PLANNING APPLICATION REF. 17/00284/FULL

DESCRIPTION OF DEVELOPMENT: ERECTION OF CLASS 1 RETAIL DEVELOPMENT (3 UNITS) WITH ASSOCIATED CAR PARKING, ACCESS, LANDSCAPING AND ENGINEERING WORKS

AT

FORMER DISTILLERY BRECHIN ROAD MONTROSE

REPRESENTATIONS

Application Summary

Application Number: 17/00284/FULL

Address: Former Distillery Brechin Road Montrose

Proposal: Erection of Class 1 Retail Development (3 Units) with Associated Car parking, Access,

Landscaping and Engineering Works

Case Officer: Ruari Kelly

Customer Details

Name: Mr MARK CESFORD

Address: 31 SOUTHESK STREET MONTROSE

Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Notice of Support on behalf of Montrose Community Council.

This development offers an exciting opportunity for Montrose and will add a further dimension within the retail sector. During a presentation by the applicant to the Community Council, it was suggested that the "Community" might be receptive to the presence of a major "fast food outlet" in the town. It might be useful if this thought is held by all parties including Angus Council.

On the basis that there was no suggestion of dis-placement of existing retailers away from the existing retails areas within Montrose, then, I on behalf of Montrose Community Council are happy to confirm our endorsement of this application.

Mark J Cessford

Chairman of Montrose Community Council.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr David Paton

Address: 20c Mount Road Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following the above planning submission I would like to put forward an objection to the

application based on the adverse affect this would have on the local High Street.

3 additional large retail units are not needed in Montrose. There are copious amount of empty shops in our busy town centre which need filled before out of town development should be considered.

The design statement states in the summary that there is an existing retail and commercial area in its surroundings which is not true. There is one supermarket and then the rest of the area is predominantly residential.

The local council and planning authority should be supporting the High Street and its existing businesses rather than even considering this level of out of town development, especially a store such as Home Bargains when we already have stores selling similar cheap items all round the High Street and in the two (soon to be 3) supermarkets.

I think its time to start encouraging developers with vision to look into Montrose's potential development sites rather than allowing these banal and generic buildings to be erected and sit empty while our High Street needs support more than anything!

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Case Officer: Ruari Kelly

Customer Details

Name: Mr MARK IAIN GRANT

Address: 41 LOCHSIDE CRESCENT MONTROSE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recently received a letter notifying myself that there has been an application for planning permission for retail development on the old distillery site on Brechin road.

i have viewed the plans in the attached documents and i object to the retail development.

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Customer Details

Name: Mr MARK IAIN GRANT

Address: 41 LOCHSIDE CRESCENT MONTROSE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recently received a letter notifying myself that there has been an application for planning permission for retail development on the old distillery site on Brechin road.

i have viewed the plans in the attached documents and i object to the retail development.

I placed an initial objection and discussed the plans with my partner.

The first concern we have is how close the buildings will be to our property in regards to noise levels when loading and unloading large trucks, we feel this will impact our family who spend a lot of time at the rear off our property.

At the moment we find that the lid! store, site noise level is to high and this is not directly in line with our property.

The proposed plan, has sited the loading area for all three retail shops in very close proximity to my house.

Also with any large retail park there will be mechanical and electrical plant that will cause large amounts of noise.

there will also be 24hr lighting which could effect my property.

I have two small children along with me and my partner and erecting such a large retail park in such close proximity to our house would effect us greatly.

I find it would also effect the value of of all the property.

We have plenty of local shops and businesses in Montrose high street that will struggle and eventually close ,leaving the high street with a lot of empty shops.

I feel we need to support local businesses also.



Please reply to:- "Debanna"

33 Lochside Crescent Strathmore Gardens

Montrose **Angus**

DD109BF

25th April, 2017

RECEIVED

2 6 APR 2017

PLANNING & PLACE COUNTY BUILDINGS ILKW

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

Dear Sir

re Planning Application Ref; 17/00284/full

I am in receipt of a notice of planning application as listed above and notice that the development extends to the fences at the rear of our properties in Lochside Crescent, whereas there is an existing garden planted with shrubs and trees. Can you advise if these are to be removed?

We need access to the rear of the fences as there is a need to maintain them. Also we at present pay monies to our factor for the upkeep of those gardens.

The second point is the route of the delivery vehicles, will they be away from the said gardens, as we would object to vehicles driving to the rear of the properties, delivery should be at the point of the service road only.

The plans are unclear as to where the buildings are going on the existing application.

If it would help in any way to have a meeting on site with other interested parties please confirm.



A C G Rance

A copy has ben sent to Zander Planning Ltd.

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Anne Lamb

Address: 17 Painter cres Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: How can it affect high st when it's not got anything but pubs hairdressers & charity

shops? Give the folk of montrose somewhere to shop other than having to travel.

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Address: Former Distillery Brechin Road Montrose

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Lynn Cameron

Address: 12 Glenlethnot Place Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholeheartedly support this retail development and, was delighted to read about it. I live right across the road from the proposed site and walk passed the eye sore everyday.

Apart from it being wasted ground that could bring employment into the immediate area, the town also greatly needs more retail choices as, currently, the town only offers a a large amount of barber shops, hairdressers, beauty salons and charity shops.

For anyone that is apposed to this proposal on the grounds of 'too many empty retail units' in the town, have not considered that this proposal offers units far larger than anything that the town can offer and, would encourage larger companies to set up shop there.

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Customer Details

Name: Mr Roy Beedie

Address: 10 Union Street Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must state that I am strongly opposed to this development on various grounds. Firstly and most of all this will undoubtably be the death knell for Montrose High Street / Murray Street shopping. The impact of a Home Bargains will be so damaging due to the range of products this store sells, that many locals businesses will be affected. With a Home Bargains store just about 12 miles away, and looking at the impact it has had on Arbroath High Street, is this really necessary? There are many shops in the centre of Montrose that supply the products needed so I cannot see why depriving the local stores of custom is good for the town. It seems that competition from the internet is hard enough to stave off without this developement. Then there is the traffic issue. Customers in the main will have to drive to this developement which will undoubtably increase traffic flow in a residential area where there is a large concentration of young pedestrians due to the nearby Primary School. There is also the question of delivery traffic. Both of these road traffic issues will increase pollution and the carbon footprint, due to the increase in traffic volume and frequency, will also increase. The increase in noise pollution, light pollution and vehicle pollution is not a price worth paying for such commercialisation of a historic old town like Montrose. I also fear that house prices will dip in the nearby area and that is a worry especially in the current financial climate. I know the developement will create jobs but how many jobs will be lost in the months and years due to this developement squeezing out local trade? I really fear that if this developement goes ahead then it is the beginning of the end for Montrose as a bustling, quaint, popular, historically respectful town. With efforts in the last few years to boost tourism through MoFest, the historic Montrose Links golf course and other events in the town, I urge decision makers to reject this unnecessary developement.

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Customer Details

Name: Mr Michael Talbot

Address: 21 Lochside Crescent Montrose

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: There will inevitably be increased footfall through Lochside Crescent/MacNab Avenue to get to these new units. Having this increased level of footfall will lead to more litter being dropped in the path leading through the estate. Who is going to be responsible for the removal of this litter? We currently pay a factor for the upkeep of said path but I doubt if the contractors will be here often enough to pick up this litter. I do not see why the residents of the adjoining estate should have to put with increased levels of litter. It's bad enough as it is with only having Lidl there. Look forward to your response.

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Customer Details

Name: Miss yvonne will

Address: 56 Murray street Montrose pet shop montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to formally object to the proposed development. I have been a small business owner in Montrose now for almost three years. In that time I have invested almost everything I have in initially getting the business up and running, decorating, improving stock, sourcing more competitive products and most of all trying to meet the demands of our very loyal customers. I am now very uneasy on learning that at least one of the planned retail units will undoubtedly drive people out of the town centre of Montrose. Although there is healthy competition between businesses at present, the town of Montrose remains the most bustling and popular town centre in Angus. Tempting people away for cheaper sub standard products will irreversibly damage the heart of Montrose while creating a variety of practical, environmental and safety problems for people living in and around the area of the proposed development. Creating a handful of jobs will undoubtably be offset by jobs lost in the future as established businesses close. If one objectively looks historically, socially and from a tourism point of view then we have a great town centre that supports itself and the many people who come here. It would be folly to risk all this just to erect some modern warehouse type buildings that, as well as being carbuncles, would kill off our town centre. I know many other shop owners fear the demise of our town centre too. This development would be a disaster for Montrose and, if voted through, those responsible will have a lot to answer for should this lovely town centre become yet another Angus "ghost town". We need to protect and support what we already have.