces will be provided but any funeral I have attended has far more than two vehicles present, where will any other vehicles park? As parking on any of the adjacent road sides would most certainly lead to traffic problems as the road is quite narrow.

In conclusion I have no issues with this going ahead visually or practically as long as guarantees are given to:

Run off water will not be contaminated

Additional drainage solution being in place to aid current water problem

Sufficient parking for any visitors

Regards

Sara Smith

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Patrick McCarthy

Address: Murroes Cottage Kellas By Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Entrance/Exit being sited on a bend in the road, which has to be accessed off a main road which has a speed limit of 60mph.

Sightline on exiting proposed site are very poor.

Report states site served by public transport from B978, there is very little pavement, therefore walking to site would mean walking on road which carries busy traffic.

Site to have 30 car parking spaces which may not be adequate on occasions, therefore would mean vehicles having to park on adjoining roads obstructing other vehicles.

Provision of two parking spaces outwith site for visitors at other times would be insufficient and I have concerns it would be a magnet for fly tippers.

There are drainage issues with this site, during periods of heavy and persistent rain surface water from this field comes down into Kellas Village causing flooding.

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Ritchie

Address: 4 Kellas smiddy Kellas Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road from the bus stop is too narrow, is already used by too much traffic eg. Rembrandt lorries, Fisher school buses (At least 4 per day), Harry Lawson trucks, tractors, refuse trucks and

There are no pavements for at least one mile. There is a normal cemetery at Drumsturdy road - only one mile away. I, along with several other owners walk no dog up this road every day. Traffic halts whenever a vehicle rounds the 90 degree bend at that top of the road. There is insufficient provision for parking! Who will enforce NO TIPPING? Why do the applicants not apply to build a cemetery at their own home farm? - only a mile or so away?

Comments for Planning Application 17/00387/FULL

Application Summary

Application Number: 17/00387/FULL

Address: Field Opposite Kellas Wood Kellas

Proposal: Change of Use from Agricultural Land to Natural Green Burial Ground and Rich Woodland Habitat and Formation of Car Park and Engineering Works

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Brown

Address: An Ceardach Kellas

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. This site is bad for flooding and the water then runs down the main road, which leads to flooding in Kellas village. This has previously caused the road to be closed.

2. The site access is on a bad corner, on a very busy road which is used by lorries, buses, agricultural vehicles and cars. The road is also used by a lot of pedestrians and is mainly unpaved. An increase in traffic, or indeed cars parked on the road will definitely lead to a major safety issue.

3. I am also concerned of the 'potential risk to ground water from degradation of corpses'. Surely any risk at all should not be allowed.

4. By providing car parking spaces outwith the burial ground, I fear this will lead to an increase in fly tipping.

Recorded Delivery

RECORDED DELIVERY

RECEIVED

01 JUN 2017
PLANNING & PLACE
COUNTY BUILDINGS
14KL

David A. Stout
Oakbank
Woodside of Gagie
Kellas
Dundee
DD5 3PD

31 May 2017

Service Manager Planning
Angus Council
County Buildings
Market Street
Forfar
DD8 3LG

Dear Sirs,

Planning Application 17/00387/FULL
Change of use from Agricultural Land to Natural Burial Ground.

I should like to make the following comments and observations regarding the above Planning Application. Not in any order of importance.

My home and garden is within the 250m zone of influence.

This application is not compliant with the current Local Plan.

In the design statement the applicant states that their family has farmed the land in this area from 3 generations – this may be so but they have not farmed this field/site for very long as it has only recently been purchased.

The design statement also states that the site is bound on the east by large trees and are to be retained. These trees presumably are the ones in my forest (Kellas Wood) which the applicant has no control over and are now overdue for harvesting (Scottish Agricultural College advice 2012). They will not be retained.

A proposed 81m long hedgerow will be planted on the south boundary to screen the burial site from road traffic. The West boundary gets a soil mound of 1.5m. The proposals appear to want to screen the burial site from view. Why is this necessary? What is there to hide? No screening proposals are included for the East boundary and its public road users.

The proposal for the North corner (adjacent to the public road) is to have an area set aside where ashes can be spread. This is an exposed site with the prevailing wind from the west. The ashes may very well end up in my garden or forest or both, not to mention being blown into the path of dog walkers, joggers, cyclists and other road users.

The site is to be managed full time by a site manager. Full time to me suggests that is all he/she will be doing. Cannot see that happening.

The Stage 1 Hydrology Report does not give any definitive confirmations that surrounding land, property and even Kellas will not be contaminated. I mention the following in relation to that Report.

Point 6 in SEPA Criteria checklist is not correct. Burials will be within 50m of surface drainage which is classed as a water course.

Point 7 in SEPA Criteria checklist is not correct. No physical site checks, it would appear, have been carried out for field drains.

Point 9 in SEPA Criteria checklist is not correct. The Risk 1 survey was carried out in April 2017. It has been an exceptionally dry period and ground water levels are low. Page 6 of the survey (point 7) assumes that 'this level identified in April is reasonably indicative of seasonal high'. This assumption cannot be relied upon.

At times, when we have high rainfall, the surface water runs off this field/site, through the gate, down the public road and into Kellas. This must happen at least 2 or 3 times a year and regularly.

The Stage 1 Hydrology Report accepts that the 'proposed burial ground may comprise a risk of pollution to ground water from degradation of human corpses'. (Page 1). It also states that 'an assessment is also made of ground water levels, flow direction...' (page 1). In April 2017 this must have been very difficult given the very low rainfall we have experienced. There is no water flow in the drainage ditches at the moment.

No physical site investigations have been carried out to confirm the existence of culverts running west to east under the public road. Page 3 of report has a photograph of a ditch with the comment 'dry and not connected to any surface water feature'. This statement is misleading – of course its dry – there has been very little rain! Did the writer of the report get down into the ditch with a spade or hire an excavator to check for a culvert? Apparently not.

Page 4 of the report has 2 photographs. The comments are nonsense. The water runs west to east (to the Murroes Burn) not east to west. I employed a contractor in April 2016 to clear all the drainage ditches in the forest as they probably haven't been cleared since the forest was planted (50 plus years ago). Levels were taken with a laser to ensure the water/drainage ditches ran away from the road (to the east) – not back to the road! I would also suggest that there should be physical checks done for road culverts like the one at my home entrance gate. Page 9, paragraph 3, seems to contradict the photograph comments – 'ground water flow is likely to persist towards the east.....into the Murroes Burn catchment'.

In paragraph 5 the report states 'while relatively shallow ground water was encountered in trial excavations' – and the trial pits were dug in April 2017, an exceptionally dry period, what will the ground water levels be like in a 'normal' period when we receive the 'normal' rainfall?

Page 11, paragraph 3.5.2. states that there may be 'minor consequences which are moderately likely to occur'. This means contaminated water flowing down into Kellas, east into the forest and even running north into the cultivated field and also the road side ditch, through the culvert and into my vegetable garden. However diluted, this is unacceptable.

Page 12. Para 3.5.4. 'There are no known field drains'. No excavations were carried out to check for the unknown ones!

The conclusion on page 13, first sentence, accepts there is a 'potential risk to ground water from degradation of corpses'. In para 3 the report writer cannot say 'Shallow superficial groundwater beneath the site is identified to be low risk'. The normal water levels have not been established. Any investigation should have been carried out when the water levels are normal to high, which is when the risk of contamination are highest.

In the penultimate paragraph of the conclusion it clearly states that 'This is a preliminary risk screening based upon desk study, limited site information and a walkover of the area'. I would want to see a thorough physical site investigation carried out. My view is supported by the writer of the report in the last paragraph in Appendix D – 'It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the site.'

A comprehensive and definitive physical site investigation should have been carried out before any planning application was submitted. The surrounding land and property owners need to be reassured that there is no risk of contamination/pollution.

I would point out that one of the road side ditches, first on east side of road as you drive north, is not a drainage ditch. It was excavated in April 2016 to stop the fly tippers (which we have had trouble with – the Council records will support this) and to stop any illegal 'camps' appearing, again we have had major problems with an illegal travellers campsite in the forest – took 4 years to get it closed down (Council Records will support this). I have no doubt that the 2 parking spaces will become a magnet for fly tippers – they have no respect. They will reverse straight into the 2 parking spaces and tip.

Finally, I am concerned over the road safety. There may not have been any accidents, although I do not know this, but at certain times of the day there are lorries, school buses, other buses, vans, dog walkers, joggers, motor bikes, bicycles, agricultural vehicles and many cars all using this road. It is not fully 2 lane at the two corners for anything larger than normal cars, even then it's a struggle. To have an access for 30 vehicles (or more) on the corner is not safe. I know how difficult it is just now with the poor visibility to drive away at the junction.

The road running north is our only access to our home. When cars park currently at the side of the road it is difficult to squeeze between the parked car and the drainage ditches. What will the access be like when more cars will be parking at the side of the road – rest assured at times I am sure this will happen. Two visitor spaces may not be enough.



David A. Stout



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05 JUN 2017

**PLANNING & PLACE
COUNTY BUILDINGS**

14RU

Mrs E. C. MacRury
Easterton of Gagie
Kellas
DD5 3PP

Angus Council
County Buildings
Market Street
Forfar
DD8 3LG

30/05/17

For the attention of the Service Manager Planning

Dear Sirs,

Dundee Courier 26 May 2017

Planning Application 17/00387/FULL

Natural Burial Ground

I would like to object to the Application for the following reasons.

1. Ground contamination of my field immediately to the North of the site. A full and comprehensive ground survey should have been carried out. The Stage 1 Assessment confirms a physical investigation of the site should be carried out.
2. Road safety. At times during the day this is a busy road. 30 or more cars leaving the site on the corner is not safe. You really have to strain to make sure no cars are coming before pulling out at the junction were the two bends are.
3. Clear access up and down the road is essential for the farm tractors and machinery. At times cars park at the corner of the field and that causes access problems.

Yours faithfully



Mrs Elizabeth C. MacRury

Old School House
Kellas
Broughty Ferry
DUNDEE
DD5 3PD

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

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13 JUN 2017

PLANNING & PLACE
COUNCIL
KL

11 June 2017

FAO Fraser McKenzie

**Planning Application 17/00387/FULL - Field Opposite Kellas Wood Kellas
Change of Use from Agricultural Land to Natural Green Burial Ground and Rich
Woodland Habitat and Formation of Car Park and Engineering Works**

Dear Sir

As the owner of the property nearest the proposed site, I wish to object to the above planning application.

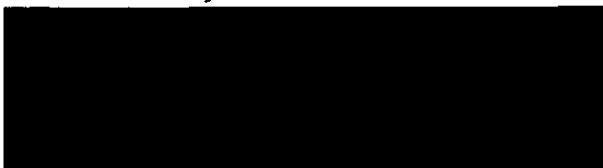
Yesterday it rained very heavily and the road past the site was absolutely flooded, and pouring down the road past my property towards the village. This is already an issue and we do not want potentially contaminated runoff from a burial ground.

The proposed entrance to the site is on a tight bend on what can be quite a busy road with traffic entitled to go at 60mph. It carries a lot of school and commuter traffic as well as bin lorries, farm vehicles and heavy goods/haulage traffic, so entering or leaving the site could be a problem.

There is parking provision shown in the application but I feel that many drivers at or after funerals may well park on the roadside and this would create a hazard.

Having read and refused to sign the pro forma letter of support to the above application which was offered by Allan Kettles, I was surprised to see that Mr Kettles has been collecting signatures of support from places like Westhall Terrace and other parts of the area which are further from - and will be unaffected by - the proposed change of use of this particular site.

Yours faithfully,



Mrs Kathleen M Officer

Old School House
Kellas
Broughty Ferry
DUNDEE
DD5 3PD

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15 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

14KL

SCANNED

15 JUN 2017

FAO Fraser McKenzie
Planning Office
Angus Council
County Buildings
Market Street
FORFAR
DD8 3LG

13 June 2017

Dear Mr McKenzie

Planning Application 17/00387/FULL - Field Opposite Kellas Wood, Kellas

I live at the above address and am a near neighbour to the land which is the subject of the above change of use application.

I have carefully considered the application and wish to raise the following concerns:

- **Environmental Risk and Drainage**

The interment of bodies is clearly a bit different to – and more permanent than – the seasonal planting of agricultural crops. Therefore, I would want to be thoroughly reassured that all reasonable and appropriate measures would be taken to ensure that there would be absolutely no risk of environmental pollution which could adversely affect neighbouring properties.

The proposed site is higher than most of the surrounding land and is believed to have drainage issues. Certainly, there is a longstanding problem with surface water run-off originating around the proposed site and flowing south and down the road past our gate towards Kellas village. This is a relatively regular occurrence and has been addressed by the Council in the village previously. I attach some photographs which I took after just one night's heavy rain.

- **Access and Traffic**

The planned access to the proposed burial ground is at a very sharp corner on a road governed by the national speed limit. Heavy traffic (school buses, tractors, various haulage vehicles, etc) frequently uses the road, in addition to normal cars and vans on the daily commute, school run, etc. Visibility at the 90 degree corner is not good at the best of times and so it seems a highly inappropriate access point for the proposed site.

If the change of use is ultimately approved, moving the access to the west end of the

site would surely be preferable as it would provide a better sight line for both vehicles exiting the site and other road users.

- **Parking Provision**

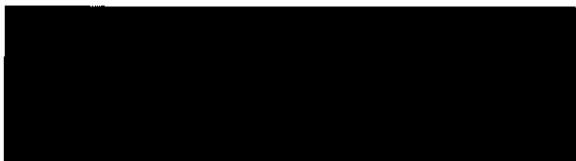
I am aware that on-site parking is to be made available during funerals, but I am concerned that the parking provision at other times (and possibly also during large funerals) may well be insufficient.

I understand that the provision of only two permanent spaces is aimed at minimising the chances of unauthorised occupation and/or fly tipping, both of which have been an occasional problem here in the past. While this makes sense, the very nature of the proposed use means that increasing numbers of people will want to visit the site periodically and my concern is that the roads around the site will be increasingly subject to inappropriate roadside parking. At best this could inconvenience other road users; at worst it could create hazardous obstructions around the road junction. Parked cars at Murroes School already cause a considerable hazard on the road at certain times of day and I would not want to see the same situation arising at the corner of the proposed site as well.

Finally, I note that most of the letters of support lodged in respect of this proposal come from people living in the wider local area who are unlikely to be impacted in any way by the change of use and who quite possibly are not even familiar with the site and the issues surrounding it. I trust that we can rely on the Council to act fairly and reasonably and give careful consideration to the concerns and objections raised by those people who live in the immediate vicinity and actually would be affected by the proposed change of use.

Thank you for your consideration of the above points.

Yours sincerely,

A large black rectangular redaction box covering the signature of Gillian M Officer.

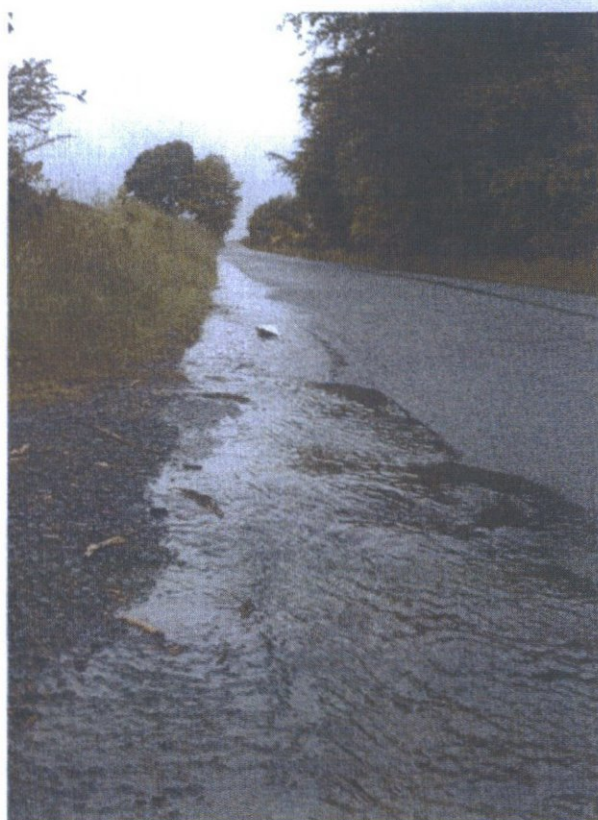
Gillian M Officer (Miss)

Enc.

Photographs taken Tuesday 6 June 2017 to illustrate current runoff / drainage issues



Looking north towards proposed site (photo below is from Old School House gate)





Runoff at the southeast corner of the proposed site and junction with single track road





Runoff collecting along south side of proposed site (looking towards Murroes School)



Runoff heading south towards Old School House from SE corner of proposed site



Looking south from Old School House, runoff water continues down into the village

