

PLANNING APPLICATION REF. 17/00592/FULL

**DESCRIPTION OF DEVELOPMENT:
ERECTION OF NEW 3 BED HOUSE INCORPORATING THE OLD JOINERY
STONE BUILDING AND SEPARATE NEW BUILD GARAGE**

AT

LAND OPPOSITE PATHHEAD COTTAGES PANMURE CARNOUSTIE

REPRESENTATIONS

Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Case Officer: James Wright

Customer Details

Name: Mr William Brown

Address: 53. Forthill road Broughty Ferry

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to a house being built upon a long established piece of woodland. I am saddened to see the developments taking place within Panmure Estate, a place I have enjoyed visiting and walking in for many years.

Pathhead Cottage East
Panmure
Carnoustie
DD76LW
3.8.17

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

RECEIVED

- 8 AUG 2017

PLANNING & PLACE
COUNTY BUILDINGS

PROPOSED DEVELOPMENT OF LAND OPPOSITE PATHHEAD COTTAGES PANMURE CARNOUSTIE
PLANNING REFERENCE 17/00592/FULL

We write to object to the above proposed development.

Impact on adjacent property and the local area: The development proposals, which are not compatible with the one storey semi-detached cottages adjacent to it, would have a significant adverse effect on the character and amenity value of our home which is directly across from the proposed development. We have been residents on the estate for 15 years and this building, which the applicant refers to as a workshop, was never a workshop but actually a tractor shed which remains empty and unused.

Noise, nuisance and smell: The plan does not show where the septic tank/soakaway will be sited. The cesspool for the Starforth houses, serving only 4 homes abutting the proposed development site, causes a terrible stench in warm days and we have to keep our windows closed. Another septic tank would add to this nuisance. Please note that it is a cesspool that serves the Starforth houses and not a septic tank.

No proposed drainage is shown on the plan. *"Boundary treatment will be agreed in writing with the planning authority in accordance with any condition of any planning permission"*. Despite this we note that on the Application for Planning Permission page 4 it is stated *"Are you proposing to connect to the public drainage network (eg. to an existing sewer)? X Yes - connecting to public drainage network."* There is no public drainage network on Panmure Estate.

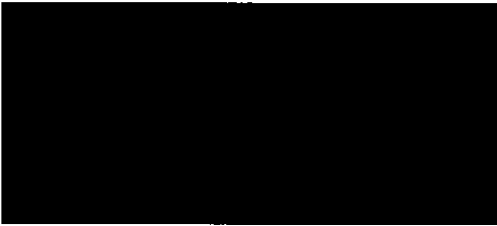
Drainage is a long standing problem on Panmure Estate. An additional septic tank/soakaway will exacerbate this problem. The surface water disposal is a continuous problem and is on record with Angus Council planning and building control.

Visual appearance and compatibility: The proposed development is completely out of proportion to the existing building and threatens the local landscape character and identity. The style of house is unacceptable and is not fit for place. The proposed development does not fit in with the characteristics of Panmure Estate in terms of scale, design and external finishing materials. There are only two semi-detached one storey cottages in the immediate vicinity and the proposed development is completely dissimilar to these homes. Beech hedge and existing trees and bushes in this area are an oasis for the wildlife displaced by the recent felling of trees to the east by Angus Estates and the felling of trees in the Starforth area. This goes against policy PR7 *Trees on development sites*.

Creation of a precedent for more of the same: I accept that planning permission was approved for 4 houses on the site of the Sawmill but these houses are not visible from the main thoroughfare on the Panmure Estate whereas this proposed development will stand out like a sore thumb. If this proposed development is permitted it will give the green light for more of these completely out of character houses being built on the remaining land around it.

Hence we submit our objection.

Colin and Lynn Elder



Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Case Officer: James Wright

Customer Details

Name: Mrs Laura Fermor

Address: Bankhead Spittalfield PERTH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area which this application refers to is described as waste ground. However, this land was previously planted with mature woodland, which has been felled.

It is my understanding that any woodland felled, must be re planted, but this has not been carried out in this area by the landowner.

Allowing this application to proceed, rather than having the woodland re planted, would have a significant negative impact on the local biodiversity of wildlife species present. In particular, the previous van garage on this site is home to a species of bat, which makes any development of this site unethical.

It would also hinder the communications speed of existing householders on the Panmure Estate, and place added strain on the existing single track road, much of which is already in a state of disrepair.

Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Case Officer: James Wright

Customer Details

Name: Mr George Ferrier

Address: 11 Burnhaven Gardens Broughty Ferry, Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have visited Panmure Estate on many occasions to walk my dog. I've been disappointed to see the trees being removed but am even more disappointed to see that houses may be built on the once wooded areas. I think this building should not be allowed as before you know it Panmure Estate will become Panmure Housing Estate! I'm also a wildlife supporter and it really worries me to think we will needlessly be losing our natural environment.

Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Case Officer: James Wright

Customer Details

Name: Mr Stephen McGregor

Address: West Service Lodge Panmure Estate Nr Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While measures have been taken to amend a number of issues with the previous (withdrawn) design, The new design is still not in keeping with the style and size of other single story properties along the same road, or sympathetic to the natural surrounding woodland. The forestry plot was thinned of trees recently and replanted so it is not "rough ground" as described in the application. While efforts have been made to reduce the impact of a second story so close to the roadside, they won't reduce the overall effect of the building which would be significantly out of scale with the single story cottages opposite. It would still be imposing. We note from the architect's website that the new large-scale homes around the corner on the former sawmill site are used as examples of other properties in the area, but it should be noted that these houses stand well back, away from the road and are masked almost completely by surrounding forest. Had that not been the case, we suspect they would not have been permitted since their design does not reflect the character or scale of other, longstanding property in the area either. We note that examples of these older, smaller homes were absent from the same page. It is our understanding that by utilising the current, tiny structure present on the site already, the chances of receiving planning permission are increased but the size of the proposed building is overwhelmingly out of proportion with this structure. The footprint of the house will be huge in comparison to the existing building (now a planned garage). Panmure Estate is an area of unique beauty and historical importance and further development would only serve to degrade the quiet, natural and historical integrity of the area. Finally, broadband service through overburdened dated copper wiring is exceptionally poor (under 1 Mbps) and (despite local pressure) there are no plans to upgrade in the foreseeable future. Existing residents will experience further loss of service.

Objections to the application to build a house in the woodland opposite Pathhead cottages on Panmure Estate ref:17/00592/FULL

- The proposed site is not a brownfield site and it is not surrounded by rough ground as indicated in the supporting drawings. It was, and should be regarded for the purposes of this application, established woodland, which is currently in a temporary felled state by virtue of a felling licence and agreement by the forestry commission that the felled woodland be replanted. It seems contradictory to this agreement to allow building of a dwelling house on greenfield woodland.
- The style of the plans are at odds with the style of other established properties in the estate and the estate as a whole
- Services within the estate are struggling to cope with the current load. This applies to:
 - Internet.
 - Currently significantly below government standards (either old standard of 2Mbps or new Digital Economy Bill of 10Mbps).
 - Typical household performance in the West side of the Estate is an unreliable 1.3Mbps with no current infrastructure plans to rectify this.
 - Current performance is not adequate for
 - working from home including video calling, VPN, minimal data download. Detrimental to flexible working practises available to others outwith the estate in the locality.
 - educational online activity. Participation in the education of our children as they progress through a modern local schooling which embraces and requires an online presence is already impacted.
 - Further dwelling houses will increase the contention on the existing copper cable to the detriment of an already substandard service for existing residents both in terms of existing substandard performance and reliability.
 - An agreed plan supported by the council to rectify the existing inadequate internet performance in the estate is required prior to agreeing any added weight on the lines from additional household connections.
 - Drainage. Currently liable to flooding focussed primarily on the exact site of the proposed development, and to the detriment of the properties directly opposite
 - Sewage. Currently substandard and will be detrimentally affected by the proposed development
 - Roads. Currently shared maintenance. Quality of surface suffered significantly by heavy traffic from the ongoing sawmill developments. Will be significantly adversely affected by a new development on the main access road.
 - Refuse Collection is already strained for access through this side of the estate and will be severely impacted by this development both during construction and following its completion.
- Acceptance of this application would set a precedent for other applications on similar land currently being sold on the open market within the estate which would exacerbate all above noted impacts of this application.

We therefore object to the above application on the grounds that it will offer no positive effect on the existing estate, environment or residents of the estate and will detrimentally affect our services and quality of life in a significant manner.

Iain & Maggie McKendry and family

Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Case Officer: James Wright

Customer Details

Name: Mrs Maggie McKendry

Address: Balhill House Carnoustie

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: We feel that the proposed planning application will have an adverse effect to the estate infrastructure and environment.

The single track road serving all houses on the east side of the estate was not intended to serve the increase to traffic that we have already seen by the new development on the sawmill site (2 additional houses and 2 served plots with planning permission). In addition (as mentioned in other comments) the current situation with the broadband serving the estate is a sorry tale (0-1.5mbp) and would be further impacted by the addition of yet another property (bearing in mind there are two served plots which are yet to be built on that have planning permission).

We also feel the proposed building is not in keeping with the surround environment of them Estate. There was a comment in the application about connecting to an existing sewer, of which there is none on the estate, so where would they intend on putting their septic tank and soakaway. Also the drainage within that middle section of what used to be established forest (cut down with no permit by the landowner in 2014) is dreadful, there are watercourses which run through the area and in heavy rain overflow onto the road and down towards the sawmill houses. This will be further affected by any building on that land.

WrightJ

From: McFarlane, Neil <neil.mcfarlane@forestry.gsi.gov.uk>
Sent: 06 November 2017 12:14
To: WrightJ
Subject: FW: 17/00592/FULL
Attachments: FCS approval 17-00592-FULL.PDF

Dear James,

Please see attached letter (& email below)

The trees to be planted will be planting in the blue bordered area rather than the red outlined areas.

Regards

Neil

Neil McFarlane
Woodland Officer
Perth & Argyll Conservancy
Forestry Commission Scotland

Tel: 0300 067 6005
Direct Line: 0300 067 6081



From: McFarlane, Neil
Sent: 08 September 2017 16:07
To: robertss@angus.gov.uk
Cc: wattlotk@gmail.com
Subject: RE: 17/00592/FULL

Dear Stewart,

Please find attached letter to remove our conditional objection for the above planning application.

Your sincerely

Neil



Perth & Argyll Conservancy

Upper Battleby
Redgorton
Perth, PH1 3EN

BY EMAIL

Stewart Roberts
Angus Council
County Buildings
Forfar
ANGUS
DD8 3LG

Tel: 0300 067 6005
panda.cons@forestry.gsi.gov.uk

Conservator
Cameron Maxwell

Your Ref: 17/00592/FULL

Date: 8th September 2017

Dear Stewart,

Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Following on from my letter dated 3rd August 2017, I have now met with Mr. & Mrs. Watt.

We have come to an agreement that they shall plant 420 trees within their plot, which is the equivalent to the number of trees that were required to be planted as a condition of the felling licence CB314939 for the area of land they now own.

As such we are happy to remove our conditional objection for the above planning application.

Yours sincerely,



Neil M^cFarlane
Woodland Officer
neil.mcfarlane@forestry.gsi.gov.uk

cc Mr & Mrs Watt



Perth & Argyll Conservancy

Upper Battleby
Redgorton
Perth, PH1 3EN

BY EMAIL

Stewart Roberts
Angus Council
County Buildings
Forfar
ANGUS
DD8 3LG

Tel: 0300 067 6005
panda.cons@forestry.gsi.gov.uk

Conservator
Cameron Maxwell

Your Ref: 17/00592/FULL

Date: 3rd August 2017

Dear Stewart,

Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage.

Forestry Commission Scotland (FCS) serves as the forestry directorate of the Scottish Government. Our mission is to protect and expand Scotland's forests and woodlands and increase their value to society and the environment.

The main issue of concern to FCS is the loss of woodland cover that will occur as a result of this development.

Although there are no significant trees currently on the site, our records show that a conditional felling licence (Ref: CB314939) was approved on 20th November 2013 to fell trees on this ground. An obligation of this felling licence was to replant the area with trees & maintain them for 10 year, or with agreement from ourselves to replant a suitable alternative site.

We have **no objection** to this planning application, as long as the following condition can be attached to the consent.

1. Suitable compensatory planting (to offset for the permanent Woodland Loss due to this proposal) will be agreed with the Forestry Commission Scotland (Perth & Argyll Conservancy) together with Angus Council prior to any works starting.

If this condition will not be applied, then please consider this representation as an **objection**. Please also note the advice provided below.

Forestry and Woodlands -Background to the Control Of Woodland Removal Policy

Internationally there is now a strong presumption against deforestation (which accounts for 18% of the world's greenhouse gas emissions). Reflecting this, Scottish Ministers have now approved a policy on Control of Woodland Removal published at <http://www.forestry.gov.uk/forestry/infd-7hyhwe> (refer Scottish Planning Policy paragraph 148) which seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. In some cases, including those associated with development, a proposal for compensatory planting may form part of this balance.

The criteria for determining the acceptability of woodland removal and further information on the implementation of the policy is explained in the Control of Woodland Removal Policy. These should be taken into account when preparing the development plans for this planning proposal. The applicant should also be aware of the *National Planning Framework 2* (published at <http://www.scotland.gov.uk/Publications/2008/12/12093953/0>) and specifically paragraph 93 which reiterates Scottish Government determination to decrease the loss of existing woodland and aspiration for further expansion.

Due to the above reason the Scottish Government's Policy on Control of Woodland Removal is relevant and we ask that appropriate compensatory planting is agreed with ourselves prior to any development being approved / commencing.

Yours sincerely,



Neil M Farlane

Woodland Officer

neil.mcfarlane@forestry.gsi.gov.uk

LeslieIA

From: WrightJ
Sent: 31 October 2017 08:49
To: LeslieIA
Subject: FW: objection
Attachments: Objections to the application to build a house in the woodland opposite Pathhead cottages on Panmure Estate.docx

Sent: 31 October 2017 08:05

To: WrightJ

Subject: objection

Dear James,

I have attached a final objection to application 17/00592/FULL.

regards

Morag and John Stewart

Objections to the application to build a house in the woodland opposite Pathhead cottages on Panmure Estate

ref:17/00592/FULL

- The proposed site is an established woodland, recently felled and only partly replanted by the land owner to facilitate the sale and development of his land. This was in direct contravention of the terms of the land owner's felling licence.
- At least 90% of this build will be on a greenfield site, with only a very small part of the building utilising the existing van garage, which was never a dwelling. This gives the application the appearance of complying with planning guidelines which encourage development of brownfield sites.
- The ground designated "rough ground" in the plans has been woodland for more than 40 years.
- The proposed dwelling is completely at odds with the traditional sandstone built cottages of the main part of the estate. It will adversely and permanently change the character of the main drive.
- There is a possibility that this build will create a gap site which will lead to further planning applications and permanent loss of more of the woodland habitat.
- If this application is approved it will create a precedent for building on woodland on either side of the proposed development. This is currently up for sale and has attracted at least five interested parties who have approached Angus council to enquire about building on this land.
- The proposed dwelling will be surrounded by growing trees which will mature and block light to the building.
- The road to the rear of the proposed site is a secondary access to the Starforth cottages and is used by the refuse and recycling lorries which serve these cottages. There is the potential for the applicant to fence off part of the road which they own, hence causing great disruption and inconvenience to the Starforth householders and Angus council services.
- The main drive is already in a very bad state of repair; further heavy vehicles will cause further, significant degradation of the road.

- The main drive is a single-track road with no passing places. The circle beside the van garage has been used for this purpose for years. Further residential traffic will force more vehicles onto private driveways or onto the grass verges which, in places, lie close to deep water filled ditches.
- Erecting a dwelling, which cuts a woodland in half, will threaten existing ecosystems and negatively impact on the bird and wildlife communities that currently thrive in this environment.
- Internet service is already very poor, with speeds of less than 1 Mbps. Engineers have advised that more users could render the service unusable for existing householders.

We urge you to refuse this application on the grounds that the only gain will be to the applicants, whereas the existing householders and local environment will be significantly, adversely affected. According to planning guidelines, building on greenfield sites should only be done if there is significant gain to the wider community. This is not the case here.

Morag and John Stewart

LeslieA

From: WrightJ
Sent: 23 October 2017 12:03
To: LeslieA
Subject: FW: Panmure Estate

Sent: 23 October 2017 11:59
To: WrightJ
Subject: Panmure Estate

Dear James,

Regarding our conversation last week, I had the feeling I slightly misled you regarding the planting of the 420 trees. It seemed to me that I gave you the idea that this was the only thing that I may object to and that once that was resolved I would withdraw my objection.

Unfortunately that is not the case and in fact the more I look into the planning procedures I have become even more puzzled as to how this particular application has progressed this far.

It is my understanding that basing a development on an existing building is mainly done to facilitate use of an existing brownfield site. An admirable plan, but one that does not fit this application for the simple reason that 90% of this proposed building would be on woodland and not on the said brownfield site which is actually a small lay-by. This seems to me to be an attempt by the proposer to use planning regulations to achieve permission to build, almost entirely, on a greenfield site.

I am also concerned that at least five approaches to the planning department have been made regarding the possibility of building on either side of this plot. Given this level of interest in acquiring cheap sites on which to build I am now quite concerned about whether or not a gap site would be created and would therefore ask for a full description of the criteria which would need to be met for any site to be deemed a gap site.

I would also like to know exactly what constitutes a greenfield site and the councils policy on building on same.

Thank you in advance

Morag Stewart

LeslieIA

From: PLANNING
Sent: 04 August 2017 13:08
To: PLNProcessing
Subject: FW: Objection re 17/00592/FULL

Sent: 04 August 2017 13:01
To: PLANNING
Subject: Objection re 17/00592/FULL

As a Panmure Estate resident since 1974, I object to this application as the site is on woodland that has been established for well over 40 years.

The "rough ground" named on the plan is ground that has been left unplanted during the replanting of the rest of this woodland after clearfelling.

This is contrary to regulations which require full replanting of the entire area of felled woodland.

This description is completely misleading and quite wrong; it is not rough ground it is woodland.

Reference has been made to similar new builds in the sawmill yard. It was a brownfield site and is separated from the other estate cottages by thick forest. Plots with planning permission in place are still available there. There is no need to destroy established woodland in order to live on the estate.

This particular application will dwarf the existing cottages at Pathhead, and bring nothing to the estate but disruption and further damage to fragile infrastructure.

It would also detract from the unique character of the estate, being at odds with the traditional stone built estate cottages and not sympathetic to its woodland setting.

If built, this house will eventually be shaded by the growing trees of the remaining surrounding forest; this site is totally unsuitable for a dwelling house which requires light. Felling more trees to accommodate this is not tenable.

The single track road has already been damaged by heavy vehicles driving to the sawmill yard. It is not maintained by the council or the landowner.

There are no passing places - vehicles must pull onto overgrown verges, some of which lie alongside water filled ditches. The level of traffic has increased substantially; more residents will greatly exacerbate this problem.

Broadband speed is ≈ 0.8 ; engineers state that it cannot support more users. I personally require sufficient speed to complete my final year of an online honours degree with the OU. More internet users will severely damage my prospects of completing this and cause difficulties with normal internet usage, such as online banking and form filling, to all residents.

The estate has recently lost forest on a large scale due to wind damage and felling - and replanting takes time. Remaining woodland must be protected as its loss will impact on established ecosystems and wildlife on the estate.

A barn owl box is sited at the edge of this site as barn owls frequent this woodland. Any building works here will hugely impact on the resident wildlife which include red squirrels, deer, hedgehogs, amphibians and many species of nesting birds.

Allowing this development will set a precedent for building on established woodland on Panmure Estate. I urge you to preserve this woodland site which should have been wholly replanted and refuse the application.

Morag Stewart
Starforth East
Panmure Estate
Carnoustie
Angus
DD7 6LW

LeslieIA

From: PLANNING
Sent: 04 August 2017 13:20
To: PLNProcessing
Subject: FW: REF 17/00592/FULL

Sent: 04 August 2017 13:19
To: PLANNING
Subject: REF 17/00592/FULL

I write to object to the proposed development, reference number 17/00592/Full, on a plot in Panmure Estate.

I grew up on Panmure Estate and am aware that the site on which this development is planned is an established woodland area, home to a diversity of wildlife including barn owls, deer and protected red squirrels. Not, as stated in the application, 'rough ground'. I understand that the Forestry Commission states that when woodland areas are felled, they must be replanted. The area referred to as 'rough ground' in the application has not been replanted to comply with these regulations.

Furthermore, access to this site is not suitable as it is supplied by a single track road, which is not maintained by the Council or by the Landowner. As such it is already in a state of disrepair following the building works which have taken place in the Old sawmill yard. There are no passing places and the verges are overgrown and, in places, close to water logged ditches. Any further traffic within the estate will only add to this problem. The road situation also poses a risk to residents beyond this site as with no area to park, delivery and works vehicles may block emergency service access to other residences.

I feel strongly that approving this application will only set a precedent for further applications within what is a historical and ecologically diverse area and will detract from the unique stone work which gives Panmure it's charm.

I sincerely hope that this application will be rejected and the established woodland area protected.

Regards,

Mairi Stewart

LeslieIA

From: PLANNING
Sent: 04 August 2017 13:07
To: PLNProcessing
Subject: FW: objection re 17/00592/FULL

Sent: 04 August 2017 12:39
To: PLANNING
Subject: objection re 17/00592/FULL

I am objecting to the proposed development on Panmure Estate as building on established woodland in a very quiet area served by a single track road which is already showing signs of congestion is ill advised.

I was born and brought up on the estate, my father was estate joiner, and the woodland referred to in the plan as rough ground has always been woodland. I believe the area concerned has not been planted fully since it was cleared 4 or 5 years ago. It was mostly replanted 2 to 3 years ago but this plot in the centre of the woodland was left unplanted. It is not and never has been rough ground.

With new houses at the sawmill yard, the road has already been badly damaged by heavy vehicles. Any new builds will add to that damage. These single track roads are not maintained by the council or the landowner. There are already difficulties with the increased traffic as there are no passing places. The verges are overgrown and some lie very close to ditches full of water. The roads here are not fit to cater for the extra traffic associated with a 3 bedroomed house.

Approving this application for a house on what is established woodland sets a precedent for other applications. Panmure Estate should be preserved as it is. It has seen much destruction of its woodland in recent years due to age and felling and is in danger of losing its unique character. Plots are available in the sawmill yard for modern large houses such as this proposed one. Using established woodland is too high a price for personal choice.

Please protect this woodland which is home to red squirrels and deer and many birds.
Please refuse this unsuitable application which will dwarf the traditional cottages which lie in its shadow.

Peter Stewart
Starforth East
Panmure Estate
Carnoustie
DD7 6lw

LeslieIA

From: PLANNING
Sent: 04 August 2017 12:02
To: PLNProcessing
Subject: FW: objection re 17/00592/FULL

Sent: 04 August 2017 12:00
To: PLANNING
Subject: objection re 17/00592/FULL

I have lived on Panmure Estate since 1974. I was the estate joiner until 2002 when the estate was sold. I now own a property adjoining the woodland containing the site of the proposed development.

I object on the grounds that the building is not in keeping with its surroundings; both cottages and woodland.

I am familiar with zinc roofs in other locations. This one will negatively stand out against the traditional slate roofed cottages opposite.

The plan refers to use of the public drainage system. There is no such system on the estate. Yet another septic tank will have to be installed. The drainage through the woodland has not been maintained, this causes flooding across the road and impacts the sawmill yard properties. This development will exacerbate this problem.

The plan refers to rough ground. This was replanted woodland before 1974 and has been woodland ever since. This area was deliberately left unplanted after replanting of the woodland, 2 to 3 years ago, after the last clearfell. It should have been maintained as woodland.

If built this house will be shaded completely as the surrounding trees mature. Houses should not be situated where natural light will be restricted in the near future.

Reference has been made to the large houses in the sawmill yard to support the application. They were built on a brownfield site, visually hidden from the rest of the estate by thick forest. No mention was made of the traditional stonebuilt slate roofed cottages which give the estate its character.

The original joiners shed should be incorporated into the new build, in keeping with guidelines. Instead it will be effectively swallowed up by the overlarge building.

Broadband speed is around 0.8, engineers have told me that further users will render it virtually unuseable.

I am concerned that approving this application will set a dangerous precedent allowing further development on established woodland and destroying the unique character of the Panmure Estate.

John Stewart

LeslieA

From: DownieKM on behalf of PLANNING
Sent: 25 August 2017 12:35
To: PLNProcessing
Subject: FW: re 17/00592/FULL

[REDACTED]
Sent: 24 August 2017 21:02
To: PLANNING
Subject: re 17/00592/FULL

I wish to object to the proposed development on established woodland on Panmure Estate. My father was the joiner on the estate and I was born and brought up there and with my siblings explored the woodlands surrounding our home. My parents now live adjacent to the proposed woodland site.

I am a biology teacher with an honours degree in evolutionary and environmental biology and have both an interest in and detailed knowledge of wild plants and ecosystems such as the one on the proposed site.

The land designated "rough ground" and more recently "past woodland" which has been described as overgrown and rather neglected by the proposers has always been woodland and since its last clear fell has been only partially replanted. I believe it is a condition of the felling licence that the entire site be fully replanted and to describe land incorrectly in this way is just not good enough.

When woodland has been felled and replanted by young trees there is a normal period of regeneration where woodland plants and bushes take advantage of the light, before the new trees take over. This is a normal part of the life cycle of woodland and should not be considered as neglected.

It is strange that in an effort to establish a woodland, one should seek to destroy an established woodland site and to erect a large house and a separate garage in its place.

This site already has a thriving bird and wildlife community; erection of a dwelling on this quiet, undisturbed woodland site will negatively impact on these existing ecosystems.

It would be tragic if this application were to be approved as this would surely see a plethora of other unsuitable applications which would prove damaging to the infrastructure, character and unique nature of Panmuree Estate. With 2 plots still to be built on at the sawmill yard, the single track road will undoubtedly suffer further degradation (it is not at all maintained at the moment along with the ditches, verges etc), to the lasting detriment of existing householders.

I sincerely believe there is no place for further development on Panmure Estate. It is effectively "full up". Allowing development on a woodland site is setting a precedent which could see even more of our precious woodland lost at a time when climate change demands that more trees are planted, not less.

Yours sincerely

John Stewart

5 Seafield Court

Buckie

Pathhead Cottage West
Panmure Estate
Carnoustie
Angus
DD7 6LW

14KW
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31 JUL 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC -

31st July 2017

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

Planning Application Reference: 17/00592/FULL

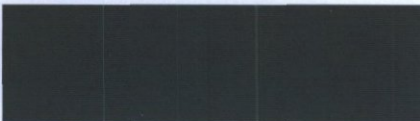
Dear Sir,

Please find my objection to the proposed development at land opposite Pathhead Cottages,
Panmure, Carnoustie in the enclosed document.

Yours sincerely,



Gordon Tosh



Objection to Planning Application: 17/00592/FULL

Contents

1. Impact on adjacent property
2. Planning and Design Statement
3. Planning Application
4. Structural Survey
5. Road safety and Access
6. Woodland
7. Tree Survey
8. Creation of a Precedent for more of the same
9. Conclusion

1. Impact on Adjacent Property

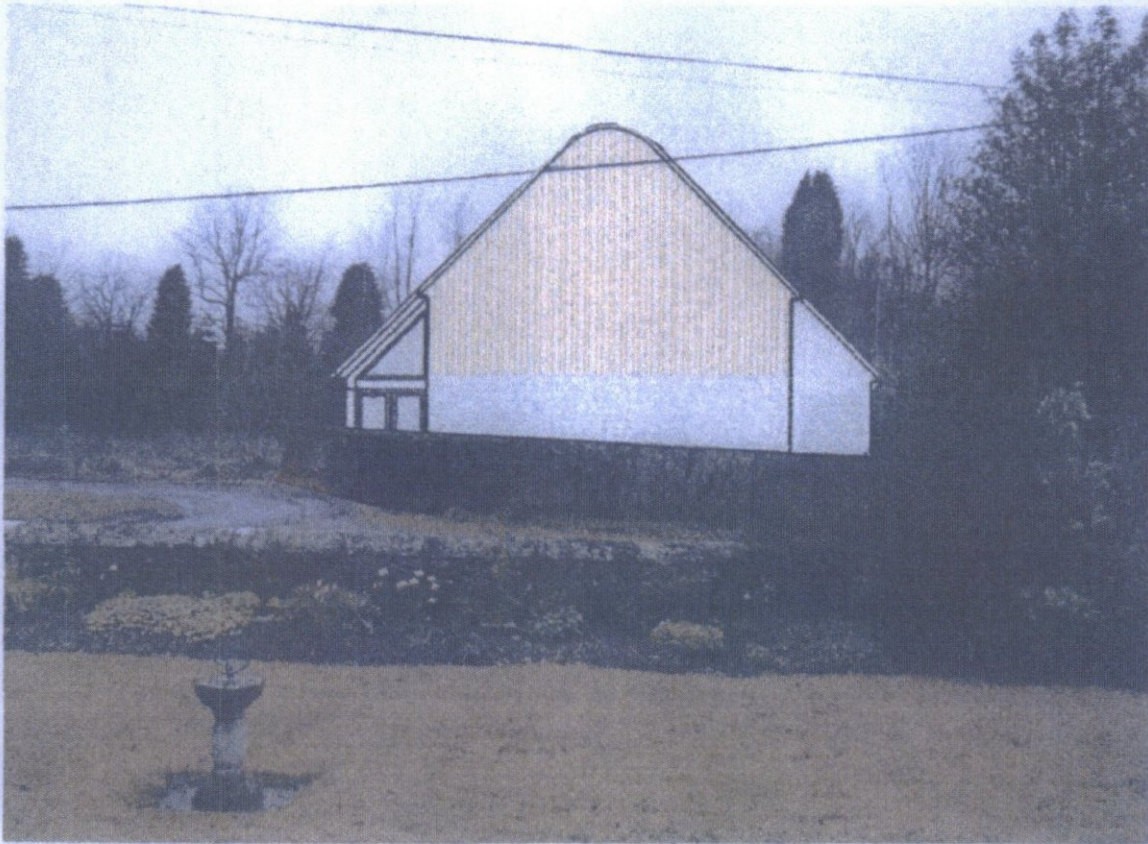
The impact on Pathhead cottages will be as both noise levels and visual amenity. In a quiet area like Panmure, any additional residents or traffic become immediately apparent, especially when the house and driveway are so close to the existing dwellings. Residents and visitors to the proposed development will arrive by car creating noise pollution, and at night, light pollution.

Visually the proposed development is considerably higher than the existing stone shed as can be seen in the before and proposed pictures below;

Before (Fig 1)



Proposed (Fig 2)



This image was taken from the proposed plans and shows the height of the new build as can be seen when you scale against the power cable and trees. The visual impact from Pathhead Cottage West is huge. Looking out every day at a gable end where once there was woodland will have a detrimental effect on the quality of life of the occupants of Pathhead Cottage West. This impact is made worse by the fact that the ground the stone shed is built on is already higher than the ground level of Pathhead Cottages.

2. Planning and Design Statement

The planning and design statement provided by Garry Adam Architect is clearly promoting his vision of a house he feels is suitable for this particular location. Any architect would want their own stamp on their design, but opinion as to whether that design fits in with the environment is very much his own. Having lived here for almost 15 years I can state that his design is not compatible with the surrounding area.

The houses in Panmure Estate are of traditional style, are stone built and have slate roofs. There are no houses on Panmure Estate with wood cladding or zinc roofing. This proposed development is certainly not in keeping with the area and is unlikely to age as gracefully as the existing 136 year old buildings.

Mr Adam states that the design retains existing elements of the existing building. My understanding of the previous planning applications is that the council have requested the existing building is retained. From what I can see in the drawings the existing building will disappear into the lines of the new build. The stone shed will effectively no longer exist.

The massing of the building as can be seen from Figure 2 is not as sympathetic to the surroundings and to the neighbours as Mr Adam suggests. From my point of view it will dwarf the Pathhead Cottages and is therefore not in keeping with the character of the area.

Mr Adam has shown pictures of 2 new build properties built on the old sawmill site. The original design concept proposed for these **brownfield** plots was for traditionally styled houses to fit in with the environment and character of Panmure estate. However, the two new build properties are very different from the original concept but are shielded by extensive woodland and not seen as you drive into or through the estate. The sawmill plots have a decent amount of spacing between them allowing for these larger houses. The Old Joinery proposal is on the main estate access road and is incredibly close to Pathhead Cottages. This proposal would stand out in an unsympathetic way.

Mr Adam states that the proposed building is "of its time" and if this proposed building was going to be hidden away from view similar to the new developments on the sawmill, then it would surely fit in / blend in more effectively. However, it will be directly opposite two traditional 136 year old cottages, clashing in style, materials and form.

This is a unique site within the Panmure Estate with a recognised historic building on it. Losing the stone shed will sadly remove another part of the local heritage.

Mr Adam has paid particular attention to PAN 72 "Housing in the Countryside" without mentioning one of the key statements in this advice note:

"Woodlands - Setting a building against a backdrop of trees is one of the most successful means by which new development can blend with the landscape. **Where trees exist they should be retained.** Care should be taken to ensure an appropriate distance between tree root systems and building foundations, so that neither is compromised. In some parts of Scotland, where there is little existing planting and limited scope for landscaping, particular care should be taken in the selection of sites and design of houses."

This proposal is ignoring the important fact that this site has always been established woodland.

3. Planning Application

There are various discrepancies in the application as follows;

1. Description of Proposal

There is clearly a change of use in this proposal but the applicant has ticked "No"

2. Water Supply and Drainage Arrangements

The applicant states they will be connecting to the public drainage network. There is **NO** public drainage network at this site.

3. Assessment of Flood Risk

The applicant has answered "No" to the question "Do you think your proposal may increase flood risk elsewhere?" After prolonged rain, the south east corner of that extended land area floods and overflows to the sawmill plots as per the picture below;

South East Corner (Fig. 3)



It is well known and understood that as areas of woodland or vegetation are replaced by concrete, asphalt, or roofed structures the area loses its ability to absorb rainwater. This rain is instead directed into surface water drainage systems, often overloading them and causing floods. The above picture shows the overflowing when there is no development on that site. With climate change and the predicted increase in rainfall, now is not the time to be building on woodland.

4. Schedule 3 Development

When Mr Adam was asked "Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013)" he answered No.

However within Schedule 3 Development it states:

- (8) the construction of buildings, operations and use of buildings or land which will—
- (a) affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting, or discharge of any solid or liquid substance;
 - (b) alter the character of an area of established amenity;**
 - (c) bring crowds into a generally quiet area;
 - (d) cause activity and noise between the hours of 8 pm and 8 am; or
 - (e) introduce significant change into a homogeneous area.**

Therefore I feel Mr Adam should have answered yes to the above question on the planning application form with regards the above two points I have highlighted:

- (b) Alter the character of an area of established amenity (woodland)
- (e) introduce significant change into a homogeneous area (this proposed build is not homogeneous)

Checklist

This is a proposal to build a house and garage on an area where woodland has been removed and not re-planted / re-stocked, so there should be an Environmental Statement.

As can be seen from the photographic evidence above, there should also be a Flood Risk Assessment and a Drainage Impact Assessment.

The Topographical Survey shows the newly planted trees but **not** where the trees have been removed and not re-planted / re-stocked. The areas noted as "Rough Ground" is a false and misleading statement because the whole plot is in fact woodland.

4. Structural Survey

The survey by Jake Maclean shows the building to be in sound structural condition but I'd like to quote from his report;

"(Note. As part of the proposed conversion the roof will be entirely removed and replaced)"

The report does not say the roof will be replaced by an additional level / bedroom and then a roof.

His conclusion states: *"Whilst the building is considered to be well founded on a sound bearing formation, as a matter of good practice, prior to proposed construction works starting, it is recorded that a more intrusive investigation of existing foundations and bearing formation will require to be carried out. It should also be noted that in conversions of this nature, unforeseen structural faults requiring remedial action may become apparent only when construction work is in progress."*

What we have is a single story building built in 1881 not designed to have an additional story on top of it. Logically it is reasonable to assume the foundations will be insufficient to support the additional habitation level and roof. Further to that, it will prove very difficult to provide stability between the 136 year old foundations and the foundations for the proposal built to today's standards and specifications. I believe this will result in the stone shed being damaged beyond repair and later demolished in order to provide adequate foundations for the new build. I therefore feel there should be some kind of protection order put in place to preserve the building.

5. Road Safety and Access

Panmure Estate has been occupied for many years and the roads were not built or designed for the speed or weight of today's vehicles. Being a rural area without a pavement you will find people walking on the roads, there are several children at toddler age, dogs, hens and other domestic animals that are likely to appear suddenly.

The roads in the estate are single track with no passing places. People coming out of their driveways have to edge their vehicles onto the road before they can see if any traffic is approaching.

In my opinion the access road leading to this proposed development is not able to safely cope with the speed or weight of the traffic. The road is already breaking down under the volume of use it's now getting. There are numerous deep potholes, cracks appearing in other areas and this has resulted in vehicles being driven onto the grass verges to avoid damaging their vehicles. There has been a significant increase in the number of vehicles using the access road since the sawmill development began. This proposal makes no provision towards safety.

With two plots at the Sawmill still to be built on, this is an application too far and will affect every other resident on the estate.

6. Woodland

The definition of woodland as stated by the UK Forestry Standard and the National Inventory of Woodlands and Trees taken from Forestry Commission documents is shown below:

"The part of woods and forests where the ecological condition is, or will be, strongly influenced by the tree canopy. This embraces land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, **and including felled areas that are awaiting restocking**. The minimum area is 0.1 ha". There is no minimum height so the definition includes woodland scrub, short rotation coppice and short rotation forestry but not area of gorse, Rhododendron etc outside woodland.

The area of land for this proposed build is clearly woodland as described above.

The picture below shows the woodland before it was felled. This woodland wrapped around the stone shed.

Fig 4



Fig 5

This pictures shows where the trees had been felled on an earlier occasion. The circled stumps are directly to the east of the stone shed. Further evidence of felled trees can be found immediately to the north of the shed and in these areas it is clear no restocking/ replanting of the woodland has taken place. None of which are shown on any of the plans.



7. Tree Survey

The tree survey states that various trees should be removed for the purposes of this development. As quoted earlier, this goes against the recommendations of PAN 72 which states that where trees exist they should be retained.

8. Creation of a Precedent for more of the same

There are 2 areas of woodland to the east and to the west of this patch of land along with a further area of woodland closer to the estate entrance presently up for sale. Allowing a house to be built on this woodland site will undoubtedly set a precedent for further building on these woodland sites.

Allowing this proposal to go ahead will be an open invitation for developers to remove trees from woodland areas to create building plots. THIS PRECEDENT CANNOT BE SET.

9. Conclusion

This proposal will have an adverse effect on the privacy and quality of life of the occupants of Pathhead Cottages. It doesn't fulfill planning advice on filling a gap, adding to a cluster or preservation of woodland.

The design does not complement the surroundings and overwhelms Pathhead Cottages with its size and proximity.

This proposal will have a negative impact on the environment by building on woodland and reducing the land's ability to soak up the ever increasing rainfall we are experiencing.

Allowing this proposal to go ahead will change the character of an established amenity and encourage further development on established woodland therefore planning permission should be refused.

Objection to Amended Plans for Planning Application 17/00592/FULL

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30 OCT 2017

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Adjoining Woodland

Two separate areas of woodland either side of this proposed build have been up for sale through Retties along with further woodland around 100 meters to the west. In recent weeks the woodland on either side of this proposal has been placed under offer. My understanding is that the potential new owners **do** have a desire to build on the woodland as confirmed by discussions with Angus Council.

Forestry Commission Letter 8-9-17

The Forestry Commission have removed their objection to this development on the grounds that 420 trees will be planted on the part of the plot that hasn't been changed from woodland to the residential dwelling, driveway, garage and garden ground. Effectively Mr McFarlane is allowing the removal of or re-shaping of the woodland to allow for the creation of a building plot on this greenfield site. When I spoke to Mr McFarlane he was unaware of the adjoining woodland presently under offer through Retties. Allowing this removal / re-shaping of the woodland will set a precedent for allowing the developers to remove woodland to create further building plots.

Several other areas of woodland within 100 meters have recently been sold including the surrounding forest shown on page 4 of the Planning and Design Statement. Once again, the precedent of woodland removal to allow for building plots must not be set.

Greenfield

This is a proposal to build on a greenfield site. "Greenfield" is defined by Angus Council in the Countryside Housing Supplementary Guidance Glossary below:

Greenfield site: These are sites which have never previously been developed, or that were derelict but have now been fully restored and brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation.

Block Plan (Proposed Plans, Roof Plan & Elevations)

Boundary

The plan is showing the boundary as a broken red line. If this is the correct boundary, access to and from my driveway will be severely impeded. One of my vehicles is 7.5 meters long and 2.5 meters wide. I would not get the vehicle in or out of the driveway without driving on the applicants land.

Drainage

As there is no public drainage network I note that the rainwater and septic tank systems are served by their respective soakaways.

The drainage of this land is very poor and since the woodland was felled the land very quickly becomes saturated during prolonged periods of rain. This has led to run-off towards the Sawmill development.

These soakaways will very quickly fill and overflow as they will be unable to soakaway to already saturated land. The only way for the water to flow from there is downhill to Pathhead Cottages.

Woodland

The Full Block Plan shows where trees have been re-planted. What it doesn't show is where the woodland has been removed in an attempt to create a building plot on this greenfield site. The areas noted as "Rough Ground" should actually be noted as "Woodland".

The area immediately to the north and immediately to the east of the stone shed (Old Joinery) was where the woodland began, meaning almost all of this development is on a greenfield site where woodland has been removed.

Planning and Design Statement

The Agent is using the houses built and approved at the Sawmill as examples to support this application.

When the original planning application was proposed (12/01086/FULL), the residents of Panmure Estate were consulted and were in agreement that the design of the houses proposed fitted in with the local environment and nearby buildings such as the Nursery House. The approved designs are shown below:



As can be seen in the Planning and Design Statement, the plans for the houses built and to be built at the Sawmill have completely changed from the originals. The new houses now bear no reflection on the style or character of any other building on the estate.

I don't believe the houses at the Sawmill should be referenced in support of this application.

The Sawmill development was on a brownfield site. This application is for building on a greenfield site.

PAN 72

PAN 72 is quoted in support of this proposal but it can also be quoted against the proposal;

"Woodlands – Setting a building against a backdrop of trees is one of the most successful means by which new development can blend with the landscape. **Where trees exist they should be retained"**. (PAN 72, Page 12)

Clearly woodland has been removed to create a building plot against the advice of PAN 72

"Scale

There is a sturdy quality to much of the scale and shape of Scotland's domestic rural architecture. This is derived largely from the simplicity of the form and proportion, and in the arrangement of doors and windows. Traditional Scottish style has sometimes been diluted by modern designs which do not always reflect the historic scale and proportions. There is a need for sensitive designers to tackle this, especially when buildings are sited next to traditional buildings." (PAN 72, Page 17)

In this case the proposed building is sited next to Pathhead Cottages, traditional stone cottages with slate roofs and built in 1881. The proposed build shows no reflection on the style or materials of the neighbouring buildings, nor any other on Panmure Estate.

Massing

The following quote is taken from Mr Adam's original Full Planning and Design Statement.

"We did not feel it was appropriate to develop a single storey bungalow housing as it would create a more sprawling plan which would have a detrimental effect on the neighbouring properties"

Clearly the amended plans will have a detrimental effect on the neighbouring properties.

With the amended plan showing a building that is sprawling into the woodland / greenfield site it would appear that approximately 95% of the proposed build is in the Greenfield area and therefore will also have a detrimental effect on the environment.

Landscape Content

Mr Adam states that "The primary landscaping strategy is to replant the site to have a total of 420 tree and bush stems". What is the breakdown of trees and bush stems and where will they be planted? Are the bush stems to make up hedges surrounding the plot? If so there won't be many trees replanted to make up for the removal of woodland to allow the build. Therefore could the planning officer seek exact clarification of where the 420 trees and bush stems will be planted, in line with the Forestry Commission's letter.

Page 12 (Planning and Design Statement)

The aerial view on page 12 of the Planning and Design Statement clearly shows the woodland area and the woodland that will be lost not only on this site but on the adjacent sites when the precedent is set. The image below is from the Planning and Design Statement:



Angus Local Development Plan

Policy TC2

Policy TC2 : Residential Development All proposals for new residential development*, including the conversion of non-residential buildings must:

- o be compatible with current and proposed land uses in the surrounding area; o provide a satisfactory residential environment for the proposed dwelling(s);
- o not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and**
- o include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing. Within development boundaries Angus Council will support proposals for new residential development where:
 - o the site is not allocated or protected for another use; and o the proposal is consistent with the character and pattern of development in the surrounding area. In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories: o retention, renovation or acceptable replacement of existing houses;
 - o conversion of non-residential buildings;
 - o regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
 - o single new houses where development would:**
 - o round off an established building group of 3 or more existing dwellings; or
 - o meet an essential worker requirement for the management of land or other rural business.
 - o in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility; and o in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

This proposal does not fulfil Policy TC2

The ALDP Countryside Housing Supplementary Guide expands on Policy TC2 with Appendix 3:

Detailed Countryside Housing Criteria

In addition to taking account of the provisions of the Policy TC2 all countryside housing proposals should meet the following criteria as applicable (except where specific exclusions are set out). Definitions for terms used in the criteria are set out in the Glossary.

Development proposals should:

A: not create a gap or rounding off opportunity for additional greenfield development.

The sub-division of existing residential curtilages to artificially create new build plots will not be supported;

B: meet the following plot size requirements (does not apply to proposals for conversion of non-residential buildings):

▸ Category 1 RSUs – between 0.08ha/800m² and 0.2ha/2000m²

▸ Category 2 RSUs – between 0.06ha/600m² and 0.4ha/4000m²

C: not extend ribbon development;

D: not result in the coalescence of building groups or of a building group with a nearby settlement;

E: contribute to the rural character of the surrounding area and not be urban in form and/or appearance. Materials and design should reflect and complement traditional properties in the locality. Examples of suburban design on nearby or adjacent houses will not be accepted as justification for additional suburban development.

TC2 Appendix 3 also points to this proposal being rejected, in particular the creating of a gap site and design / materials not reflecting the local character.

Conclusion

The residents of Panmure Estate live here because of its unique character and the beautiful woodland. I bought my cottage in order to be surrounded by the woodland but sadly the residents of Panmure are now being faced with a large loss of the very woodland they came to live amongst, only for it to be replaced by a string of 5 or 6 new houses. That's what will happen if you allow the woodland to be removed or replaced to create this building plot. The developers are already circling, waiting for the result of this application given that these woodland areas are being sold at a fraction of the cost of a building plot.

The council will set a huge precedent for removal of trees on Panmure Estate's greenfield sites to create building plots if this goes ahead. I would therefore urge the council to give the woodland the protection it deserves and refuse this planning application.

Gordon Tosh
Pathhead Cottage West
Panmure Estate
Carnoustie
DD7 6LW

Comments for Planning Application 17/00592/FULL

Application Summary

Application Number: 17/00592/FULL

Address: Land Opposite Pathhead Cottages Panmure Carnoustie

Proposal: Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage

Case Officer: James Wright

Customer Details

Name: Mrs john stewart

Address: Starforth Cottage East panmure estate carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I read in The Courier today that an application to build 5 houses near Kellas was rejected partly because:

"there was a lack of public interest in building on the greenfield site as there is no social, economic, environmental or operational need for the homes on prime agricultural land".

I wish to point out that, although the Panmure Estate development application is on established woodland and not on agricultural land, these criteria, which the council identified in relation to the rejected application, also apply to the Panmure site. I would therefore expect to see this application refused on the same grounds.