

PLANNING APPLICATION REF. 17/00685/FULL

**DESCRIPTION OF DEVELOPMENT:
DRAINAGE INFRASTRUCTURE OPERATIONS COMPRISING
UNDERGROUND PIPEWORK AND FORMATION OF A DETENTION
BASIN AND OUTFALL INCLUDING FOUL WATER CONNECTION TO
PUBLIC NETWORK AND CONSTRUCTION OF SECTION OF ROAD
ASSOCIATED WITH PLANNING PERMISSION IN PRINCIPLE APPEAL
PPA-120-2033 RESULTING IN THE FORMATION OF AN EMPLOYMENT
AREA COMPRISING CLASS 4 (BUSINESS), CLASS 5 (GENERAL
INDUSTRY) AND CLASS 6 (STORAGE AND DISTRIBUTION) USES AND
REALIGNMENT OF CARLOGIE ROAD**

AT

FIELD WEST OF CARLOGIE ROAD CARNOUSTIE

REPRESENTATIONS

Comments for Planning Application 17/00685/FULL

Application Summary

Application Number: 17/00685/FULL

Address: Field West Of Carlogie Road Carnoustie

Proposal: Drainage Infrastructure Operations Comprising Underground Pipework and Formation of a Detention Basin and Outfall including Foul Water Connection to Public Network and Construction of Section of Road associated with Planning Permission in Principle Appeal PPA-110-2033 Resulting in the Formation of an Employment Area Comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) Uses and Realignment of Carlogie Road

Case Officer: Ruari Kelly

Customer Details

Name: Mr Peter Burke

Address: 14 Collier Street Carnoustie

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A number of objections:

1. Fast traffic on a straight unrestricted road through the proposed development means that it will be difficult for traffic to turn safely out of and into Panbride road.
2. Fast traffic on a straight unrestricted road through the proposed development means that it will be extremely dangerous for children to cross from Panbride road to and from Woodlands and Carnoustie High Schools.
3. Carlogie House is used by Young Carers' for respite in the fresh air in a rural environment. They will be subject to noise and fumes from the proposed development.
4. Cyclists are encouraged to access the proposed development but there is no provision for them to safely cross the road at the development.
5. Potentially polluted water will be discharged into Lochty burn. The allotment site further downstream has authority from SEPA to access this water for crops. It then discharges onto the public beach. There is no provision for constant monitoring and alerting the population using both, in the event of pollution.



LTR/3789/45/JR

29 September 2017

Mr Ruari Kelly
Angus Council
Planning & Transport
County Buildings
Market Street
Forfar
Angus
DD8 3LG

Dear Mr Kelly

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
OBJECTION BY DJ LAING HOMES LIMITED AND K & D HENDERSON TO PLANNING
APPLICATIONS – REF NO.: 17/00685/FULL; 17/00686/FULL; AND 17/00687/FULL –
FOR DEVELOPMENT AT CARLOGIE ROAD, CARNOUSTIE
PLANNING OBJECTION**

With reference to the undernoted planning applications:

- **Reference 17/00685/FULL – Field West Of Carlogie Road Carnoustie**
Drainage Infrastructure Operations Comprising Underground Pipework and Formation of a Detention Basin and Outfall including Foul Water Connection to Public Network and Construction of Section of Road associated with Planning Permission in Principle Appeal PPA-110-2033 Resulting in the Formation of an Employment Area Comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) Uses and Realignment of Carlogie Road
- **Reference 17/00686/FULL – Field 570M East Of Carlogie Hotel Carnoustie**
Drainage Infrastructure Operations Comprising Underground Pipework and Formation of a Detention Basin and Outfall including Foul Water Connection to Public Network and Construction of Section of Road associated with Planning Permission in Principle Appeal PPA-110-2033 Resulting in the Formation of an Employment Area Comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) Uses and Realignment of Carlogie Road
- **Reference 17/00687/FULL – Field 500M North West Of Panbride School Carnoustie**
Drainage Infrastructure Operations Comprising Underground Pipework and Formation of a Detention Basin and Outfall including Foul Water Connection to Public Network associated with Planning Permission in Principle Appeal PPA-110-2033 Resulting in the Formation of an Employment Area Comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) Uses and Realignment of Carlogie Road

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I have been instructed by my clients – D J Laing Homes Ltd and K & D Henderson (Farm Land owner) - to object to these proposals.

It is noted that all three planning application areas / sites utilise land which is located:

- Outwith the site boundaries associated with planning application 14/00043/PPPM – formation of an employment area comprising class 4 (business), class 5 (general industry) and class 6 (storage and distribution) uses and realignment of Carlogie Road – which was approved by a Scottish Government Inquiry Reporter on 19 August 2104 (PPA ref – 120-2033 refers);
- Outwith the development boundary for Carnoustie settlement as set out in the Adopted Angus Local Development Plan – adopted by Angus Council on 23 September 2016 – and shown on Inset Map 3 and consequently not identified for development purposes;
- Outwith the boundaries associated with Local Development Plan Proposal C6 Working – Land at Carlogie as shown on page 99 of the published plan and illustrated on Inset Map 3.

All three sites are therefore physically outwith but contiguous (sharing an edge or boundary, neighbouring or adjacent as defined by the Angus LDP) with the development boundary for the town.

Angus Council has defined development boundaries to protect the landscape setting of the towns and villages and prevent the uncontrolled spread of development. In terms of development principles the local development plan indicates that sites within the development boundaries are the preferred location for most development. Given the above it is my clients' contention that these applications are not in accord with the adopted Local Development Plan position, being contrary to Policy DS1 Development Boundaries and Priorities (ALDP page 10). This indicates 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 that there is a need for the proposed development that cannot be met within a development boundary".

The Planning Statement accompanying and common to all the planning application submissions sets out the background and history to the development but is particularly light on the justification for the additional land requirement and also why it cannot in part be contained within the approved development area. Both the central and south detention basins in particular are located in a visually prominent area and if they can be justified as an essential requirement should be relocated to a less visually intrusive site. My clients are also concerned at the detail associated with the north detention basin which appears to be designed for specific activity/use but which is not clarified in either the planning statement or the planning application for Approved Matters Specified in Conditions (MSCM) Planning Reference: 17/00661/MSCM. This requires further clarification.

It is noted in the letter dated 7 August from the applicants agents, accompanying the submission of the various related planning applications, that the 'implementation of the development proposals will depend upon the grant of further planning permissions for the A930 Carlogie Road realignment, storm water management and drainage on other land outside the PPP boundary'.

My clients remain concerned that the case for the current off site works to construct the roads and drainage infrastructure has not been fully made and given the recent history of the applicants in seeking to

bring forward major residential development in the Carlogie area of the town, through both the Angus local development plan process and the planning application process (planning appeal reference PPA -120-2041) are concerned that the case is not fully transparent.

Other options for the provision of employment land exist in the shape of land at Pitskelly Farm which is included in the adopted Angus Local Development Plan (proposals C1 Housing – land at Pitskelly and C7 Working – Land at Pitskelly) and also benefits from planning permission in principle (ref 14/00573PPPM). Development will be within the development area and my clients' are progressing to implementation of both employment and housing development in the very near future having now agreed all matters with their consultants to engage with the carious authorities and confirm this process is currently underway having had initial consultations with Angus Council planning and roads authority and also a range of utility services.

Legislation requires decisions on planning applications to made in accordance with the development plan unless material considerations indicate otherwise. In this case the planning application sites are located outside the approved original planning application in principle, the local development plan boundary for Carnoustie and more specifically local plan proposal C3. Justification to deviate from the development plan position and in particular Policy DS1 Development Boundaries and Priorities has not been made.

I would respectfully request that the applications be refused or at best deferred to allow greater clarity on this matter.

Yours sincerely



HEINZ VOIGT
for The Voigt Partnership Limited