

**PLANNING APPLICATION REF. 17/00349/FULL**

**DESCRIPTION OF DEVELOPMENT:  
ERECTION OF DWELLINGHOUSE**

**AT**

**LAND AT KIRKTON TERRACE CARNOUSTIE**

**REPRESENTATIONS**

# Comments for Planning Application 17/00349/FULL

## Application Summary

Application Number: 17/00349/FULL

Address: Land At Kirkton Terrace Carnoustie

Proposal: Erection of Dwellinghouse

Case Officer: James Wright

## Customer Details

Name: Mrs Averil Anderson

Address: 33 Kirkton Terrace Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this development for a number of reasons:

1. The site is a slope which has above it Terrace Rd, which puts pressure on the slope. If the trees and bushes were to be removed this would undermine the stability of the slope and potentially cause the road to collapse or move. Any movement would be towards the existing houses in Kirkton Terrace.
2. There is already a problem with parking in Kirkton Terrace as most properties do not have a driveway or garage, this development would remove several parking spaces and bring more vehicles into the already crowded street.
3. The view of the house would be directly into the neighbouring houses causing an invasion of privacy.
4. The street benefits from the outlook provided by the trees and shrubs on the site, to remove it would make the street feel very built up and cramped, the outlook is very pleasant as it is.
5. Kirkton Terrace is entered from one point and any work vehicles would cause major disruption. This development does not benefit the street in any way and we object strongly to any building on this site.

Mr and Mrs Anderson

**RECEIVED**

**30 MAY 2017**

**PLANNING & PLACE  
COUNTY BUILDINGS**

12/KU

31, Kirkton Terrace,  
Carnoustie,  
DD7 7BZ

24<sup>th</sup> May, 2017

Service Manager,  
Angus Council/Planning,  
Market Street,  
Forfar.

Dear Sir,

**Planning Application Ref. 17/00349/FULL**

With reference to the above Application, I am concerned about the effect this development will have on the Terrace which is a cul-de-sac. With lorries and diggers involved in the building the access to the end of the Terrace will be very much curtailed. **Will the applicant repair the road after the build?**

Although all the owners and tenants pay full Council Tax, this part of Kirkton Terrace is still unadopted by Angus Council. The owners of the older houses use this part of the road to come to the turning area at the end with the result that the unadopted road is very pot-holed.

I would appreciate your comments on my concerns.

Yours faithfully,



(Mrs. E.T. Bruce)

**LeslieA**

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**From:** PLANNING  
**Sent:** 29 May 2017 15:08  
**To:** PLNProcessing  
**Subject:** FW: Comments for Planning Application 17/00349/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:** 29 May 2017 12:46  
**To:** PLANNING  
**Subject:** Comments for Planning Application 17/00349/FULL

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

Comments were submitted at 12:45 PM on 29 May 2017 from Miss Susan Killean.

### **Application Summary**

**Address:** Land At Kirkton Terrace Carnoustie  
**Proposal:** Erection of Dwellinghouse  
**Case Officer:** James Wright  
[Click for further information](#)

### **Customer Details**

**Name:** Miss Susan Killean

**Address:** Church of Scotland Law Department 121 George Street  
Edinburgh

### **Comments Details**

**Commenter Type:** Miscellaneous  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**

**Comments:** I act for the Church of Scotland Housing and Loan Fund for retired Ministers and the Widows and Widowers of Ministers who are owners of the property at 31 Kirkton Terrace Carnoustie which is tenanted. I am instructed to object to this proposed development on the following grounds:-  
1.The proposed development site is elevated and directly opposite 31 Kirkton Terrace across a narrow road. Any building , even single story one, would look down into the rooms of the properties opposite removing any privacy the occupants have. This would severely reduce

the amenity of the property.

2. Kirkton Terrace is a narrow road which usually has parked cars along one side. There is usually just space for a vehicle the size of a bin lorry to safely pass along the road. There is no room for vehicles to pass each other. The heavy vehicles which would be required during construction would seriously disrupt the lives of those living in Kirkton Terrace. In addition the noise of construction and the displaced earth sliding into the opposite properties would also reduce amenity.

3. While the properties lower down are obliged to take run off water from those higher up, the change from land which can absorb rainfall to hard standing which cannot will dramatically increase the run off water which the lower properties have to cope with. This will result in flooding and even erosion of foundations because of the increased water flow.

4. The capacity of the existing sewage system in the area is already below what is required and the addition of an extra house will overload it further causing problems for the existing properties and possibly public health issues.

5. Traffic is already congested and additional cars using the inadequate road and possibly parking there will exacerbate the problem.

For the above reasons I object to the proposed development and should be obliged if the the Planning Committee will give due consideration to this objection.

Recorded Del

12/KL

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

23 Kirkton Terrace  
Carnoustie  
Angus  
DD7 7BZ

RECEIVED

24 MAY 2017

PLANNING & PLACE  
COUNTY BUILDINGS

23<sup>rd</sup> May 2017

Dear Sir/Madam

**PLANNING APPLICATION REFERENCE: 17/00349/FULL**  
**PROPOSED DEVELOPMENT AT LAND AT KIRKTON TERRACE CARNOUSTIE**

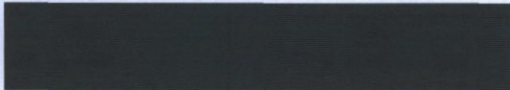
This communication is to, **once again**, lodge my objection to the above-mentioned development and I would respectfully ask that the Planning Committee make consideration of the following before granting permission for the building of this dwelling house.

1. **Environmental Issue:** Years ago, Kirkton Terrace was an orchard and from an environmental point of view the area for the proposed development currently has many trees in which birds and smaller wildlife creatures dwell. The clearing away of these trees and bushes for this development will disturb their habitat.
2. **Land Slide:** Regardless of how carefully the excavation of the land for this building work is undertaken, by digging away existing bushes and trees that currently maintain and hold the steep embankment in place, this could result in a major landslip that could encroach on the existing properties opposite.
3. **Drainage:** Soil testing was carried out at the end of September 2009 and this done during one of the driest, rain-free periods of the year that we have had. If this had been undertaken at one month later after it had rained continually almost every day for that month then I am certain that the results would have shown how wet and soggy the soil had become and that the ground was not suitable for building on. Drainage is an issue that is likely to effect not only my house (number 23) but also the other houses directly opposite the proposed dwelling house as even if a "soak away" is established - where is the water from the "soak away" to flow to? **I do not wish the foundations of my house to be effected by water soaking away from this large dwelling house. Currently, in wet conditions, water lies at the side and rear of my property as drainage away is poor** - an additional soaking away from a further property opposite mine could cause severe damage to the foundations of my house.
4. **Sewers:** The capacity of the existing sewers in Kirkton Terrace has been identified as a problem as several owner/occupiers living in the terraced houses at the West Path end of Kirkton Terrace have had problems with sewers spurting out water and excrement due to the sewers being strained due to the number of properties using them.

5. **Possible Damage:** Kirkton Terrace (commencing from the last of the terraced houses up to the end of the cul de sac) *is a private road that is not maintained by the council.* The building of this property will involve many large trucks, lorries and diggers trundling backwards and forwards along the terrace and this will result in a further deterioration of the already poor state of this road. **Who is to “see good” the road, the condition of which will be much exacerbated by the large trucks, excavators etc. that will be used to clear and build the proposed dwelling house?** I certainly would not be willing to contribute to any road repairs resulting from this ongoing building work.
6. Following on from my point numbered “5” – should any damage be done to my garden or property because of the continual movement of heavy plant, and, there is no doubt this is a distinct possibility as Kirkton Terrace is a very narrow street with very little room for manoeuvre. **So, who is going to pay for any damage done?** I would not intend to use my own property insurance to make a claim to repair any damage as this would result in the loss of my “no claims” bonus. Access to and from mine and other properties will be severely hampered during the proposed building of this dwelling house and this is unacceptable.
7. **Parking:** Lack of parking is already a problem for the existing residents of Kirkton Terrace and this proposed dwelling house will exacerbate this problem.
8. **Privacy:** The privacy of my property and the other properties opposite will be compromised as this proposed new house will look directly into the existing dwelling houses opposite.
9. **Traffic Movements:** There are likely to be at least another two motor vehicles belonging to the owner of the proposed new dwelling house requiring access and adding to the congestion, not to mention the further deterioration of an already over-utilised road that does not benefit from council upkeep.

The above concludes my points of objection to this proposed development and I trust that all of them will be fully considered before planning permission is agreed again.

Yours faithfully,



SUSAN E MAWHINNEY (Property Owner)  
23 Kirkton Terrace  
Carnoustie

# Comments for Planning Application 17/00349/FULL

## Application Summary

Application Number: 17/00349/FULL

Address: Land At Kirkton Terrace Carnoustie

Proposal: Erection of Dwellinghouse

Case Officer: James Wright

## Customer Details

Name: Mr Michael Stewart

Address: 25 Kirkton Terrace Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: *Customer objects to the Planning Application*

Comment Reasons:

Comment: I would like to state our objections to the proposed development at Kirkton Terrace.

Site: the land on which this development is proposed is a steep slope. The removal of the trees and plants which hold the ground in place would increase the risk of slippage which would adversely affect the properties directly opposite. Also, drainage would cause concern. The ground currently absorbs rainfall, removing this would increase run off directly onto other properties potentially damaging grounds and foundations.

Road: Kirkton Terrace is a narrow road, half of which is unadopted by the council. The road is already in poor condition and would not withstand the use of heavy trucks & diggers required for this development. Would the road be adopted and repaired during this work?

Access/congestion: the majority of the houses in the street don't have driveways so have no option but to park along one side of the narrow road. This leaves limited room for cars & trucks to pass safely. Blocking part of the street would exaggerate the parking problem and increase congestion in nearby streets if residents are unable to park. It is a dead end road, construction & trucks blocking access to the turning area would cause huge disruption to all residents

Sewers- the sewer system is already at capacity, another dwelling would potentially overload the system causing overflow and leaks which is a major health concern

Damage- if any damage was caused to neighbouring properties either through construction works or by construction vehicles, would the contractors pay for any required repairs?

Since there is only one point of access into Kirkton Terrace, the noise and disruption will affect all residents in the street not just the households which directly overlook the proposed site.

We hope our concerns and those of other residents will be taken into consideration before any decision is made.



Regards

Mr Michael Stewart