

**PLANNING APPLICATION REF. 18/00227/PPPL**

**DESCRIPTION OF DEVELOPMENT:  
REDEVELOPMENT OF DISUSED FARM TO CREATE FOUR NEW HOUSES  
AND RENOVATION OF EXISTING STEADING TO FORM A FIFTH  
DWELLING**

**AT**

**LEDYATT FARM LUNDIE MUIRHEAD**

**REPRESENTATIONS**

# **Comments for Planning Application 18/00227/PPPL**

## **Application Summary**

Application Number: 18/00227/PPPL

Address: Ledyatt Farm Lundie Muirhead

Proposal: Redevelopment of Disused Farm to Create Four New Houses and Renovation of Existing Steading to Form a Fifth Dwelling and a New Access Road on Site

Case Officer: James Wright

## **Customer Details**

Name: Mr Graham Meikle

Address: Kirkton of Lundie Dundee

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Crossing of the A923- crossing with livestock and farm machinery will not stop if this development is allowed to go ahead. Lundie Farming now owns the land on the south side of the A923. At the time of the previous application to build houses it was rented.

Redundant buildings - I would argue that the buildings are not derelict or redundant and do not have a negative visual impact on the area. The buildings are being used but aren't being maintained in order to gain planning permission for development. There are many farmers in the area that could make good agricultural use out of these buildings.

Visual Impact - Lundie is a conservation area and this will have a negative impact on this historic and beautiful location. Macintosh Patrick painted many scenes around Lundie.

Light pollution - Lundie has always preferred that when its dark, its dark. Any development will put this in jeopardy.

Sewage -All houses in Lundie have septic tanks and foul water enters the Dighty Burn. Any new houses would have the same septic tanks ( which can control the solids ) and soak aways but foul water would still end up in the Dighty.

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Address: Kirkton of Lundie Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly believe that this needs to be stopped now, before it turns into an extra 5 houses within the proposed development area and then another 40 houses in the newly created "redundant" field by way of the new access road.

Angus Council will not support any more residential development at Piperdam so why would it slightly further along the A923?

Transport - Proposed access is off a minor single-track road (which meets a very fast main road on a bend) which is currently very busy with a lot of cars, lorries and tractors. Angus council won't provide a school bus for the children in the village to go to the local primary school as the road is deemed unsuitable for a school bus. One small layby will not make the road able to support any additional traffic. Also, not all journeys from the new development would be via the main road, many vehicles will choose to cut down through the village to access the Newtyle road and there are very few passing places and the roads are in a bad state of repair. We recently contacted the council regarding the state of the road and were told that it has been transferred from the roads department to the engineering department and the budget has been cut £2 million this year and £2 million next year and rural road repairs will be at the bottom of the list. Travel from this site will be required for virtually all of the residents' needs and will have a detrimental impact on our roads. The proposal states that the 'speed of traffic is one of the major issues with this farm', but the speed of traffic will be just the same at the Lundie road end where all of the new traffic will be meeting the main road.

Water supply - Although the mains is being renewed just now, capacity is not being increased and water pressure has always been a problem in the village of Lundie

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## **Customer Details**

Name: Mrs Elaine Johnson

Address: kirk farm cottage lundie angus

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road-

Road access from the main A923 will not be deemed safe even after the introduction of a lay-by. The increase of 5 dwelling dwellings could potentially create 1-4 cars per household as well as an increase in visitors, food delivery vans, parcel delivery etc. This road and junction was not created for the purpose of this amount of increased traffic as stated by the Angus council as being unfit for school buses and no future expenditure to resolve this issue. There is potential for creating accidents as more than the two cars turn off the main A923 junction and await passing, vans and HGV can struggle to pass even in a lay-by . None of these roads have sufficient footpaths for the community and traffic and trade will most definitely use all the accesses to Lundie at some point wether as a diversion or ease of access from another location in Angus, not all traffic will come off the A923 and these are all single track roads with no footpaths. Also the case for safety of the adults and children in the local community will be heightened. Walking to bus stop on the A923 would be of concern especially in the winter months.

Water-

There has been an update of water mains in the area however, The water mains across the whole area is affected and it has not all been replaced. This does not resolve the issue of water pressure which has always been an issue, the impact on this with further dwelling houses in the area will only make things worse. I would also like to know the impact of using septic tanks at the new dwellings into the area soak away and a guarantee this will have no repercussions in the future.

Buildings-

It is stated in the application that these buildings are dilapidated, however they have been left to

deteriorate so as to establish a proposed development, these buildings can and should be used for their initial erection and remain within the farming community, I am aware of the local community who would be able to use these as they were intended.

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Case Officer: James Wright

## **Customer Details**

Name: Mrs Christine Duncan

Address: Woodlea Lundie By Dundee

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about this proposal on three grounds.

Firstly, the ability of the roads to cope with the increased traffic, despite the two new passing places. There are large farm vehicles regularly using the road which will continue even after the new calving sheds are built. These are the large feed delivery lorries, the milk tanker, the silage contractors and contractors for emptying and spreading the slurry lagoon.

In winter, when there is snow, there will be no passing places.

There are 3 other "disused farm steadings/brownfield sites " in the close vicinity to Lundie. When these are developed the roads will be very challenging.

Secondly, the type of housing is for large detached houses. In conjunction with 3 more potential sites for development is there an overall plan for the area? It would be good to have some affordable or social housing. However this is not so attractive to developers.

Thirdly, the land isolated by the new road would be of very little use agriculturally, the potential for future development is high which would dramatically increase the number of houses in the area albeit in two stages.

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Case Officer: James Wright

## Customer Details

Name: Mr John Meikle

Address: Kirkton of Lundie Lundie Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Roads and Transport - Installing a lay-by a few metres from the junction with A923 and widening the end of the new access track might allieviate some of the traffic problems but the actual junction with the A923 remains a great concern. Despite the fact that the junction is on a bend, the speed of the traffic makes it a dangerous junction, there have been several accidents over the years. Traffic leaving the proposed development may also had north and create further wear and tear on the verges and field gateways. All of the side roads leading to/from Lundie are in a very poor state of repair.

Water Supply - The new mains, which is in the process of being installed, does not have increased capacity and many of the existing houses suffer when the pressure is low.

Waste Water and sewage - I am not sure that a soak away linked to the septic tanks will prove a long term solution to foul water entering the Dighty.

Light Polution - When Piperdam development was first mooted the residents of Lundie were assured that it would have no visual impact on the village. That is not the case. This proposed development would definately have a lighting and visual impact on the village which is a conservation area and one of the few villages without street lighting.

Disused Farm Steading - the farming company have made a conscious decision not to have any livestock at Ledyatt this year, nor have they maintained it, therefore it will become derelict.

The Supporting Statement - I have difficulty with the statement that - "crossing the A923 with livestock and farm machinery would stop." Lundie Farming Company now own the land on the south side of the A923 stretching from the Piperdam border to Lochindores. This land is being grazed and will be worked with agricultural machinery.

The statement says that Ardgarth, Ledyatt and Lundie farms were bought in 2014 .There is no farm called Lundie, the third farm is called Balshando.

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## **Customer Details**

Name: Dr Will Cavanagh

Address: Ledyatt Cottage (A923) Lundie Dundee

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am firmly against the development as I believe the new access road will create an unusable area of land, which will soon be developed into many more houses. This area is directly in my main view from my lovely house this is currently in development. The whole renovation of my house is based around the unobstructed view of farmland out over Lundie. The main reason for moving to this beautiful rural location was that view, and I firmly believe that this creation of access road will lead to the loss of said view.

Also the increased traffic to the side road causes a huge safety concern for me and my family, at the moment, the single track road only just copes with the current traffic load, and in winter this road is unpassable by car, as was demonstrated recently when the Beast from the East hit. Also the passing place shown is directly opposite my driveway. I believe this will create a perfect spot for people to turn around their cars, using my driveway as part of that turning circle.



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## **Customer Details**

Name: Mr Gerald Tildesley

Address: Rowan Holme, Lundie, Dundee.

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application was previously submitted in March 2017 at which time I and others submitted in depth objections. Reference 17/00196/PPPL. The application was withdrawn.

Having now been made aware of this new, very slightly modified, application I again wish to submit all my previous objections. Some, such as the significant deterioration in the state of the roads, are more applicable now than they were a year ago.

1) This farm is in very close proximity to Piperdam, where there is no council support for additional residential development in the area.

The reason that Angus Council state for not supporting more residential development in this area must also be applied to this application:-( lack of shops, primary school, health care facilities).

2) The farm is situated on the main Dundee to Coupar Angus Road where a number of other farm steadings have been converted into small enclaves of private housing. This amounts to 'Ribbon' or 'Linear' development which I believe recent government legislation frowns upon.

3) The water system will be struggling to cope with the extra homes.

4) The sewage system at Piperdam is still having problems and further volume will only exacerbate the situation.

If, like all residences in Lundie Village, this new development have septic tanks installed additional foul water will eventually find its way into the Dichty Burn.

The burn has already been subject to a number of recent pollution incidents.

Three or four years ago there were fish whereas there is now no visible life in the burn.

5) The proposed new access road effectively annexes part of the field creating an artificial site which in all probability will be the subject of a future planning application creating a much larger settlement.

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Case Officer: James Wright

## **Customer Details**

Name: Mr Russell Craig

Address: Burnside Lundie Dundee

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that the new access road does not alleviate and will add pressure to the narrow single track road that leads to Lundie. This road already struggles to support the level of traffic that has increased in recent years (I assume due to traffic to the dairy unit) and lacks passing places at this upper section.

The nature of the large herd farming method employed I am concerned that the stranded pasture above the road will be subject to a later planning permission application placing further strain on the limited local road and utility infrastructure.

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Case Officer: James Wright

## **Customer Details**

Name: Mr graham meikle

Address: Kirkton of Lundie lundie Dundee

## **Comment Details**

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Question : Do we need to object again with these recent changes ?