

PLANNING APPLICATION REF. 17/00410/FULM

DESCRIPTION OF DEVELOPMENT:

ERECTION OF A NEW BUILD, 11 CLASSROOM PRIMARY SCHOOL AND NURSERY AND ASSOCIATED SPORTS PITCHES, LANDSCAPING, PARKING AND DROP-OFF AREA WITHIN THE GROUNDS OF THE EXISTING SCHOOL TO ENABLE THE DEMOLITION OF EXISTING SCHOOL AND JANITOR HOUSE

AT

MUIRFIELD PRIMARY SCHOOL SCHOOL ROAD ARBROATH DD11 2LU

REPRESENTATIONS

RECEIVED

05 JUN 2017

PLANNING & PLACE
COUNTY BUILDINGS

4 Timbergreens
Arbroath
DD11 2JA

ILKL

2nd June 2017

**Planning Application Reference : 17/00410/FULM
Proposed Development at Muirfield Primary School**

Dear Sir/Madam

I wish to register this objection with regard the site proposed for the above primary school buildings and playground. Firstly however may I take this opportunity to thank Murray Agnew and Ruari Kelly for the help they have given me to this point.

BACKGROUND

This I will keep to a minimum.

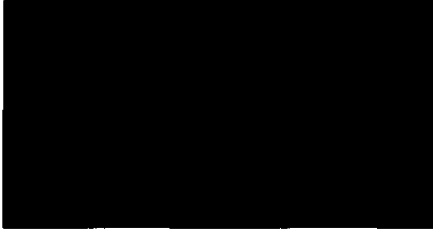
The developers and or their agent met the minimal requirement in the calling of a public meeting by publishing the date, time and meeting place of the venue. Though they did appear to choose to ignore the development standards committee's suggestion that they also sent specific invitations to those streets/residents bordering the school location, therefore those most affected by the proposed build were not at the meeting. I wrote to the senior planning officer Mr Agnew who gave me what information he could but stated that should I wish to question the location I must talk to the developers agent. I contacted them by e-mail. They acknowledged my e-mail as requested but stated any questions should be addressed to the planning department. I /we are therefore still none the wiser as to why this location and not the area running along North Lodge which would seem a better alternative. This choice would still have maximized the area for play. The current proposal envisages a playground running up to the boundary fence of several of the properties at Timbergreens Cottages and this I believe presents justifiable concerns and it's impact on noise and privacy (this is much a concern for the pupils as it is for the resident of the properties). As we are awaiting information as to whether the playground will be lit then levels of light pollutions also become a factor. It is believed that these considerations would be less of a problem had the North Lodge boundary been proposed.

The lack of depth to the vegetation In the area proposed this consisting of a few young trees and a collection of deciduous bushes do nothing even in their full bloom to prevent us seeing the children at play and them watching us.

Now while I accept there is seldom a plan B may I respectfully suggest that the school building itself, approximately 15 meters from the residents fences, is less of an issue than the playground. If the location of the playground could not be changed, would it not be a simple task therefore to erect a second temporary

chain fence four to six foot in from the current boundary fence and fill it with fast growing evergreen trees then removing the fence when they reach maturity? This I believe would be a low cost option insuring privacy and security for both the residents and the children at play.

Yours Faithfully



Margaret Beattie

Gary Oulton
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11/1KW
RECEIVED
12 JUN 2017
PLANNING & PLAC
COUNTY COUNCIL
RC

Subject:
Planning Application Reference: 17/00410/FULM
Proposed Development of Muirfield Primary School
DESIGN AND ACCESS STATEMENT

8th June 2017

Dear Sir or Madam,

I am writing as one of those listed as notified of the above proposal to erect a new build on the site of Muirfield Primary School.

It would be very difficult for me to offer justification to why a new school should not be constructed as proposed but I feel I should voice my concerns about the access to the school.

From the plans, School Road is to remain the Primary Access, although under the Access and Accessibility section of the Design and Access Statement it does not actually state this. Here, for some reason the document refers to Millgate Loan.

I have not found a document that mentions anything about the access to works vehicles etc. during the actual construction of the new school; I can only presume that this will be via School Road also.

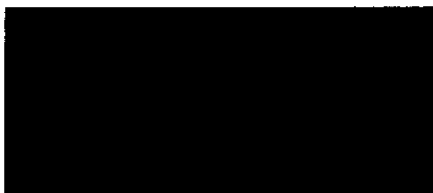
The existing volume of traffic approaching the school gates via School Road is at times unmanageable, unsafe and is certainly unmanaged. There is a restricted parking zone but this mostly ignored. The residents have to adhere to these restrictions, with cars parked on opposite side of the road but other members of the public just park and turn where they like. I can only see this issue being compounded if now access is to be given to construction vehicles.

I would like to request that some consideration be given to a more suitable access point to the new school perhaps to the north where an dedicated access route could be constructed that would not impact on nearby residents.

The proposed plans do address, to a degree, a proper drop-off area for seven cars, but there is seldom space for more than one car to pass up and down School Road let alone space for service vehicles, school buses and construction equipment.

I am concerned about the volume of traffic that requires access to the school via School Road.

Yours Truly



Gary Oulton