

# Comments for Planning Application 18/00594/FULL

## Application Summary

Application Number: 18/00594/FULL

Address: Panmure Church 15 Panmure Street Monifieth Dundee DD5 4EA

Proposal: Proposed Demolition of Former Monifieth Church and Redevelopment providing Six Flats Including Amenity Space and Parking - Re-Application.

Case Officer: James Wright

## Customer Details

Name: Mrs Louise Murphy

Address: 23 Panmure Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Thank you for listening to residents concerns re previous application. I fully support the revised application.

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Case Officer: James Wright

## Customer Details

Name: Dr Jennifer Blake

Address: 2 Dick Street Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I have no objection to the proposed development of 6 flats on the site of the former Panmure Church, I am extremely concerned that the suggested access route for these flats will be through the west end of Dick Street.

Dick Street is a narrow street, which is already heavily used by parking by the existing residents who have no driveways or allocated parking spaces. The proposed access route for these new flats would necessitate keeping clear an access gate directly adjacent to the house at 2A. This would force the existing residents to park their cars further down the street towards what is a surprising busy junction between Dick Street and North Ramsay Street. This junction does not have very good visibility, and I believe increasing the pressure on parking in this area would cause a hazard for traffic and pedestrians using the junction. An extra 6 (or more) cars using Dick Street to access the car parking outside the new flats does not seem like a satisfactory option to myself or my neighbours currently living on Dick Street.

Would it be an option to put the car park area at the front of the flats, so that access is from Panmure Street? Any resident living in the flats would be looking to take their car out onto Panmure Street anyway since there is no direct access to the main road from Dick Street.

Other than this issue of accessing the car parking area via Dick Street, I would be in favour of the area being re-developed into flats.

Aileen Ross

4 Dick Street

Monifieth

DD5 4EF

Re. Proposed Development at Panmure Church ref. 18/00594/FULL

We wish to object strongly to the development plans for Panmure Church, specifically to the plan to make a change of use of the west side of Dick Street from a cul-de-sac to an access road. We have no objections to the plans for the apartments themselves and believe development is necessary and has the potential to enhance the area.

Dick Street was built as a cul-de-sac with two residential dwellings and one commercial / office premises with the office premise becoming a residential dwelling laterly. In recent years there has been residential development (Boyak Cresecent etc) which backs on to Dick Street resulting in additional vehicles using the street for parking creating congestion and limiting access for vehicles. The existing give way markings and signage at the cross road junction from North Ramsay Street onto Dick Street is already not adhered to creating a huge hazard for vehicles approaching from Dick Street to turn right to exit onto Panmure Street and we are frequently amazed at the number of vehicles which sail through this junction without a cursory glance to left or right. This junction is also heavily used by pedestrians using buses on Panmure Street, the main link into the village centre/Dundee/Carnoustie and also more recently being used by young cyclists (primary school age) from the Boyak development as an area to play. This is compounded by the heavy use of vehicles accessing the Boyak Centre at the East end of Dick Street for Cub Scouts etc.

The west end of Dick Street is used for parking on a daily basis by residents in surrounding streets and I attach photographs taken on various days over the past 4 weeks to illustrate the limited access concerns already being experienced, any further development using this west end of Dick street will exacerbate this creating further hazard for pedestrians and limiting vehicle access including service and emergency vehicles.

All traffic from this development will have no option but to use Panmure Street for entry and exit therefore our cause for concern is the unnecessary routing of traffic through a residential street in order to access Panmure Street, the development site already has an existing driveway directly onto Panmure Street and this could be maintained.





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DICK STR











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ST67 ESN

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ST89 MYG

ST62 CYS

ST17 RCZ



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Proposal: Proposed Demolition of Former Monifieth Church and Redevelopment providing Six Flats Including Amenity Space and Parking - Re-Application

Case Officer: James Wright

## Customer Details

Name: Mrs Patricia Armstrong

Address: 3, Laird Street Monifieth

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: We welcome the proposed changes to the original planning application in which the positioning of windows in the gable ends would have resulted in severe loss of privacy and impacted on our quality of life.

The proposed use of the small path on the west side of the building purely for maintenance purposes would ensure minimum usage. Historically this was only ever used intermittently during playgroup sessions and church services. However it is unclear how this would be guaranteed without locked gates being installed to prevent disturbance and loss of privacy at all hours. Perhaps there are still avenues to explore to maintain the existing building.



David Blake  
2 Dick St.  
Monifieth  
DD5 4EF

**Ref. 18/00594/FULL:** Proposed Demolition of Former Monifieth Church and Redevelopment providing Six Flats Including Amenity Space and Parking - Re-Application

I wish to object to the above revised development plan for the Panmure Church site, due to the proposed change of use to the west end of Dick Street to provide a new permanent access route into the rear of this site.

Currently this site has driveway access directly from Panmure Street to a forecourt area at the front of the site, as demonstrated by the location of vehicles shown in the following images from the applicant's documents ('Existing Photo Presentation' and 'Asbestos Survey Report').



All neighbouring properties on Panmure Street that have off-street parking also gain direct access from Panmure Street, so development of this existing driveway is consistent with current practice in this area.

All traffic entering or leaving this site will be coming from/going to Panmure Street, and so the current plan creates an unnecessary diversion via Dick Street and North Ramsay Street negatively impacting the residents of these side streets.

The west end of Dick Street is currently a narrow cul-de-sac. Dick Street is routinely used for parking by its residents and by residents from the surrounding streets, especially following the development of the Boyack Crescent residential area immediately north of Dick Street. This development has also significantly increased the traffic load through the junction with North Ramsay Street. The current levels of parking and vehicle use already cause congestion and raise safety concerns for users of this area, especially at peak commuting times. This is exacerbated during overlapping use of the Boyack Center, when there is additional road traffic and also significant pedestrian traffic, including children, around this junction.

The proposed new access route would require existing parking capacity at the west end of Dick Street to be reduced, as this currently blocks the suggested access point (as shown in the images below).





This development plan will also result in this end of Dick Street being used as overspill parking from the redeveloped site, rather than having any additional requirements distributed between several surrounding streets. For Dick Street and North Ramsay Street, these changes will lead to greater congestion and reduced visibility from increased parking around the junction and increased traffic load through to Panmure Street. Overall the increased parking will also impede vehicle access to Dick Street, especially for service or emergency vehicles.

I do not wish to see this site continue to become more run down, and am supportive of the applicant's overall aims to develop it; however it is disappointing that this revised application has not addressed any of the above issues which were previously highlighted by current residents in response to the original development application.