PLANNING APPLICATION REF. 17/00443/MSCM

DESCRIPTION OF DEVELOPMENT:

MATTERS SPECIFIED IN CONDITIONS APPLICATION RELEVANT TO THE

MATTERS CONTAINED IN CONDITION 1 (A) - (K) OF PLANNING

PERMISSION IN PRINCIPLE REF 13/01001/PPPM RESULTING IN A

DEVELOPMENT OF 236 RESIDENTIAL UNITS, COMMUNITY SHOP/FLAT

AND OPEN SPACE, INCLUDING COMMUNITY ORCHARD

AT

LAND 500M WEST OF FORFAR ACADEMY KIRRIEMUIR ROAD FORFAR

REPRESENTATIONS

RECEIVED

PLANNING & PLACE
KC .

62 Taylor Street FORFAR, DD8 3LP

19TH June, 2017

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

PLANNING APPLICATION REF 17/00443/MSCM

PROPOSED DEVELOPMENT AT LAND 500M WEST OF FORFAR ACADEMY, KIRRIEMUIR ROAD, FORFAR

Dear Sir,

We refer to the above application and list below our objections and concerns.

We object to the vehicular access on the southern edge of the development onto Taylor Street where at the moment there is a core path/pedestrian right of way. This would result in traffic exiting onto Taylor Street at a sharp bend and next to the access into Turfbeg Farmhouse, then onto Turfbeg Road which again has a sharp bend at the bottom of a steep hill. It would also encourage through traffic from the A926 Kirriemuir Road using it as a short cut into Forfar. The two vehicular access points into the development on the northern edge should be adequate for this development.

The plan also shows that the core path, which at the moment is a right of way, and well used primarily by pedestrians and cyclists will only be retained in the middle section of the development with access roads at each end of it. This could be dangerous for pedestrians/cyclists as they would need to negotiate the busy access roads at each end before reaching the path.

The plan shows the ground level of the site to be approx 3 metres below our ground level and we seek assurance that this will not affect the stability of our boundary walls. The proposed house to the rear of our property will be located approx. 11.4mtrs from our boundary and approx. 15 mtrs from our bedroom window. We also note that it will be south facing with windows from the lounge, kitchen and sunroom facing our property. This will impact greatly on the privacy we have at the moment.

We also seek assurances that, in the future, single storey houses will not be allowed to be extended to provide additional accommodation in the roof space.

Yours faithfully,

Mr & Mrs W Allcorn

Angus Council

Communities

Planning and Place

County Buildings

Market Street

Forfar

DD8 3LG

F.A.O Mr R. Kelly

13th July 2017

Dear Sir

Land 500M west from Academy Forfar 17/00443/MSCM and 17/00447/FULL

Please find enclosed our comments as agreed with the majority of members regarding the above applications from The Royal Burgh of Forfar and District Community Council. These are a result of members discussing at our general meeting after a presentation from Mr Mark Guild and public residents in attendance on the 22nd June, external consultation with some residents in Taylor Street area on the 26th June and a focus group of five members on 3rd July 2017.

Eleanor Feltham (Planning contact)

encs.

INKL)

RECEIVED

13 JUL 2017

PLANNING & PLACE COUNTY BUILDINGS

KC

LAND 500m FROM ACADEMY FORFAR – 236 HOUSE DEVELOPMENT FOR ELITE HOMES PLANNING APPLICATIONS 17/00443/MSCM AND 17/00447/FULL

Comments from The Royal Burgh of Forfar and District Community Council

Roads, traffic and paths.

- The two main exits on the A926 is accepted although concerns of increased volume of traffic given % of properties to be allocated 4 car spaces. A declaration of the total number of vehicle spaces within development would be helpful.
- 2. The proposed bus stops on the A926 would benefit from a pedestrian crossing given the increase in traffic.
- 3. The access proposed at Taylor Street has a few options:-
 - (a) close off completely with accessibility for emergency vehicles only;
 - (b) One-way vehicle entry traffic only with a combined use of pedestrian and a two way cycle path as detailed below.
- 4. The internal widths of all the roads within the development should be accessible to any service and emergency vehicles. 6 metre width should be provided throughout the development.
- 5. The footpaths (eastmost) at playpark and shop end do not have access to the playing fields therefore superfluous to the plans.
- 6. The internal south westmost road leading into the green area should not be accessed by farm vehicles as these can exceed normal vehicle widths and inappropriate for safety reasons in a residential development.
- 7. Existing farm traffic should continue to use the track between the site (southmost) and existing properties west of 64 Taylor Street.
- 8. No construction traffic should be permitted through Taylor Street.
- 9. Observation: The slip road off A926 to meet the A90 has a very small lead in to meet southward traffic and any additional volume may cause backed up traffic to A926 roundabout.
- 10. The southmost/east unit next to 38/40 Taylor Street if deleted from plan would enable pedestrian access from Taylor Street through to development and beyond to playpark/shop and A926.

Cycle route provision/core path

- 1. The existing core path does not provide full free or safe access from north to south, east to west or vice-versa. A proposal would be to provide cycle access from the (westmost) pedestrian access on the A926) turn left straight through the community orchard to meet the internal main road to the playpark area and shop.
- In addition, cyclists wishing to travel southward to Taylor Street and beyond, then mid -way of the
 community orchard, cyclists and pedestrians could turn right and travel southward down the core path
 community orchard towards Taylor Street exit.
- Internal road cycle/pedestrian crossings would be required. (westmost) at end of community orchard),
 (road at eastmost end of the community orchard across to playpark/shop ground) and internal road just off
 Taylor Street to meet community orchard.

All in accordance with any guidance from Cycling by Design 2010.

Playpark provision

1. There is provision for 1 playpark (eastmost) although additional provision for under 5's at the westmost location within the community orchard area would be beneficial.

Taylor Street existing roof extension limitations and ground works.

- Apparently, the properties in Taylor Street adjacent to the site boundary have a condition of no roof
 extensions placed on their properties. A suggestion to have a similar condition placed on the units
 along the boundary (southmost).
- 2. Residents at Taylor Street boundary are concerned for any substantial drop of ground works next to their properties. Ground levels should be the same on both sides of the existing boundary walls, fences etc.
- 3. The developer advised the rooflines would be lower and throughout the development until the lowest point of units next to A926. This would be aesthetically acceptable.

Educational facilities

This development will create additional pressures on primary and secondary education facilities. Angus
Council should be mindful to provide sufficient facilities, either existing or new during the proposed phased
development stages.

Flooding and SUDS (Sustainable Urban Drainage systems) and Inverted Retainer Basin

- 1. The proposed inverted SUD system basin should have some type of boundary barrier to deter children from accessing the area.
- 2. The Tayplan 2012-32 approved June 2012, Policy 2A requires flood risk areas and SUD developments to build in resistance to flooding. Given SEPA (Scottish Environmental Protection Agency) flood map shows around this area and west to Padanaram and beyond are in a high risk surface water area.
- Ditch maintenance around the A926/A90 area does not appear to be a priority with some infilled, blocked
 or diverted being examples of maintenance around this area. Angus Council should use their enforcement
 powers to ensure all ditches around Forfar Loch areas are maintained annually.
- 4. The outfall to the north of the site is apparently expected to spill into the north ditch and down towards Forfar Loch. Overflow from this area can run under the A90 and the piped excess water eventually runs into ditches in and around Padanaram to spread the risk. The existing communities around this area cannot absorb anymore pluvial flooding as already the ground at the Scottish Water plant gets flooded as well as external grounds to the north and southwards. Every precaution must be taken to prevent further spread damage to existing communities. Planting must be encouraged within the development to mitigate surface water run-offs from hard standing areas.
- 5. The developer stated in the original application 13/01001/PPPM that the area was not a Flood Risk therefore a Flood Risk Assessment would not be included at that stage, but hopefully this will now be a priority given local residents first hand knowledge of standing waters and flooding surrounding in and beyond this site.

Social housing

 Observation: The location of social housing being in one location is acceptable for management purposes although shared equity should be in same proximity as at a later date may be sold at 100% similar to other affordable housing in Angus area.

13/01001/PPPM

1. The above plan and 17/00443/MSCM do appear to have different boundaries namely the westmost proposed inverted basin area, south west of the site and south of site access extending into Taylor Street.

Additional comments:-

- Who is responsible for the long term maintenance of the privet hedge throughout the estate?
- Who will be responsible for the supply and maintenance of the play area and equipment?
- Angus Council should consider road planning issues at Brechin/Kirriemuir Road and Lochside/Craig O'Loch Road junctions.
- · Any insulation in the properties should be fire retardant.

END

Dated: 13th July 2017

Eleanor Feltham (Planning contact)

RECEIVED

15 Turfbeg Road Forfar DD8 3LT 10 July 2017

2 0 JUL 2017

PLANNING & PLACE COUNTY BUILDINGS

Dear Sir

I wish to lodge an objection to part of the plan that Guild homes have submitted for the development of houses and shop at Kirriemuir Road Forfar.

The plan shows an access road from this development to Turfbeg Road and therefore to the centre of town.

Since the new Forfar Academy has been built, I have to agree with Mr Guild's comment that the traffic on Craig O'Loch Road, Lochside Road and Turfbeg Road has decreased, but this is mainly because the buses are no longer using this route. There will also be a number of cars driven by parents who have decided to take the main road to the school gates, but that still leaves a high proportion of drivers who are still dropping pupils at the top gate so they can join their friends who are still walking along Craig O'Loch Road and past the old leisure centre to get to school.

This however is only between 8.30 and 9.00 in the morning and between 15.30 and 16.00 in the afternoon, but this is only 5 days per week and not at all during the school holidays.

The plan suggests 234 houses, many of which will have two or possibly three cars per household.

This would mean that between 234 and upwards of 500 extra vehicles could be using this route into and back from town not only at the same time of day as the school traffic but 7 days per week.

These roads were not designed to cope with this volume of traffic and allowing this vehicular access to proceed is an accident waiting to happen.

A pedestrian access only, is by far the best course of action to take to alter and progress these plans, and to ensure the safety of drivers and pedestrians alike.

Yours sincerely

Victor Edmonds

LeslieIA

From:

Sent:

23 June 2017 **18:0**5

To.

PLNProcessing

Subject: Planning Application Reference 17/00443/MSCM. Proposed Development of land

500m west of Forfar Academy, Kirriemuir Road, Forfar.

Dear Sir

I previously submitted a letter in which I cited a number of reasons for objecting to this development. These included: The aesthetic and general environmental impact for Forfar and its county town profile; Road safety implications for schoolchildren, pedestrians and road users given the increased traffic around the Turfbeg area - most particularly the hazardous corner at Turfbeg Road and the increased pressure for educational provision for additional incoming children, given the existing challenges for school and nursery placements in Forfar.

Whilst these and others remain, I wish to raise an additional concern.

Mr Guild has recently clarified that the boundary for the new development is to be directly adjacent to the properties along the north edge of the Lochbank Estate and Taylor Street. Thus, the existing route for the somewhat considerable and varied traffic which requires to access the fields at Turfbeg Farm to the west of the existing Lochbank Estate is proposed to become incorporated as part of the land for building residential properties. Farm traffic, which requires access at all times of the night and day -particularly at peak times of year, includes a variety of medium and large farm machinery and large vehicles and trucks with trailers and animal floats, etc. This traffic currently uses a roadway which runs from Turfbeg Road along the north boundary of the Lochbank estate into the farmland.

The plan proposes that, instead of the current roadway which provides direct and separate access to this farmland, that farm traffic and machinery will be routed through the new residential development. I understand there will also be a gate access from Kirriemuir Road but as this would add a considerable round trip along busy roads and is currently a seldom used access route to this farm, I would anticipate this would unlikely be used consistently.

I fail to understand why it may be deemed appropriate to route such traffic through a dedicated residential area comprised mainly of family homes. Surely the negative impact on families and road users in the proposed residential estate could potentially be significant. Such vehicles travelling through a residential estate raises concerns for the safety of children at play and for pedestrians and drivers using the roads within the estate. From experience of living adjacent to the current access road, I can only imagine that the noise created and farm debris deposited on the roads would surely be both hazardous and become a public nuisance in such a context.

In summary, I fail to understand why the existing farm access should not remain and the boundary for the proposed new development is considered to be more appropriately that marked by the existing fields behind the Lochbank estate. This would give a degree of separation between the boundaries of the two estates, offer a clear division between residential and agricultural contexts, increase safety and reduce noise nuisance and inconvenience to residents of the proposed development.

Yours faithfully Linda Lennon 16 Lochbank Gardens FORFAR DD8 3HG



Dear Sirs,

17/00443/MSCM | Matters Specified in Conditions Application relevant to the matters contained in Condition 1 a)-k) of Planning Permission in Principle Ref 13/01001/PPPM Resulting in a Development of 236 Residential Units, Community Shop/Flat and Open Space, including Community Orchard | Land 500M West Of Forfar Academy Kirriemuir Road Forfar; and

17/00447/FULL | Installation of Drainage Infrastructure and Engineering Works Associated with Matters Specified in Conditions Application 17/00443/MSCM for a Development of 236 Residential Units, Community Shop/Flat and Open Space, including Community Orchard.

I refer to the above two applications and wish to register an objection on behalf of Hermiston Securities.

Procedural Matters

The planning application reference 17/00443/MSCM cannot be registered as a 'Matters Specified in Conditions (MSC) Application' as the site boundary is larger than that granted planning permission in principle. Two significant changes to the boundary of the site were made by a revised site and location plan submitted on the 30th May 2017 – the red boundary line was extended to include part of Taylor Street and to include land fronting the Kirriemuir Road. By enlarging the site in this fashion, the application cannot be validated as a MSC application.

My understanding is that the Section 75 associated with the original application in principle has not yet been signed and as a result the above applications are premature.

Policy Considerations

A review of the submitted applications can only come to one conclusion – the proposals are contrary to the Development Plan and should, as a consequence, be refused. Any other decision would be an affront to the provisions of the adopted Local Development Plan.

The contexts for the determination of these proposals are the policies and proposals contained in the recently adopted Angus Local Development Plan (LDP). In particular:

- Policy DS1 Development Boundaries and Priorities;
- Policy DS3 Design Quality and Placemaking; and
- The provisions of housing proposal F3 Turfbeg.

Policy DS1 is quite clear in stating that:

"proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary."

The test set by this policy relevant to the above applications is - can the proposed Sustainable Urban Drainage System and proposed landscaping be accommodated within the allocated site as defined by the adopted LDP? The answer to this question is clearly yes and as a result the applications should be refused. Application reference 17/00447/FULL on the basis that the site is outwith the settlement boundary of Forfar and there is no public interest or other considerations that would justify a departure from the Development Plan. Application reference 17/00443/MSCM should be refused on the basis that it fails to provide a Sustainable Urban Drainage System (SUD's) and open space within land allocated as Housing Site F3 as defined by the adopted LDP. Furthermore by locating the SUD's and open space outwith land that benefits from planning permission in principle (reference: 13/01001/PPPM) the detailed application for the housing fails to fulfil the terms of that consent and in particular conditions 1 a), 1 f) and 1 h).

Policy DS3 seeks to ensure that:

"development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features."

The detailed proposals fail to meet the terms of this policy. The open space and landscaping is not integrated into the development but sits isolated from the proposed housing. Indeed, the proposed location of the play area is extremely isolated with a lack of housing overlooking the facility as recommended by the Scottish Governments advice as contained in the policy statement 'Designing Places'. The layout of the proposed housing is mundane and repetitive and does not add to the quality of the town of Forfar.

Proposal F3 – Turfbeg as presented in the adopted LDP is clear in defining the boundaries of the allocation (which are clearly breached by the above proposals) but is also clear on what is required to be delivered within the allocated site including:

"• the provision of open space and SuDS as necessary."

If it was the intention of the LDP to locate the open space and SUD's facility outwith the allocated site it would have identified this within the terms of the Turfbeg allocation. Considerable work, effort and public consultation has taken place in the preparation and ultimate adoption of the LDP. It is simply unacceptable to increase the site boundary by some 1.7 hectares, an addition of 10% over and above the allocated site. The proposal is an unjustified attack on the established town boundary of Forfar. To approve such a proposal would be to subvert the LDP process.

There is no justification to ignore the established town boundary. Application reference 17/00447/FULL is contrary to the Development Plan and should be refused. Therefore it follows that the application reference 17/00443/MSCM also fails the requirements of the Development Plan by not allocating sufficient open space within the allocated site and does not provide a self-contained drainage system. Therefore, it also fails to meet the terms of the original planning in principle consent.

Matters of Detail

The loop roads which run around the central park cannot be constructed to adoptable standards. This private drive serves a total of 33 houses with no provision for footpaths thereby raising severe concerns regarding the conflict between pedestrians (children) and traffic and in particular with bin lorries and other large delivery vehicles.

No attempt has been made to integrate the affordable housing with the remaining development resulting in a poor development. Similarly the proposed location of the play area is isolated with no supervision from neighbouring properties.

Regardless of where the SUDS pond is located (and this submission is clear that it should be within the allocated site as defined by the LDP) it is necessary to know where the outfall goes. If it is to the Forfar Loch there are potential archaeological and ecological issues that require to be addressed. In this regard it is of concern that the required archaeological investigation has not been carried out as required by condition 4 of the in principle application.

For the above reasons the application should be refused.

Yours faithfully,

James Lochhead

James Lochhead, Millhole Farmhouse, Murthly, Perthshire, PH1 4LG.
Tel.01738 710053.
Mob.0788 036 1877

Web. www.lochheadconsultancy.co.uk

Mr and Mrs D McLean

40 Taylor Street

Forfar

DD8 3LP

16th June 2017

Ref: Planning Application Ref 17/00443/MSCM

TLKW
RECEIVED

1 9 JUN 2017

PLANNING & PLACE
COUPTY SUILDINGS

KC

The Service Manager

Angus Council

Communities Planning and Place

County Buildings

Market Street

Forfar

DD8 3LG

Dear Sir/Madam

I refer to the above planning application concerning the proposed development on Land 500 m West of Forfar Academy, Kirriemuir Road, Forfar.

My concerns/objections relate to the proposed vehicular access road at the west end of Taylor Street.

1. Such an access would increase substantially the amount of traffic using Turfbeg Road/ North Loch Road. These roads having been designed to cope with the traffic from a development built some 40 years ago.

- 2. This proposed access has a potential of becoming a route from Kirriemuir Road and possibly the A90 into the west end of Forfar bringing with it yet further increased traffic flow placing pressure on existing junctions at Craig O Loch Road, Lochside Road, Queenswell Road and Castle Street thus having the effect of increasing danger at said junctions, many of which are used by children walking to and from Forfar Academy.
- 3. This proposed access could have safety implications for pedestrians and cyclists using the roads and footpaths within the existing Turfbeg Development and also the loch access road to the car park area at the north east end of Forfar Loch, which is not ideally placed even for the amount of traffic existing at the moment.
- 4. This proposed access would mean an increase in traffic flow into and from the proposed development meaning increased noise, a loss of privacy and therefor amenity for existing properties bordering said suggested access.

I hope you find the above points pertinent for consideration within any report prepared on this application, and would suggest that any vehicular access from proposed development be at least restricted or at best discarded.

Yours sincerely

David McLean

Mr and Mrs D McLean

RECEIVED

40 Taylor Street

27 JUL 2017

Forfar

PLANNING & PLACE COUNTY BUILDINGS

DD8 3LP

ILKW

21st July 2017

Ref: Planning Application Ref 17/00443/MSCM and 17/00555/FULL

The Service Manager

Angus Council

Communities Planning and Place

County Buildings

Market Street

Forfar

DD8 3LG

Dear Sir/Madam

I refer to the above planning application concerning the proposed development on Land 500 m West of Forfar Academy, Kirriemuir Road, Forfar.

My objections relate to the proposed vehicular access road at the west end of Taylor Street.

- 1. Such an access would increase substantially the amount of traffic using Turfbeg Road/ North Loch Road. These roads having been designed to cope with the traffic from a development built some 40 years ago.
- 2. This proposed access has a potential of becoming a route from Kirriemuir Road and possibly the A90 into the west end of Forfar bringing with it yet further increased

traffic flow placing pressure on existing junctions at Craig O Loch Road, Lochside Road, Queenswell Road and Castle Street thus having the effect of increasing danger at said junctions, many of which are used by children walking to and from Forfar Academy.

- 3. This proposed access could have safety implications for pedestrians and cyclists using the roads and footpaths within the existing Turfbeg Development and also the loch access road to the car park area at the north east end of Forfar Loch, which is not ideally placed even for the amount of traffic existing at the moment.
- 4. This proposed access would mean an increase in traffic flow into and from the proposed development meaning increased noise, a loss of privacy and therefor amenity for existing properties bordering said suggested access.

I object to the above proposed road on the grounds stated and suggest that the application be refused.

Yours sincerely

١

David McLean

Letter received from Alex & Jean Smith, 50 Taylor Street, Forfar, DD8 3LP, dated 16 June 2017, reads as follows:-

"Throughout the various stages of this plan for the Turfbeg Development we have welcomed and greatly appreciated Mr Guild's willingness to consult with each individual Taylor Street resident affected, so as to include their interests and address their concerns in his overall proposals.

As a result, he has informally assured each of us personally that

- (i) The proposed housing immediately adjacent to our properties would be single storey bungalows incorporating a roof type unsuitable for conversion into 1½ storey at any later date.
- (ii) There would be no later "change of plan" submissions for these adjacent properties contrary to these proposed house types.
- (iii) Landscaping planned for the whole site would result in these adjacent bungalows being lower in comparison to existing Taylor Street ground levels, so ensuring some degree of visual amenity and privacy is preserved for existing residents.

In the present plan, these undertakings appear to have been fulfilled. Press coverage has also reported on Mr Guild's intention to deliver on these commitments for specific bungalows in this location.

Given these personal assurances we would now request that these are acknowledged in the Final Planning Stage and are FORMALLY written in as a condition of the overall acceptance of the Plan.

Letter 17/00443/MSCM (Alex and Jean Smith)

64 Taylor Street Forfar DD8 3LP

19 June 2017

Service Manager Angus Council Communities Planning and Place County Buildings FORFAR DD8 3LG

E-mail – plnprocessing@angus.gov.uk

Dear Sir/Madam

Planning Application Reference: 17/00443/MSCM
Proposed Development at Land 500M West of Forfar Academy,
Kirriemuir Road, Forfar

In reply to the proposed development at Turfbeg we are strongly objecting on the following points:-

- 1. Building on farmland when other sites within the town are feasible eg old Guide Dog Centre, old factory in Strang Street to name two.
- 2. Entrance to development from Kirriemuir Road only. A through road would be used as a shortcut in and out of town via Turfbeg Road. Only a pedestrian walkway should be allowed. Construction vehicles should enter and exit at Kirriemuir Road. If the access to the new development is next to my house this will cause a lot more traffic and people using it as a more direct route to the Kirriemuir Road. This would cause more traffic on Turfbeg Road, noise and pollution.
- Planned landscaping at back of houses on Taylor Street, trees and shrubs will block out light and have impact on outlook. The visual appearance would change drastically.
- 4. Building designs should be restricted to be in contrast with the bungalows on Taylor Street. No change of design every week ending up like the ones West of the farmhouse which look out of place to the rest. The houses on Taylor Street are all bungalows with low peaked roofs I do not want the new houses (directly in front of me) to be anything other than a bungalow type or to have high peaked roofs as this then gives the new residents the room to extend upwards impacting on my privacy.

- 5. Impact on schools most primary schools are already at maximum capacity and some are over. If excess building continues the new Academy will eventually end up overcrowded.
- 6. I believe the builders are to be digging 10 foot down for drainage and buildings purpose this will have an effect on all of the street's boundary walls/dykes making them unsafe and unsteady.
- 7. I see from the drawing that a pathway is to be made as a direct route from the new scheme to the Academy. This will bring its own problems with children littering, noise and vandalism.
- 8. In the Forfar area there has been a number of new build developments. Why do we need another 230 putting more strain on public services? In the midst of current cutbacks can the Council afford the extra cost of supplying these services?

Yours faithfully

Mr A Taylor

LeslieIA

From: PLANNING

Sent: 20 June 2017 09:59 **To:** PLNProcessing

Subject: FW: Planning application 17/00443/MSCM - Land 500m West of Forfar Academy

Campus

Sent: 19 June 2017 20:57

To: PLANNING

Subject: Planning application 17/00443/MSCM - Land 500m West of Forfar Academy Campus

Dear Sir/Madam

In relation to the above and having reviewed plans and supporting documents, we would now like to outline our objections as follows:

- 1) We object to proposed house designs in terms of the roof pitch and possible option for future development of attic floor/area regarding the houses planned for along the Taylor Street boundary. We have concerns that the proposed houses will be designed and built to accommodate additional alterations and thus allowing for possible storey and a half and/or two storey design conversion. We feel that it should be a written condition of the planning approval/final planning stages of this development that these houses are designed and built in such a way as to retain them as single storey dwellings only. Any additional storey poses overlooking and privacy concerns, and concerns regarding the visual impact for Taylor Street. Our preference would be for a reduction in the degree of proposed roof pitch on the design of the houses planned in this part of the development.
- 2) We object to there being an access road to and from the development eg from Turfbeg Road/Taylor Street particularly given there appears to be plans for 2 access roads from Kirriemuir Road. Concerns relate to impact on traffic movement, as there are existing concerns regarding the speed and volume of traffic on Turfbeg Road and Taylor Street. To create a junction here, we feel would increase traffic and cause greater road safety issues/concerns. We also object to there being through-road access to/from Kirriemuir Road through the development to Turfbeg Road/Taylor Street for similar reasons. [We understand that the recently developed Gowanbank site does not allow through-road access to/from Montrose Road to Old Brechin Road and we would highlight our preferences that similar is replicated in this development to reduce traffic flow].
- 3) Of concern is that there appears to be plans for a footpath to/from the development to the Forfar Community Campus, is this the case?
- 4) We object to the proposed distance from boundary to face of house given the back gardens will face onto the back gardens of Taylor Street houses for reasons of overlooking and privacy issues. Proposed distance we feel is insufficient given that there has been the removal of a previously proposed screen belt area, an increased distance from boundary to face of house would provide greater privacy and reduce overlooking of existing Taylor Street residents.

Mr and Mrs G Wood Residents, Taylor Street, Forfar