

PLANNING APPLICATION REF. 17/01052/FULM

**DESCRIPTION OF DEVELOPMENT:
RESIDENTIAL DEVELOPMENT OF 100 DWELLINGHOUSES AND
ASSOCIATED INFRASTRUCTURE**

AT

**SITE OF FORMER PRINCESS ALEXANDRA HOUSE DUNDEE ROAD
FORFAR**

REPRESENTATIONS

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ian Farquhar

Address: 12 Balmashanner Place Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In principle I have no objection to the building of the houses on the proposed site.

However I do have serious and genuine concerns with the proposed road layout. The proposal to take an exit on to Northampton Rd will increase the traffic on what is already a very difficult road in the winter months.

Northampton Rd is a very steep hill and not, understandably, a key gritting priority. In fact it doesn't get gritted at weekends at all. Consequently it is often difficult to get up and down the hill in conditions of snow and ice.

To increase the volume of traffic will only exacerbate what is already recognised, by the residents at least, as a significant problem.

A potential compromise, if the sentiment behind this objections is not upheld, would be to have double yellow lines down one side of Northampton Rd. This would not solve the issue but would mean that the trial of getting up and down the hill would be in a straight line rather than in the form of a chicane with cars parked, often opposite each other, on both sides of the road.

If a planner is to visit to validate my views please make it early in the morning or in the evening as this is when the issue is most relevant.

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Kevin Jack

Address: 16 Balmashanner place Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no objection to the principle of the development as a whole however I do have valid concerns relating to the formation of an additional access from Northampton road and would ask for valid justification to be provided for this.

58 properties are serviced by the road, as well as access to the field above and regular use for access and parking by service engineers to the telecoms mast. This equates to a significant amount of vehicles.

The road is narrow with a steep approach, has low visibility bends, multiple junctions and is also restricted by on street parking. It is in need of repair, frequently icing with water which does not drain to the gulleys which is particularly dangerous.

There seems to be no valid justification given within the applicant's submission for access. The proposal is to create a 'select' section of houses separate from the main development, adjacent to Balmashanner place, which I can see no immediate justification for. I am sure the developer can offer some modest justifications for it but I do not believe they would include any which could not reasonably be overcome.

I would expect a defined, coherent development would be preferred by the planning department, demonstrated as possible within the applicant's own design strategy document diagram.

This is an opportunity to have these 10 houses (if required) serviced by a new road design and construction. Obligations of cost and maintenance would be met by developer rather than imposed on Northampton road, maintained by the council. Heavy vehicles during construction, will also amplify/accelerate issues.

I would ask the roads and planning departments to ensure that a revised proposal is considered so that there is a simple, perhaps improved, safer, modern, low maintenance access through the site from Dundee road. This would be a single, clear, cohesive option for the benefit of the new and existing home owners as well as the council during construction and in the long term.

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Terry Lovegrove

Address: 66 Glenclova Terrace, Forfar DD8 1NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal on a number of issues.

1. Parking. The infrastructure of Glenclova Terrace is such that any additional cars parking and using foot access to new housing scheme will make a very dangerous and congested street worse. Concerns of ambulance and emergency vehicles at the top of the terrace is already a growing concern. This is due to too many cars and insufficient parking. 2 spaces per house may be legal and governing bodies regulations, but due to the number of adult children not leaving home, the vehicle situation becomes more apparent.
2. Water Pressure is already very low. Current houses unable to install alternatives to basic low-level electric showers, AAA boilers or use pressure washers. What affect will more houses have on an already low-pressure system when Scottish Water is reducing the network pressure nationally to protect its current pipelines?
3. Height of buildings, plans show first levels on new properties will look into second story of current properties, invading privacy. Natural light into current properties will also be affected. (Not a VERY green idea, people forced to use more electricity).
4. Preliminary Ecological Appraisal report, is outdated & does not reflect correct numbers. My wife and I frequently enjoy the pleasure of several bats at our property, which is directly adjacent to the proposed site.
There are several deer which breed there young, foxes, and an active pair of breeding buzzards which are very very clearly heard from the properties at upper end of terrace. Red squirrels are very clearly visible from my property and I have photo evidence of them in the trees, which are approx 10metres from boundary of proposed property plans.

5. Green space, Forfar is undergoing more construction work than any other town in the county, without the inclusion of green space for the wider community. Parks, Forfar Loch, Community Campus & High School all involving transportation to be reached.

LeslieIA

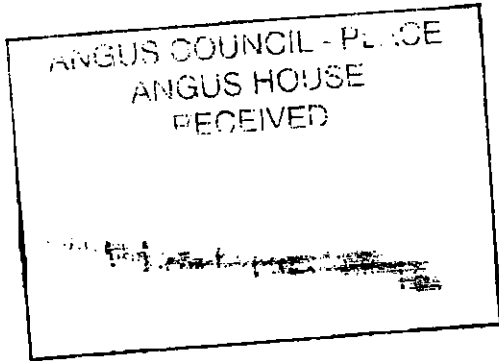
From: PLNProcessing
Sent: 19 January 2018 08:54
To: LeslieIA
Subject: FW: Northampton Road

[REDACTED]
Sent: 18 January 2018 10:43
To: PLANNING
Subject: Northampton Road

Dear planning department

I'm writing to you to log my concerns for the proposed junction to Northampton Road. I feel this is an unnecessary junction for safety reasons both for drivers and pedestrians. Also it would connect both schemes resulting in a large scheme, this would result in an end to our privacy and security.

Sincerely
Cliff Thomson
6 Balmashanner Rise



4 Northampton Road
FORFAR
Angus
DD8 1JG

16 January 2018

Angus Council
Planning Services
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

JKW
RECEIVED

19 JAN 2018
PLANNING & PLACE
COUNTY BUILDINGS
KC

Dear Sirs

Proposed Development at Former Guide Dog Centre 17/01052/FULM

It has been brought to our attention that Scotia Homes are applying for permission to use Northampton Road to service 10 new houses in the old Guide Dog Site. We do not object to the building of the houses but wish it to be noted that we do strongly object to Northampton Road being used to service them.

Northampton Road was built in the 1950s for the traffic then, not for the amount of traffic that uses it now. There are at least 50+ houses just now with 100+ vehicles using the road, so with another 10 houses that would be at least another 20 vehicles, making a rise of 20%.

We live at the corner of Northampton Road and Place and at night there are 6 vehicles (7 last night) parked on either side of the road, 4 of which are residents of Dundee Road who do not have parking facilities at their houses. That is all within 100 yards of Dundee Road to Northampton Place.

In snowy conditions most vehicles, unless they are 4x4s will get no further than number 2 Northampton Road. That is generally where they get stuck.

There is a parcel delivery service run from a house in Northampton Place. There are vans (some up to 7 ton vehicles) delivering parcels here for re- distribution most days, making this a very busy area already.

We have heard that the trees on the boundary between the Guide Dog Site and Northampton Road are to be taken down. There is an existing road there which was originally Northampton Farm Road. Why can't this be upgraded and used to service these 10 houses?

We think that there is more than enough traffic using this road as it is without adding to it.

Yours faithfully



JOHN G RHIND
ANNE M RHIND

LeslieIA

From: PLNProcessing
Sent: 19 January 2018 08:54
To: LeslieIA
Subject: FW: Northampton Road

[REDACTED]
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Sincerely
Cliff Thomson
6 Balmashanner Rise

Benevean
8 Northampton Road
Forfar, Angus
DD8 1JG
18 / 1 / 2018

Head of Planning
Angus Council Planning Service,
Angus House, Orchardbank
Forfar,
Angus
DD8 1AN

Princess Alexandra House Planning 17/01052/FULM

Dear Sir,

I strongly object to the proposed access road onto Northampton Road. This road was designed in 1959 to service about 23 houses when there was usually less than one car per household. Since then it now has to service nearly 60 houses (70 if this proposal goes ahead) with multiple vehicles, sometimes 4 or 5 per household. Many owners appear to work from home and use large vans. Cars are now much wider than they were in 1950s having huge protruding wing mirrors.

Service, emergency and delivery lorries as well as heavy building plant during the construction phase, are now much wider than envisaged in 1959 but the road width cannot be increased without encroaching on private land which would devalue the existing residents property. At the moment vehicles park on pavements illegally, and block entrances to driveways. Enforcing this rule will further restrict road width.

Northampton Road is very steep and can be treacherous in winter particularly when no gritting is done at weekends or holidays. I myself have slid right across Dundee Road on one occasion and was extremely lucky the two cars approaching from the north were able to stop. On many occasions I have been unable to drive home and had to abandon my car on the hill overnight.

In the last month we have twice experienced 2 inch thick sheet ice extending across the road between 6 to 10 and 9 to 15 Northampton Road, when council workers have attempted to break the ice with shovels and the pavement gritter had to spread grit for about 30 minutes to try to clear the roadway.

Extra rainwater from the proposed new junction will add to this as the existing drains do not appear to cope properly due to incorrect camber on this road.

This area was considered to be a neighbourhood watch area approved by the police since the 1980's. Opening access through to Glen Clova Terrace would affect our security and privacy and could prevent us being eligible for home insurance discount.

I trust you can consider the above points before approving this scheme as proposed.



Ron Byrnes

IL/KW
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19 JAN 2018

PLANNING & PLACE
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KC

1/12/2010



30/11/2010



Nov 2017



Nov 2017



NOV 2017



30/11/2010



Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Alastair Mackie

Address: 16 Balmashanner Rise Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of the west end of Balmashanner Rise the proposed housing will have no direct effect on myself.

I would however like to point out that I feel the proposed access to the site from Northampton Road will lead to excessive traffic on this residential street which was never designed for volume of traffic that is using it at present never mind the proposed increase in volume.

As a regular user of this street I find it is not unusual for vehicles accessing Northampton Road to have to slow or stop on the main Dundee Road to allow emerging vehicles to clear the junction due parked cars at the lower end of the street. I feel that if the traffic on Northampton Road were to increase due to this proposed access to the new development it would only be a matter of time before there was some type of mishap at this junction or elsewhere on this residential street.

Due to the reasons above I have no objection to the new housing development but would like it noted I do object to the proposed access to the site from Northampton Road.

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Ms Lynne Maciver

Address: 1 Balmashanner Rise Forfar

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: I reside in Balmashanner Rise which is one of the streets just off Northampton Road. While I am supportive of the proposed new houses being built on the old Alexandra House site, I am opposed to Northampton Road being used as a means of access to these new houses.

This road already services approx. 60 houses in the scheme. Most of these properties have more than one vehicle. This already means there is a lot of traffic back and forward on a daily basis. Northampton Road is narrow, steep and has quite low visibility in parts. It has a particularly bad junction at the top (near the proposed entrance to new houses). I often find turning into Balmashanner Rise quite dangerous as cars appear quickly from nowhere coming down the road.

All this is difficult normally but in winter the problem is exacerbated. Northampton road frequently becomes impossible for vehicles to drive up, cars get stuck and abandoned at foot.

During the build, if an entrance is created, large, heavy vehicles will use Northampton Road which is going to cause mayhem to the condition of the road and the residents who use it.

I do not understand why using Northampton Road for access is actually required as the Dundee Road entrance would seem more than adequate to service whole plot without causing upset.

One more point is that, there may be a development planned in field on other side of our properties and there was talk of access through Northampton Road and Balmashanner Rise for that!

In summary, I have no objection to proposed houses, only the unnecessary need to use Northampton Road as well as large Dundee Road entrance.

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Tracy Sparey

Address: 7 Balmashanner Place Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern

I would like to register an objection to the proposed new road on to Northampton Road.

I live in Balmashanner Place and the drive up to my home most of the time consists of manoeuvring through a chicane of cars parked on Northampton Road. Furthermore the road is extremely steep and during inclement weather becomes very dangerous especially at the point where you are planning on making a new road! The run off from the farmer's field causes a torrent of water to run down the road along with a great amount of mud therefore causing the road to become very slippery. Also when the weather is below freezing, the road turns into an ice rink and therefore drivers need to be very cautious and at times the result is that we need to move into the other side of the road while steering the car safely down Northampton Road.

Another concern is that there is always a lot of works traffic parked on this road throughout the year ie workmen attending to the satellite mast at the top of the sheep field. Where would they then park, given that the roads on this estate are very narrow to start with?

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Fiona Macpherson

Address: Morven 9 Northampton Road Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In principle I do not object to the proposed residential development. However, I have concerns with the road layout showing an exit onto Northampton Road for 10 properties and question the safety of pedestrians and road users. Northampton Road is narrow, steep, with tight bends as it rises. Parking on both sides of the road is increased by residents of Dundee Road unable to park outside their own homes due to double yellow lines on the main road. Visibility at junctions is poor and speed of vehicles an issue already. It is not high priority for gritting, pavements likewise. Drains are inadequate - in heavy rainfall water cascades down the road surface, becoming a serious ice risk in lower temperatures. If used by construction traffic, what would be the impact on access for emergency services?

As a resident of Northampton Road itself, my property backs onto the southern edge of the site. I would welcome clarification as to the ownership of and responsibility for the stone wall that marks the boundary. I continue to have concerns regarding the proposed new public footpath in this area and the potential impact on security and privacy of my property. I note the comments submitted by the Countryside Access Officer and would suggest the solution is to build fewer houses, thus allowing for more open attractive footpaths and other required open spaces. These should not be created at the expense of the security and privacy of existing residents.

The ecological appraisal is inaccurate as red squirrels are on site and bats frequently seen in summer evenings.

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs J Orr

Address: 15 Northampton Road Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the new access road on Northampton Road for the proposed housing development in the former Alexandra House.

It is a busy residential street and has more than enough traffic without an increase of more vehicles from the 10 proposed houses.

LeslieIA

From: PLANNING
Sent: 23 January 2018 09:28
To: PLNProcessing
Subject: FW: Scotia Homes Build, Forfar and Northampton Road

[REDACTED]
Sent: 19 January 2018 16:52
To: PLANNING
Subject: Scotia Homes Build, Forfar and Northampton Road

Dear Sir / Madam,

I am writing with regards the forthcoming proposal to build circa 100 homes at the old Guide Dogs site in Forfar and the proposed changes to Northampton Road.

As a resident at Balmashanner Place for more than 20 years, I have experienced a number of difficulties over the years, mainly with regards Northampton Road, in that the cars that are currently parked on Northampton Road in such a way that it becomes a chicane to drive up and down the road manoeuvring in and out of the parked cars. As I drive a large minibus, the Forfarian on a voluntary basis one night a week from March until December, I have on a number of occasions found it hard to manoeuvre such a large vehicle in the chicane manor. Also in the winter, from December until March, when there is ice or frost or snow I have found it extremely difficult coming up Northampton Road in these winter conditions. To propose to add a further cul-de-sac to Northampton Road with circa 10 houses on our site, would increase the congestion already experienced. Also Northampton Road, Northampton Place, Balmashanner Rise and Balmashanner Place is currently only served with one entrance / exit on to the Dundee Road with over 50 houses on our site. The old guide dogs land proposed for the circa 100 homes seems a much larger site than ours and I believe one road to / from the Dundee Road should be sufficient for that site if designed in a better manor than our current situation. Also if construction vehicles are allowed to use Northampton Road during the construction process, this would lead to other congestion and access problems.

There are currently problems with Northampton Road in that water and debris has been running down from the field at the top of Northampton Road for some time now. I have written to the roads department and I did receive visit from a Roads Department employee, explaining what their proposal would be to alleviate this situation, but until this is in place, we may experience future problems.

Also as there are children within our four street complex, increased traffic could pose an endangering situation.

I therefore object to the proposed vehicular access to the new Scotia guide dogs site accessed from Northampton Road.

Yours Sincerely - Stephen Hargraves - 11 Balmashanner Place - Forfar - Angus - DD8 1PE - 19th January 2018

Letter received from Alex and Yvonne Hendry, 12 Balmashanner Rise, Forfar, DD8 1PD, dated 22 January 2018, reads as follows:-

"To the head of planning angus council. Objection to proposed road on to Northampton Road. Volume of traffic in residential area.

Letter 17/01052/FULM (Alex and Yvonne Hendry)

14kw
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19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS
KC

8 Balmashanner Place

Forfar

Angus.

DD8 1PE

Phone:- 01307-466102

Friday 19 January 2018

SITE OF FORMER PRINCESS ALEXANDRA HOUSE DUNDEE ROAD FORFAR

17/01052/FULM (OBJECTION TO PROPOSED ROAD FROM SAID SITE ONTO

NORTHAMPTON ROAD)

Dear Sir / Madam

I wish to object to the planning of an access road from the above site leading onto Northampton Road, Forfar. Northampton Road which runs from north to south and is a very minor road which sits on a very steep incline. Cars park on either side of Northampton Road making it very difficult at present to travel northwards and southwards on said road from my home address in a vehicle.

It is my opinion that Angus Council needs to reject permission for this road to be built leading onto Northampton Road as it will cause more congestion by way of vehicular traffic. I am also of the opinion that Northampton Road is not wide enough to cope with any more traffic than it already carries. It also raises severe road safety problems if this proposal is to be approved. The field that sits to the south end of Northampton Road floods regularly when it rains. The water flows from said field northwards downhill for the whole length of the entire street as the street drainage can not cope with the excessive water. In the winter the water freezes on Northampton Road and becomes black ice making it very dangerous for drivers of vehicular traffic and pedestrians alike. Even when the road is gritted which is not often enough, the water simply washes the salt and grit away only for ice to reform later leaving the road surface in a treacherous condition.

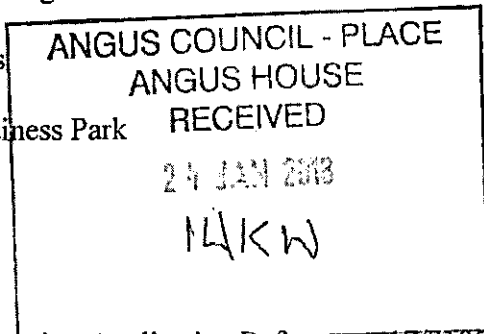
In my view Angus Council should consider looking at access roads from Airlie Crescent, Glen Clova Terrace and Dundee Road for serving this site as Northampton Road is completely unsuitable.

Yours sincerely



Caroline Grassie.

The Head of Planning
Angus Council
Planning Services
Angus House
Orchardbank Business Park
Forfar
DD8 1AN



Derek Shepherd
6 Northampton Road,
Forfar
DD8 1JG
22nd January 2018

Dear Sirs,

Planning Application Reference : 17/01052/FULM

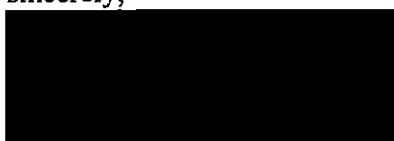
Proposed Development at site of former Princess Alexandra House
Dundee Road, Forfar

Although I have not received a neighbour notification for the above I would like to confirm my objection to access for part of the proposed development being from Northampton Road.

Rather than putting more traffic past the front of my house I feel that the applicant should develop the existing access to the site to suit the number of houses being built.

Since moving here we have already had to put up with a large increase in traffic when the cul-de-sac at the end of Northampton Road was been opened up for the houses at Balmashanner Rise and Place.

Yours sincerely,



To
The Head of Planning
Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar, Angus, DD8 1AN

From
Residents and users of Northampton Road
Forfar

WJW
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19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS
KC

Dear Sirs,

Subject:- Proposed Development of former Princess Alexandra House
Dundee Road, Forfar

By :- Scotia Homes Ltd

We the under signed wish to register our objections to the use of Northampton Road for access to part of this development for the following reasons.

- 1) Northampton Road already serves traffic from Balmashanner Place, Balmashanner Rise, Northampton Place and Northampton Road. Cars park on this road and it can be busy at peak times
- 2) The place where the proposed new road on to Northampton Road is between two junctions and close to bends on the road.
- 3) Properties on both sides of Northampton Road would be affected by the increase in traffic and noise.
- 4) The pavement where the proposed road would need to cross belongs to the residents in this private scheme and was upgraded and tarred by us at our expense.
- 5) This area is a cul-de-sac and there is no access to any other properties or paths. We consider the breach of the boundary between us and the development would impact on our privacy, security and amenity.
- 6) The impact of extra traffic would be detrimental to our safety, parking and access. Northampton Road is coping with the existing traffic from Balmashanner Place, Balmashanner Rise, and Northampton Place at present, extra traffic would make Northampton Road unfit for purpose
- 7) Extra traffic both motor and pedestrian would be intruding on our privacy.

Generally, we have no objection to the houses being built, we are however very concerned with regard to this proposed new road on to Northampton Road when there are alternatives.

Contact Mrs Edith Douglas, 10 Northampton Road, Forfar. [REDACTED]
Mrs Maureen Ramsay, 2 Balmashanner Rise, Forfar. [REDACTED]

We would all appreciate further information, contact or a meeting on site with Council or Contractor.

Yours Faithfully,

[REDACTED]

Mrs Edith Douglas, Mrs Maureen Ramsay
17/1/18 18/1/18
On behalf of the undersigned

8 Balmashanner Place

Forfar

Angus.

DD8 1PE

Phone:- 01307-466102

14/1/18
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19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS

~~14/1/18~~
KCC

Friday 19 January 2018

SITE OF FORMER PRINCESS ALEXANDRA HOUSE DUNDEE ROAD FORFAR

17/01052/FULM (OBJECTION TO PROPOSED ROAD FROM SAID SITE ONTO

NORTHAMPTON ROAD)

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It is my opinion that Angus Council needs to reject permission for this road to be built leading onto Northampton Road as it will cause more congestion by way of vehicular traffic. I am also of the opinion that Northampton Road is not wide enough to cope with any more traffic than it already carries. It also raises severe road safety problems if this proposal is to be approved. The field that sits to the south end of Northampton Road floods regularly when it rains. The water flows from said field northwards downhill for the whole length of the entire street as the street drainage can not cope with the excessive water. In the winter the water freezes on Northampton Road and becomes black ice making it very dangerous for drivers of vehicular traffic and pedestrians alike. Even when the road is gritted which is not often enough, the water simply washes the salt and grit away only for ice to reform later leaving the road surface in a treacherous condition.

In my view Angus Council should consider looking at access roads from Airlie Crescent, Glen Clova Terrace and Dundee Road for serving this site as Northampton Road is completely unsuitable.

Yours sincerely


Grant Grassie.

LLKW
RECEIVED

19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS

KL

Head of Planning

Angus Council /Planning Service

Angus Council

Orchardbank

FORFAR DD8 1AN

Dear sirs ,

Ref the proposed development by Scotia Homes Ltd

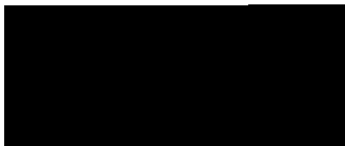
at Princess Alexandra House , Dundee Road Forfar.

The Northampton Road is the only entrance to the Estate, that has already over 50 houses ,and it feeds onto 4 other roads, which obviously means quite a large number of vehicles use this one access road to get to and from their houses.

Also to be taken into account is the amount of traffic , Council and delivery vans that also use the Road.

The final point is the position of the feed into the new development, on a rising S/bend which has 3 driveways within 15/20 yards. Accidents waiting to happen!!

James Farquhar



PS I would not like the boundary to be breached

Letter received from Maureen Ramsay, 2 Balmashanner Rise, Forfar, DD8 1PD, dated 18 January 2018, reads as follows:-

"I have been a resident at the above address for 20+ years. Over the years the amount of traffic in this area has increased greatly, most houses have 2+ cars per household and there are over fifty houses so the amount of traffic is far greater and will increase even more if the exit is allowed.

Also there are now numerous cars parked on both sides of the road which has become hazardous and is an accident waiting to happen.

Where the exit is proposed it is also on a bend! Not a good idea at all and very dangerous!

My deeds clearly show the boundary belonging to this estate surely this cannot be breached!

The actual road is now in a terrible state of repair, water pours of the hill, ice has been very bad and more cars will not help the matter.

I have no objection to the houses being built but **please** consider these significant points carefully. Our road has more than enough traffic."

Letter 17/01052/FULM (Maureen Ramsay)

2 Northampton Road
Forfar
Angus
DD8 1JG

22nd January 2018

The Head of Planning
Angus Council
Planning Services
Angus House
Orchardbank Business Park
Forfar, Angus, DD8 1AN

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22 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS

Dear Sirs

Objection to Scotia Homes proposal to utilise Northampton Road, Forfar

We reside on Northampton Road, Forfar adjacent to the proposed development site and are writing to ask that you refuse this planning application.

Herein are our comments and objections relating to this planning application:-

1. Northampton Road is already hardly fit for purpose and a busy road;
2. Parking from Owner/Tenants of the Dundee Road;
3. This additional concentration of traffic and construction vehicles will cause traffic problems and create a safety hazard for other motorists and residents;
4. It has been brought to my attention that the trees at the east of the proposed site are to be taken down, it is not possible to utilise/widen the small road prior to Northampton Road instead.

We invite you to visit our home to verify that these objections are valid.

Therefore, we ask that Angus Council refuse this Planning Application and encourage Scotia Homes to rethink this.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; do not hesitate to contact us [REDACTED]

Yours sincerely

[REDACTED]
Mr Michael Lawson & Mrs Myra Lawson

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RECEIVED

19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS

KC

The Head of Planning
Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar, Angus, DD8 1AN

Mr & Mrs Douglas
10 Northampton Road
Forfar
DD8 1JG

18th January 2018

Dear Sirs,

Subject:- Proposed Development of former Princess Alexandra House
Dundee Road, Forfar
Planning application 17/01052/FULM

We have no objection in principal to the development of this site but we do have concerns about the proposed road which would join on to Northampton Road.

Northampton Road already serves about 58 properties from Balmashanner Place, Balmashanner Rise, Northampton Place as well as the Northampton Road properties. The proposed entry from the development is between two junctions, three resident driveways and is near to bends on Northampton Road and would cause a safety issue. As well as resident traffic service vehicles for the telephone mast, water services and the farmer tending his animals all use the full length of this road .

Parked cars on the road already cause obstruction and a higher volume of traffic would exacerbate the problem. Entering from Dundee Road and exiting to Dundee Road can often be a challenge.

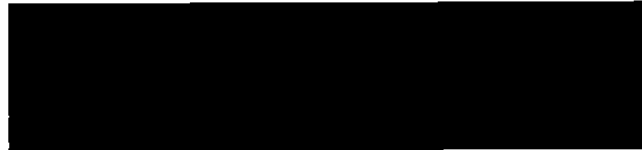
The road itself is not in good condition and it suffers from water cascading from the ground above which is causing the road to disintegrate and ice over in the winter months making it not fit for purpose.

The pavement over which the proposed road would have to come is over the boundary line and belongs to the residents of this scheme, the residents made up and tarred the pavement and paid for it, therefore there is the question of access.

There is no necessity to have a road on to Northampton Road when there is an existing road into the site and there are other options available for the new development.

Our safety, security, access, noise and amenity would be compromised by another road.

Yours Faithfully,

A large black rectangular redaction box covering the signature area.

W. Duthie Douglas

Letter received from Patricia Holden, 9 Balmashanner Rise, Forfar, DD8 1PD, dated 18 January 2018, reads as follows:-

"I wish to express my concerns regarding the proposed road onto Northampton Road near Balmashanner Place. Generally speaking I have no objection to the housing development however, the road in question will in my opinion, will compromise the security in this area, plus will cause traffic congestion. I would like you to reconsider other options."

Letter 17/01052/FULM (Patricia Holden)

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellings and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Richard Wakem

Address: 7 Balmashanner Rise, Forfar DD8 1PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been a resident at Balmashanner Rise since the property was built in 1991. Over the last 27 years the number of vehicles using Northampton Road for Access and parking has increased, in line with car ownership

The main concern is the access to the proposition from Northampton road. I have no objection to the development or the main access from Dundee road as this appears to be logical

However, Northampton Road is narrow and steep and has vehicle's parked on both sides. This makes access very tight, in that

* Often when accessing Northampton road from Dundee road you have to slow down more than expected due to the fact that cars coming down the hill will almost always be on the right (wrong side) therefore to avoid incident you normally access slowly and cars coming up Dundee Road often brake suddenly

* Leaving as stated you almost always have to drive downhill on on the right to leave, in Winter this is especially difficult due to the conditions

Increasing the number of vehicle's using this restricted access road will only lead to more frustration and the potential for road incidents

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19 JAN 2018

PLANNING & PLACE
COUNTY BUILDINGS

KL

8 Balmashanner Place

Forfar

Angus.

DD8 1PE

Phone:- 01307-466102

Friday 19 January 2018

SITE OF FORMER PRINCESS ALEXANDRA HOUSE DUNDEE ROAD FORFAR

17/01052/FULM (OBJECTION TO PROPOSED ROAD FROM SAID SITE ONTO

NORTHAMPTON ROAD)

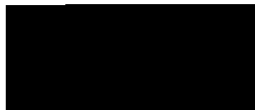
Dear Sir / Madam

I wish to object to the planning of an access road from the above site leading onto Northampton Road, Forfar. Northampton Road which runs from north to south and is a very minor road which sits on a very steep incline. Cars park on either side of Northampton Road making it very difficult at present to travel northwards and southwards on said road from my home address in a vehicle.

It is my opinion that Angus Council needs to reject permission for this road to be built leading onto Northampton Road as it will cause more congestion by way of vehicular traffic. I am also of the opinion that Northampton Road is not wide enough to cope with any more traffic than it already carries. It also raises severe road safety problems if this proposal is to be approved. The field that sits to the south end of Northampton Road floods regularly when it rains. The water flows from said field northwards downhill for the whole length of the entire street as the street drainage can not cope with the excessive water. In the winter the water freezes on Northampton Road and becomes black ice making it very dangerous for drivers of vehicular traffic and pedestrians alike. Even when the road is gritted which is not often enough, the water simply washes the salt and grit away only for ice to reform later leaving the road surface in a treacherous condition.

In my view Angus Council should consider looking at access roads from Airlie Crescent, Glen Clova Terrace and Dundee Road for serving this site as Northampton Road is completely unsuitable.

Yours sincerely



Rita Grassie.

Letter received from W Brown, 10 Balmashanner Place, Forfar, DD8 1PE, dated 18 January 2018, reads as follows:-

"I wish to lodge my objection to the proposed planning of making a road opening on to Northampton Road, opposite 10 Northampton Road and 2 Balmashanner Place.

To date there are three roads opening on to Northampton Road, i.e. Northampton Place, Balmashanner Rise and Balmashanner Place. With the proposed increased traffic I can foresee problems arising as some residents have to park on Northampton Road itself.

The road surface would also be affected with the additional traffic and already it is showing signs of wear and tear especially at the junction to Dundee Road. After heavy rainfall large amounts of water and debris come down Northampton Road from the field above and in winter time this freezes over causing a further hazard.

I would be most grateful if you would reconsider your proposal and take into account the points I have raised."

Letter 17/01052/FULM (W Brown)

Letter received from Mr and Mrs G Mousen, 14 Balmashanner Place, Forfar, DD8 1PE, dated 22 January 2018, reads as follows:-

"We are writing to object to the proposed road at Northampton Road, Forfar.

This is a small road which has car parked by house owners from the Dundee Road which at times makes it difficult to get up and down the road.

More cars using this road would make it even more difficult to try and get up and down."

Letter 17/01052/FULM (Mr and Mrs Mousen)

Comments for Planning Application 17/01052/FULM

Application Summary

Application Number: 17/01052/FULM

Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Proposal: Residential Development of 100 Dwellinghouses and Associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ross Henderson

Address: 8 Balmashanner Rise Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unfortunately the developers have chosen to ignore representations against the proposed cul de sac link to Northampton Road which somehow is supposed to be 'integrating into the existing urban fabric.' I still fail to see why the whole site and all its houses cannot and should not be accessed by a single access from Dundee Road. As things stand, the Dundee Road access will be utilised for all construction traffic and there will be a condition to that effect but it does suggest recognition that Northampton Road is totally unsuitable for that purpose because of noise, disruption and road safety. By the same token it is strongly contended that Northampton Road is totally unsuitable for the cul de sac link on the grounds of road safety and congestion. How Roads can blandly dismiss a 17.5% increase in vehicle movement as of no consequence is beyond me. Again the bland description fails to recognise the pre-existing congestion problems that exist as generated by 57 Properties. Car ownership is now much higher and it takes only a few parked cars to cause chaos and near misses. It should be noted that with parking restrictions on Dundee Road, the bottom of Northampton Road is regularly used for parking by non residents and adds to the problem.

I have no objection to the development of this site for housing. My objection is solely in respect of the accessing of the 10 house cul de sac and I am confident that another layout could achieve a fully integrated housing development, all of which is designed to modern standards as opposed to an 'seperate colony' with a sub standard existing access. In light of the numerous local objections in this regard, perhaps the developers could be persuaded to amend their application so that all the new houses are accessed from Dundee Road.