

PLANNING APPLICATION REF. 18/00052/FULL

DESCRIPTION OF DEVELOPMENT:
ERECTION OF THREE DWELLINGHOUSES

AT

YARD MID ROW MARYTON KIRRIEMUIR

REPRESENTATIONS

Comments for Planning Application 18/00052/FULL

Application Summary

Application Number: 18/00052/FULL

Address: Yard Mid Row Maryton Kirriemuir

Proposal: Erection of Three Dwellinghouses

Case Officer: Damian Brennan

Customer Details

Name: Ms Debbie Lochhead

Address: 8 Mid Row Maryton Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My dwelling is adjacent to the proposed development and in general I welcome the conversion of the site from a dumping ground to residential homes.

I do however have concerns about the impact of further traffic and parking on the street. There is limited on street parking available for existing residents without taking into account visitors to 3 new properties. I would like some assurances that there will be sufficient parking for residents and visitors to the three new properties built into the designs, reducing strain for on street parking.

My second concern may come under the environmental impact point of the proposal. I understand that the site was previously a scrapyards and as such there may be some contamination of the soil that could be disturbed during groundworks. I would just like reassurance or information on how this would be dealt with during the disturbance of development and assurances that there will be no toxic or detrimental impact on health or my grounds.

Although I have lodged this representation as an objection - it is more that I would like clarification that these points have been considered and taken into account. I do support, in principle, development on the site.

Thank You

Debbie Lochhead

Comments for Planning Application 18/00052/FULL

Application Summary

Application Number: 18/00052/FULL

Address: Yard Mid Row Maryton Kirriemuir

Proposal: Erection of Three Dwellinghouses

Case Officer: Damian Brennan

Customer Details

Name: Miss Jodi Buik

Address: 4 Mid Row Maryon By Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My dwelling is adjacent to the proposed development and in general I welcome the conversion of the site from a dumping ground to residential homes.

I have a concern over visual appearance and compatibility with surroundings, all buildings currently adjacent to proposed development are all of a similar height, I am worried about the proposed height of the proposed new builds? And if the new builds will fall in line with the current surroundings?

I also have concerns about the impact on traffic movements, road safety and parking on the street. There is limited on street parking available for existing residents without taking into account visitors to 3 new properties. I would like some assurances that there will be sufficient parking for residents and visitors to the three new properties built into the designs, reducing strain for on street parking.

My third concern comes under the environmental impact point of the proposal. I know that the site was previously a scrapyards and I believe there maybe some contamination of the soil that could be disturbed during groundworks. I would just like reassurance or information on how this would be dealt with during the disturbance of development and assurances that there will be no toxic or detrimental impact on health or my grounds.

I would like clarification that these points have been considered and taken into account. I do support, in principle, development on the site.

Thank You



Watson + Lyall Bowie

SOLICITORS

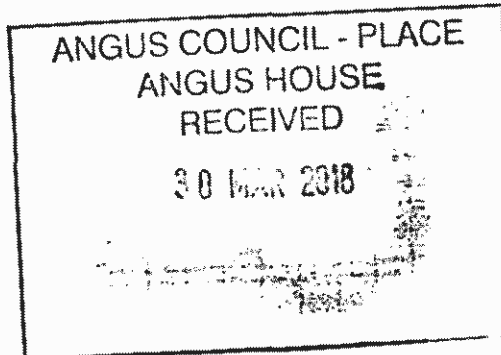
NOTARIES

ESTATE AGENTS

Union Bank Building
Calton Street
Coupar Angus
Blairgowrie
PH13 9AJ

Telephone 01828 628395

Angus Council,
Planning Department,
Orchardbank Business Park,
Orchardbank,
FORFAR.
DD8 1AN



Your Reference

Our Reference

S/3/KL
Contact

Kevin Lancaster
Date

28th March 2018

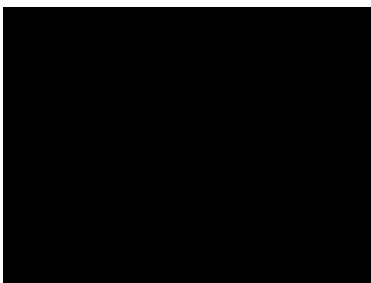
Dear Sirs,

Catherine Stewart
Planning Application Reference 18/00052/FULL

We act on behalf of our above client who resides at 11 Mid Row, Maryton, DD8 5PW. She is also the person entitled to the property 6 Glenprosen Cottages, Mid Row, Maryton, Kirriemuir. This was owned by her late parents and was left to her by her mother. Title has not been completed.

She states that she has not received a neighbour notification in relation to the above application either as the occupier of 11 Mid Row or as the owner of 6 Glenprosen Cottages.

She also wishes it brought to your attention that she seeks to assert a pedestrian and vehicle right of access over the development site to 6 Glenprosen Cottages. We understand that the development site was previously leased by our client's father who ran a scrap business from it. Her position is that pedestrian and vehicular access was taken over the site to the land pertaining to the cottage for a continuous period in excess of twenty years. Accordingly appropriate provision should be made within the site to enable that access to be continued. Kindly acknowledge receipt.



Partners

Kevin E Lancaster Lib, Dip, NP
Alison M Hodge Lib, Dip, NP

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Email legalservices@wandlb.co.uk

LP1 Coupar Angus DX 566340

www.watson-lyall-bowie.co.uk

I know by seeing my lawyer that we are entitled to access as it has been used as a driveway access to my property for well over 65 years. The land in question the yard was still used as a scrap yard until 2005 it was only emptied in 2013 when planning permission was applied for by Alan's estate.

I know from talking to my neighbours they also have different concerns.

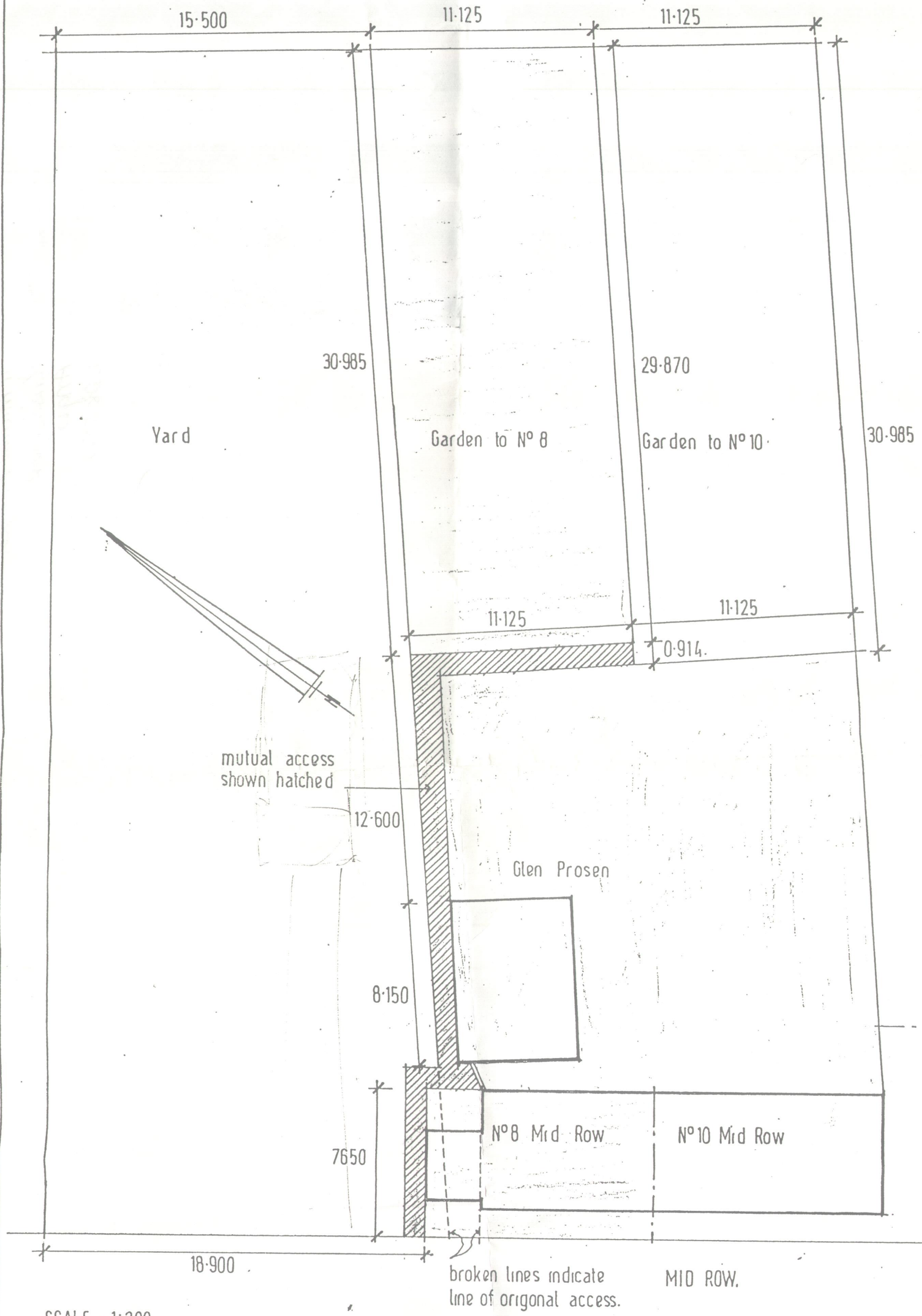
I have included a copy of the plans regarding my path and right of access. I am starting work on my property. I will need access and I did not appreciate being told by the owners of the yard to get my property clear as once they build their fence I will not gain access into my own property. I find this offensive and they were rather aggressive when they said it.

Thank you for your help in this matter.

Yours Sincerely

[REDACTED]
4/4/2018

PLAN REFERRED TO IN THE FOREGOING



SCALE - 1:200

broken lines indicate
line of original access.

MID ROW.

Comments for Planning Application 18/00052/FULL

Application Summary

Application Number: 18/00052/FULL

Address: Yard Mid Row Maryton Kirriemuir

Proposal: Erection of Three Dwellinghouses

Case Officer: Damian Brennan

Customer Details

Name: Mr Chris Wright

Address: 15b Forfar Road Maryton Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living adjacent to this site I am concerned that none of the drawings show the shared drain that runs right through the development from North to South.

I echo and support the previous comments made and feel these should be addressed to alleviate concerns.

Comments for Planning Application 18/00052/FULL

Application Summary

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Address: Yard Mid Row Maryton Kirriemuir

Proposal: Erection of Three Dwellinghouses

Case Officer: Damian Brennan

Customer Details

Name: Ms Catherine Stewart

Address: 11 midrow maryton Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While going through the recent planning updates, it was brought to our attention that the fence is far too close to the house on our side of the property. As we are rebuilding we don't want any building happening on our side of the property and obstructing the view from our windows. Therefore the fence is on our side of the property which I will not allow due to it obstructing the view and the rebuilding of my house.

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Address: Yard Mid Row Maryton Kirriemuir

Proposal: Erection of Three Dwellinghouses

Case Officer: Damian Brennan

Customer Details

Name: Miss Cheryl Hudson

Address: 6 glenprosen cottage Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I noticed that the water board informed them to ask the people who privately own the pipes permission, was not done. I have spoken to the other people who share this pipe and they were not informed of this. Where our pipes lie these houses and roads are going on top. Also I live there and I have not seen anyone come and take core samples for testing. It's also not "being reasonable" giving us the communal path when that already exists. Not too mention I have children that need their sleep building companies start early and the noise and distraction to mine and my children's daily life. I have an under 5 that needs his afternoon naps. I work nightshift and they will be building basically right next door. This will have a great impact on our life's, my job, my kids learning and their sleep.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Chris Wright

Address: Maryton 15b Forfar Road Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the amount of contamination of this plot does the soil not have to be removed? Is the land suitable for building houses on? No soil testing has happened so far has there?

Letter from Catherine Stewart, 11 Mid Row, Maryton, Kirriemuir, DD8 5PW, received 9 April 2018, reads as follows:-

“I am writing to your office today concerning the recent planning permission for the yard at Mid Row Maryton.

As the owner of number 6 Glenprosen Cottage I am concerned about the plans about the “communal path” that they have written in. Now upon looking at the plans I received from Glamis estate when they owned it, this clearly shows the path to my property and its joint use for number 10. This is not included in their plans in fact they have blocked my property in and also the property of number 10.

The only reason I became aware of this is due to going to see my lawyer as I received no letter informing me of the proposed plans.

They are unwilling to give us right of access but due to my father Mr Isaac Stewart who once owned both properties the yard and number 6.

I know by seeing my lawyer that we are entitled to access as it has been used as a driveway access to my property for well over 65 years. The land in question, the yard, was still in use as a scrap yard until 2005 it was only emptied in 2013 when planning permission was applied for by Glamis estate.

I know from talking to my neighbours they also have different concerns.

I have included a copy of the plans regarding my path and right of access. I am starting work on my property. I will need access and I did not appreciate being told by the owners of the yard to get my property clean as once they build their fence I will not gain access into my own property. I find this offensive and they were rather aggressive when they said it.

Thank you for your help in this matter.”