

PLANNING APPLICATION REF. 18/00672/FULL

DESCRIPTION OF DEVELOPMENT:

**CHANGE OF USE, CONVERSION AND ALTERATION OF FORMER
NURSERY TO FIVE DWELLINGHOUSES AND TWO FLATS, ERECTION OF
20 FLATS (2 BLOCKS OF 8 FLATS AND 1 BLOCK OF 4 FLATS) ALL WITH
ASSOCIATED CAR PARKING AND ASSOCIATED WORKS**

AT

**FORMER NURSERY SEAVIEW PRIMARY SCHOOL VICTORIA STREET
MONIFIETH**

REPRESENTATIONS

Comments for Planning Application 18/00672/FULL

Application Summary

Application Number: 18/00672/FULL

Address: Former Nursery Seaview Primary School Victoria Street Monifieth

Proposal: Change of Use, Conversion and Alteration of Former Nursery to Five Dwellinghouses and Two Flats, Erection of 20 Flats (2 blocks of 8 flats and 1 block of 4 flats) all with Associated Car Parking and Associated Works

Case Officer: Ruari Kelly

Customer Details

Name: Dr Christopher Weatherburn

Address: 8 Queen Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly oppose to the proposed building works. Too many residences are being proposed that are not in keeping with the character of surrounding buildings which in turn would have a detrimental effect on the beauty of Monifieth. The proposed developments suggest three blocks of flats which will be blocking views of the Seaview House, as shown on Site Sections: Section BB.

There are currently existing plans for dwellings (houses) that have larger gaps between the boundary wall and proposed houses which are more in keeping with the surrounding areas.

The proposed plans would have a detrimental effect on noise to a peaceful area and personally am not certain if the local medical centre which previously opposed to (other) developments in the Monifieth (publicly in the Courier) could cope with additional demand.

In addition several large trees are proposed to be removed.

This development poses significant safety concerns giving the proximity of Seaview Primary School and the additional traffic that this would cause. The large number of proposed residences (in addition to the extra traffic from the recently approved flats in Seaview house). This would cause a huge amount of additional traffic - this is of massive concern given the proximity of Seaview Primary School. I would feel devastated if a child was injured as a result of this application and therefore feel compelled to object (hence compelling me to write this). Thanks for considering this,

Friday 21st September 2018

To: Service Manager
Planning
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Objections to planning application 18/00672/FULL

Former Nursery Seaview Primary School, Victoria Street, Monifieth

We wish to register our objections to the above planning application.

We will state again for the record that we have no objection to the re-use of Seaview House and its surrounding grounds. We note and welcome the approved planning application 18/00155/LBC for conversion of Seaview House into seven dwellings. We observe that this week some scaffolding has been erected on the site and hope that the already approved application together with the scaffolding means that the developer is going to start some basic maintenance to the property such as the replacement of missing roofing slates to prevent further deterioration of the fabric of a listed building which is an asset to the local community.

We also note the extant planning approval 13/00819 for four large, detached private homes in the grounds of Seaview House. These are shown in the Design Statement for the above proposal (page 6). This 3D diagram shows how the four proposed homes designed by Voigt Partnership in 2013 broadly fit in with the general scale, pattern and density of development in neighbouring streets along with the two approved houses on the adjacent site (15/00159). The approved development is subservient to Seaview House and effectively sits within its grounds in a manner similar to other development in the locality.

Our objections to the application 18/00672/FULL relate to the following points:

1. Impact on traffic safety on Hill Street
2. Impact on the character of the area and the character and setting of the listed building (Seaview House) - with particular reference to the removal of mature trees and small amenity space
3. Impact on neighbouring properties, including our own
4. The misleading nature of the design statement by Voigt Architects

1. Impact on traffic safety on Hill Street

The proposed access using the original driveway to the 16 parking spaces for Block B from Hill Street would create a dangerous junction. This driveway is particularly risky given the proximity of the junctions with Church Road, Hill Street and Queen Street to its entrance.

Hill Street is a busy road close to a primary school. Many parents of school-children park their cars in Queen Street at the beginning and end of the school day in order to drop their children off at the western entrance to Seaview Primary School. It is sometimes difficult even to cross Queen street outside our home due the volume of traffic. It would only be a matter of time before an accident occurred at the foot of Hill Street. Whilst we have no objection to this entrance being reinstated it should not be for vehicle use but pedestrian access only.

We understand the community council share these concerns about road safety.

2. Impact on the character of the area and the character and setting of the listed building (Seaview House) - with particular reference to the removal of mature trees and small amenity space

The grounds of Seaview House and the surrounding streets are characterised by large detached and semi-detached, stone-built homes with large gardens containing numerous mature trees.

The proposed apartment blocks A, B and C are a different type of housing to the surrounding area. Whilst the apartment blocks may share a material palette and some design features with the new homes on the south-east of the site, these new homes are individual units and have a greater proportion of their plot allocated to garden space.

I am pleased that the developer has recognised concerns about the scale of the Proposed Buildings proposed in Planning Application 18/00154/FULL and has reduced the height of the buildings from three storeys to two storeys. However, the new blocks A and B in planning application 18/00672/FULL now each have a footprint that is greater than the B-listed Seaview House, with a consequence that they are no longer subordinate to it.

In order to squeeze these three new blocks containing 20 flats onto the site, many mature and impressive trees will need to be felled. The schedule of trees to be removed lists the removal of 49 mature trees. These include our favourite tree in the neighbourhood, a horse-chestnut standing over 20m in height that I understand has been appreciated by generations of Monifieth school-children also. The tree survey also lists the removal of cedar, oak, cherry, sycamore, wellingtonia and sycamore trees noted to be in good condition. The removal of so many fine trees in the centre of the town could be viewed as a kind of environmental vandalism.

The proposed communal amenity space to the south of Seaview House is relatively small. It is small in relation to the original parkland for Seaview House when it was built as a private house for James Fairweather Low around 1860. The amenity space is small compared to what is normal for the area – our own home sits in 0.3 acre and is not exceptional in Queen Street for having such generous grounds. The amenity space is just above the minimum standard required by local planning policy.

The new planting proposed - with low level shrubs and trees - is greatly inferior to the existing arboretum-quality landscaping. Hard landscaping in the form of driveways and parking spaces will be of greater prominence, to the detriment of character of the area and the setting of Seaview House.

3. Impact on neighbouring properties, including our own

We live with our family at the Old Manse, 1 Queen Street. We purchased this from the Morrisons who now live in the new property named Church View, Queen Street and have approved plans to re-develop the old South Church into their permanent family home.

The removal of six mature trees at the western boundary of the Seaview House site, combined with the design of the western elevations of Blocks A and B will result in our home and garden (and that of the Morrisons) being overlooked – with consequent loss of privacy. We take particular issue with the placement of the floor-to-ceiling glazing in the living room and position of the balcony in the upper floor flat of Block A – which appear orientated towards our kitchen and garden.

4, The misleading nature of the design statement by Voigt Architects

The section in Design Statement at the foot of p9 about the overlooking of the neighbouring properties states,

“To the west of the site there is a large cluster of mature trees to separate the site from its neighbours. As such the new buildings are well screened to the west of the site and will cause no overshadowing or overlooking of any adjacent properties or gardens”

This is just one of a number of misleading assertions in the Design Statement. It omits to mention that there are no mature trees in the the north west of the site and that six of the largest trees on the western boundary – a holly, a lime, an atlas cedar, a whitebeam, a horsechestnut, and an oak – are due to be removed.

Another misleading element in the design statement is the inclusion of pictures of Queen Street on p10 that were taken in June 2012 and do not reflect the present reality.

May we also direct your attention towards the statement on Design Statement p6,

“One of the main issues with the previous consent was ... Plot 01 (furthest south) obscured the main views of the existing building from the south (Hill Street)”

and then ask you to turn to the 3D images on Design Statement p12 and consider which of the developments affords a better view of the Grade B-listed Seaview House? To our eyes, it is clear that the approved houses 13/00819/FULL give a better view of the house from the main gates on Hill Street than the latest proposal. However, the text of the Design Statement suggests otherwise.

We contend that assertions in the Design Statement about the marketing of the approved houses 13/00819/FULL and the economic necessity of present higher density housing may be just as misleading.

In conclusion

This revised planning proposal, whilst in some ways being an improvement on the previous proposal, still has some fundamental problems.

The proposal **jeopardises the safety of pedestrians and road users** in Hill Street. We have particular concern about the safety of children walking to and from school.

The **removal of over 40 mature trees** at the site in order to make apartment blocks negatively impacts the character of the neighbourhood, the setting of a listed building and the privacy of neighbouring properties.

We would respectfully ask the councillors and planning committee members involved in making this decision to carefully read all the evidence presented to them, rather than being led by the assertions contained within the Design Statement by Voigt Architects.

It is our view that the proposal in its present form should be rejected.

Yours sincerely,

Dr John and Ruth Murdoch

28 September 2018

To: Service Manager

Planning Service

Angus House

Orchardbank Business Park

Forfar

Angus

DD8 1AN

Objections to Planning Application 18/00154/FULL

It remains, as with the objections to the previous planning application for the site 18/00154/FULL, we welcome the redevelopment of Seaview House. Reinstating this building is a positive for the area as it is rapidly falling into disrepair and providing local young people a place to congregate and become involved in risk taking behaviour, especially in the grounds of Seaview and into Queen Street

However we have objections for the new planning application 18/00672/FULL, these are :

1. Impact on my property and the surrounding area
2. Road Safety, Parking and Access
3. Impact on the character of the area and the impact on the setting of Seaview House

1.Impact on our property Church View Queen St Monifieth DD5 4HG

Our house is to the south west of the development. Blocks A and B both have a significant amount of glazing and balcony's which will overlook the homes on Queen Street, including our own.

With the removal of mature trees that offer screening our privacy will be severely affected despite the plans identifying new trees will be planted.

Due to the height of block A and the removal of trees on the western side of the site this will result in my home and garden to be overlooked, by a number of the flats, especially during the 6 months of the year when the deciduous trees lose their leaves.

2. Road Safety, Parking and Access

The proposed access using the original driveway on Hill St would create a very dangerous junction for the large number of cars for the proposed flats. This sits right opposite Church St as well as very near Queen St. This area already becomes congested with cars visiting the school and at weekends

with church members parking either side of the roads. We are concerned at the safety of the school children who use these pavements currently, without the increased traffic the flats would generate

The access onto Victoria St comes out onto a very busy road where cars are parked already on both sides of the road for the school adding another 38 cars to the school rush hour as children are going to and from school will only lead to potential dangers. As a member of Seaview Parent Council, I am aware there are already significant road safety concerns from both the school and local police regarding the volume of traffic and behaviour of drivers at peak times. The increase in traffic using the Victoria Road entrance would surely create further difficulty to this area.

3. Impact on the character of the area and the impact on the setting of Seaview House.

The area surrounding Seaview House is full of detached and semi-detached stone-built houses with large gardens. These houses are either one or two storey houses. The three new apartment blocks are not in keeping with the aesthetics of the houses in the neighbouring streets.

Two of the blocks are significantly larger than the original B listed Seaview house that the design statement originally wished to feature. The two blocks even in this new plan overshadow the Victorian building.

The landscaping which is a much valued asset to the area will be severely impact by the removal of mature trees, this appears to be 49 trees. The trees will be replaced by shrubs and young trees which will not be character of the surroundings.

Conclusion

Whilst we feel that putting flats into Seaview House is a good proposal, we feel that the rest of the development needs to be seriously considered and amended given the points raised above, especially in light of the detriment and detraction from the listed building it is purportedly conserving.

This development should be approached in a much more sympathetic manner for the surrounding area, so it does not affect the privacy of the neighbours, impact negatively on traffic and increase risk to pedestrians, in particular school children.

Therefore, the proposal should be refused as it stands.

Yours Sincerely

Richard and Claire Morrison

KellyR

From: john murdoch [REDACTED]
Sent: 19 October 2018 23:51
To: KellyR
Subject: Re: Seaview Proposal - misleading new drawing by Voigt architects

Dear Mr Kelly,

I went on the Public access this evening to try to see if the Roads Service had commented on the latest proposal but could not see any sign of this. This is disappointing. I did see a new "proposed site layout" diagram submitted by Voigt architects and wished to point out some of the inaccuracies in their representation of my home. This diagram shows how The Old Manse, at 1 Queen Street looked before the double garage was converted (with appropriate planning permission by the previous owner) into a kitchen diner and the the driveway and garden were re-landscaped. It is not an accurate represenation of the present reality - where my garden, including the lawn, extend to the east of the plot as far as the side gate. It does not show that there is a 180cm wide window in our kitchen-diner orientated towards Seaview House. It is also inaccurate in showing the internal layout of the rooms within our home and the positions of the windows on the eastern aspect of the home. As a consequence, it under-represents the impact of the overlooking windows and balconies of Block A on the privacy and amenity of our family home.

I will try to take a picture in daylight tomorrow to show how the diagram is inaccurate in these important detail. I am happy for this e-mail to be included in the information visible to the public on the Public Access website.

Yours sincerely,

John Murdoch



Comments for Planning Application 18/00672/FULL

Application Summary

Application Number: 18/00672/FULL

Address: Former Nursery Seaview Primary School Victoria Street Monifieth

Proposal: Change of Use, Conversion and Alteration of Former Nursery to Five Dwellinghouses and Two Flats, Erection of 20 Flats (2 blocks of 8 flats and 1 block of 4 flats) all with Associated Car Parking and Associated Works

Case Officer: Ruari Kelly

Customer Details

Name: Mr STEWART ELLIS

Address: 3 MANSE PLACE Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to Planning Application 18/00672/FULL

Former Nursery at Seaview Primary School Monifieth

We are registering in the strongest possible terms an objection to certain parts to the planning application 18/00672/FULL, the former nursery at Seaview Primary School Monifieth.

We are happy and have no grievance or objections to the planned development at Seaview House or the 4 residential flats at Block C.

As residents of Monifieth for over 30 years, living within 50 metres south in Manse Place of the planned development at Seaview House we have seen many radical changes to the infrastructure of the Monifieth community and its environment.

In our opinion we are well qualified having lived in the vicinity for a great length of time, also as the protagonist to form Monifieth Eco Force over ten years ago, as an environmentalist I have a vast amount of legal knowledge and experience to lodge competent objections to the proposed planned development.

Objection Points.

Pertaining to all of the environmental grounds covering 5 metres east from the west wall of Seaview house to the boundary East wall on Queen street.

From the northern path boundary to the south wall on Hill street.

The area described within has a natural habitat for many species of wildlife plants and insects which has lain undisturbed for many decades. Numerous varieties of well matured trees well over 60 years old and in good condition to sustain the wild life bird population and a variety of red and grey squirrels.

Voigts the architects did not consider the impact it would have on the natural wild life habitat nor on the community environmentalists who visit the grounds. They did not investigate certain legal policies set out by Angus Council, as laid down in the statute books of the Scottish Government in 2015.

1.0 Angus Council 2017 -2018

Local Outcome Improvement Plan. "Priorities and Performance"

1.1. To improve access and opportunities to protect and to enhance the environment.

Failure to study The Wildlife Protection Act of 2006

Which covers the protection of wild life. Crow, red Squirrels etc all of whom inhabit and nest in the mature trees.

1.2. To achieve low carbon emissions.

Failure to consider the impact of the present persistent problems of double car parking on the main route to Seaview school at Hill street, the junction at Queen street and Church Street, directly opposite the main entrance to the proposed development of Blocks A and B.

Between the hours of 8:30 and 9:15 in the morning and 3:20 to 4:00 the road becomes at times gridlock. Thereby, increasing the volume of noxious gas exhausts from the congested cars stuck for several minutes with nowhere to go. Creating increased carbon emissions which seriously affect the health and safety of the children and parents using the pedestrian walkway. Increasing the danger for traffic accidents and incidents to happen.

1.3. To consider the impact on the infrastructure of social services.

There was no evaluation by the architect to consider the impact to the social services which these additional 16 homes would bring.

Presently, Monifieth Health Centre are oversubscribed with patients. The new influx of 500 newly built homes to the north of Monifieth has created a major problem to the health centre. The staff are overburdened with constant demands from patients to book appointments.

As a result there is a serious shortage of doctors at the centre due to the stress factors associated with working in the NHS , locums make up for the shortfall which is good.

As Monifieth has an ageing population with over 55% of the population being over 50 years of age. The elderly patients along with the other residents would like to have permanent doctors attached

to the health centre, so that they can relate their medical condition on an easy going and understandable basis.

2.0 Angus Council 2017 -2018

Policy PU2

An open spaces protection and provision within the settlements of the Angus Local Development Plan requires that development proposals of over 10 or more residential units or a site exceeding 0.5 hectares will be required to provide to enhance open space and make a provision for its future maintenance.

The policy requires that a minimum of 2.43 hectares per new space. Based on average 2.5 persons per household. The developers require 60.75 square metres per household. As the community amenity space equates to 2078 square metres, the architect and the developer are seeking exceptions from the council.

Angus Council Housing Policy 2017 -2018.

The comments by Mr Jamie Ross the Housing policy officer for Angus Council in a letter dated 21st September 2018 to the planning department requires his comments to be addressed as there are significant anomalies in his statement.

"His recommendation of accepting a partial waiver on affordable housing within the Seaview Development will provide benefit to the community."

This statement requires clarification as it has been highlighted and documented over the last 2 years that there has been NO benefit financial or otherwise has been provided to the community of Monifieth.

There are 500 new homes being built to the north of Monifieth on the basis of affordable housing. The present donation from the developers of £5000 per house equated to £2.5 million pounds. The financial sum was previously outlined at the request of the developers to be assigned to the Monifieth community for infrastructure projects so that the community would benefit. This was endorsed by our local councillors at meetings held at Angus Council.

However, this did not materialise the whole financial sum was claimed for Capital Expenditure projects in Angus.

Monifieth was again as in previous cases neglected as not one penny was proportioned to the Monifieth Community. Much to dismay and anger of the residents and the local councillors.

His comments and recommendations are erroneous and hurtful. The outline development with Blocks A and B of Seaview House are not required as there are substantial affordable houses being built elsewhere.

The construction of the 16 flats would only compound the misery and stress already being felt to the community and the social infrastructure of Monifieth.

There would be no benefit to Monifieth if these flats were constructed.

Infrastructure Concerns.

Presently in Monifieth there are 2 brand new housing developments in progress bringing in 500 further affordable homes. Previously, over the last 5 years a further 350 newly affordable homes have been completed around the Ashludie Hospital site and grounds.

Along with the proposed Seaview House development and the above housing it may seem this is a benefit to Monifieth.

As in the opinion of the Angus Council Housing Officer in a letter dated 22/09/2018 to the senior planning manager Mr. R.Kelly to recommend in full the application.

However, taking into consideration the scant notes with a closer scrutiny ourselves into the whole application and the wider picture of affordable social housing in Monifieth it has been established that there is an overabundance of affordable housing stock within Monifieth.

Due to fundamental financial constraints of the current austerity period affecting Angus Council where NO capital expenditure has been allocated to the Monifieth community or environmental projects past, present or in the future, the increase in housing stock has created a detrimental serious concern to the infrastructure of social services. Mainly the provision of after care for the vulnerable, the elderly with restricted mobility under the auspices of an adequate functioning medical centre.

Serious changes to Police Scotland manning polices there has been a reduction of police officers, the removal of the local police station to deal with local community enquires has meant there is no immediate response from officers to attend a crime scene incident or traffic accident or traffic incidents around schools.

Police Road Safety Campaign 2018.

There is a permanent road safety campaign ongoing by Police Scotland targeting schools with associated roads and parking in the nearby vicinity.

Over the last few years there has been a marked increased to traffic problems surrounding Schools in Angus concerning parked cars with parents dropping off children at school. Seaview school has serious road safety concerns related to this danger.

Recent studies have been analysed which proved conclusively that 96% of collisions causing accidents or incidents where there is physical damage or injury involving pedestrians, school children happen in built up areas between 08:30 to 09:15 and 15:20 to 16:00.

Associated roads around the proposed development are main arterial routes. The main south entrance to Seaview House on Hill Street and directly opposite Church Street would increase the possibility of an accident, incident or collision happening. It is our view that this main entrance should be pedestrian only with vehicle access being gained from Victoria Street.

In Conclusion.

The proposed revised planning application as recommended by Voigts still has fundamental problems that would create detrimental problems which would have a critical long lasting impact to the infrastructure to social services to the Monifieth community, including too the environmental concerns to the protected species of wild life birds, animals and trees.

The architects have under estimated the challenges and changes to recognise Scottish Government implementation of environmental policies to make Scotland a world leader. These policies implemented by Angus Council under "The Local Outcome Improvement Plan" 2017 - 2018 Priorities and Performance.

All dealing with environmental concerns , climate change and the reduction of low carbon emissions.

The removal of over 40 mature well established trees from the grounds would create a serious impact to the natural habitat of native wild life birds and animals. Covered under the The Wild Life Act 2006 . Protection of endangered Birds and wild life animals.

(Red squirrels have been seen in this locality which confirms that the nearby established red squirrels are seeking to encroach a new territory.)

The impact of increased associated traffic around the main arterial routes leading to Seaview School and Seaview House, the dangers under Road safety and parking issues would increase traffic concerns dramatically for accidents, incidents or collisions occurring based on the Law of Probability in relation to Road Health and Safety figures.

We the undersigned would respectfully request that all councillors and planning committee members involved in determining a decision to carefully consider all the relevant facts and evidence presented to them, rather than being led or guided by assertions contained within "The Design Statement" by Voigts the Architects.

It is our strong opinion and belief of opinion in its present form the application should be Rejected.

It is incumbent that we have to conserve, preserve and protect our own natural environmental surroundings, not only for our present generation but those too belonging to their children's future offspring.

yours Sincerely,
Mr Stewart Ellis,
Mrs Jennifer Ellis.

3 Manse Place

Monifieth

DD5 4JH.

Phone



To Ms Kate Cowey
Angus Council,
Planning Service
Angus House,
Orchardbank Business Park,
Forfar,
DD8 1AN.

RECEIVED

27 SEP 2018

PLANNING & PLACE
COUNTY BUILDINGS

27 September 2018.

Dear Sir/Madam,

Re: Planning Application 18/00672/FULL- your letter dated 3 September 2018.
Former Nursery Seaview Primary School, Victoria Street, Monifieth.

We refer to your above letter notifying the revised planning application lodged with you, as noted above, and we have visited the website to study the details of the planning application for the proposed development of the Seaview Primary School site @ Victoria Street, Monifieth. We also had the opportunity to discuss the proposal with Dr. J. P. Murdoch, who, with his family, has moved into the Old Manse, 1 Queen Street, Monifieth, DD5 4HG on 11 April 2018.

We are extremely concerned about the magnitude and nature of the revised development proposed, which we consider, are totally out of character of the existing surroundings and ambience of the locality. At the outset, we believe that, compared to previous planning applications and the proposals therein, which evidently did not come to fruition, the current one is less ambitious, but it is still absolutely not in keeping with the ambient environment. We are very disturbed by the fact that many of the mature trees have to be removed to make this development possible and we categorically oppose this.

We have studied Drs. John and Ruth Murdoch's well articulated representation, via their letter of 21/09/2018, and we are fully in agreement with the content of the letter, and we hereby lodge our tacit support of the representation in all respects. We should like to state that we do appreciate the intention to conserve and improve the Seaview House.

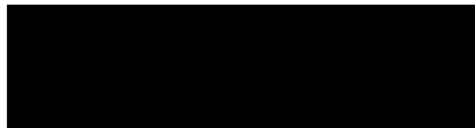
Additionally, we should like to highlight that the revised provision of up to 24 car park spaces within the development area **requiring car exit/entry on the Hill Street** represents a very high density for a residential area and, if this is permitted, then this will inevitably be of major concern for all the residents in Church Street, Queen Street and Hill Street. You might be aware that at peak times, viz, school start and end, functions at the churches during the day and evenings, all the streets become packed with cars, sometimes blocking entrances to the houses and also narrowing the passage for vehicles between parked lane of cars. Of particular concern to us is the proximity of the proposed entry and exit from this development from the junction of Queen Street, Hill Street and Church Street. We believe that this proposal violates the requirement that such entry/exit points must be at least 120 ft from the roads junction. ***Furthermore, this proposal will endanger the safety of the peak***

time school traffic via this junction to the existing Primary School, as many of the children and parents use these roads by car or on foot. The proposed development will inevitably have detrimental effect, both in terms of the environment and safety, particularly of the children.

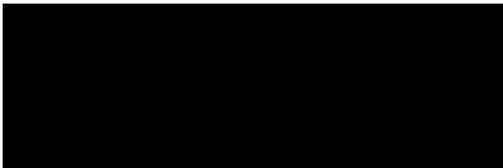
We should also like to mention the fact that there are already huge housing developments in the vicinity, allegedly some 300 housing units at the top end of Victoria Street, nearing completion, with no known commensurate increase in medical and school facilities in the area; this is also of great concern to us and this aspect should seriously be taken into consideration by your council before approving any development proposal.

In view of the above, and all the other aspects highlighted in Dr. Murdoch's letter, we are formally registering our objection to the above planning application.

Yours sincerely,



Prof. and Mrs. Susanta Sarkar
'Cairntoigh'
11 Church Street, Monifieth,
Angus, DD5 4JP.



Mr. and Mrs. Allan W. Torbet
9 Church Street
Monifieth, Angus
DD5 4JP.

To Ms Kate Cowey
Angus Council,
Planning Service
Angus House,
Orchardbank Business Park,
Forfar,
DD8 1AN.

RECEIVED

27 SEP 2018

PLANNING & PLACE
COUNTY BUILDINGS

27 September 2018.

Dear Sir/Madam,

Re: Planning Application 18/00672/FULL- your letter dated 3 September 2018.
Former Nursery Seaview Primary School, Victoria Street, Monifieth.

We refer to your above letter notifying the revised planning application lodged with you, as noted above, and we have visited the website to study the details of the planning application for the proposed development of the Seaview Primary School site @ Victoria Street, Monifieth. We also had the opportunity to discuss the proposal with Dr. J. P. Murdoch, who, with his family, has moved into the Old Manse, 1 Queen Street, Monifieth, DD5 4HG on 11 April 2018.

We are extremely concerned about the magnitude and nature of the revised development proposed, which we consider, are totally out of character of the existing surroundings and ambience of the locality. At the outset, we believe that, compared to previous planning applications and the proposals therein, which evidently did not come to fruition, the current one is less ambitious, but it is still absolutely not in keeping with the ambient environment. We are very disturbed by the fact that many of the mature trees have to be removed to make this development possible and we categorically oppose this.

We have studied Drs. John and Ruth Murdoch's well articulated representation, via their letter of 21/09/2018, and we are fully in agreement with the content of the letter, and we hereby lodge our tacit support of the representation in all respects. We should like to state that we do appreciate the intention to conserve and improve the Seaview House.

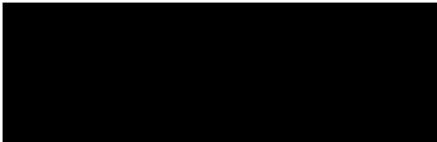
Additionally, we should like to highlight that the revised provision of up to 24 car park spaces within the development area **requiring car exit/entry on the Hill Street** represents a very high density for a residential area and, if this is permitted, then this will inevitably be of major concern for all the residents in Church Street, Queen Street and Hill Street. You might be aware that at peak times, viz, school start and end, functions at the churches during the day and evenings, all the streets become packed with cars, sometimes blocking entrances to the houses and also narrowing the passage for vehicles between parked lane of cars. Of particular concern to us is the proximity of the proposed entry and exit from this development from the junction of Queen Street, Hill Street and Church Street. We believe that this proposal violates the requirement that such entry/exit points must be at least 120 ft from the roads junction. ***Furthermore, this proposal will endanger the safety of the peak***

time school traffic via this junction to the existing Primary School, as many of the children and parents use these roads by car or on foot. The proposed development will inevitably have detrimental effect, both in terms of the environment and safety, particularly of the children.

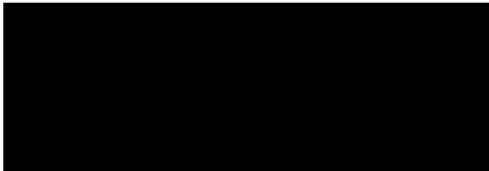
We should also like to mention the fact that there are already huge housing developments in the vicinity, allegedly some 300 housing units at the top end of Victoria Street, nearing completion, with no known commensurate increase in medical and school facilities in the area; this is also of great concern to us and this aspect should seriously be taken into consideration by your council before approving any development proposal.

In view of the above, and all the other aspects highlighted in Dr. Murdoch's letter, we are formally registering our objection to the above planning application.

Yours sincerely,



Prof. and Mrs. Susanta Sarkar
'Cairntoigh'
11 Church Street, Monifieth,
Angus, DD5 4JP.



Mr. and Mrs. Allan W. Torbet
9 Church Street
Monifieth, Angus
DD5 4JP.

Comments for Planning Application 18/00672/FULL

Application Summary

Application Number: 18/00672/FULL

Address: Former Nursery Seaview Primary School Victoria Street Monifieth

Proposal: Change of Use, Conversion and Alteration of Former Nursery to Five Dwellinghouses and Two Flats, Erection of 20 Flats (2 blocks of 8 flats and 1 block of 4 flats) all with Associated Car Parking and Associated Works

Case Officer: Ruari Kelly

Customer Details

Name: Mr Rob Crossland

Address: 55 Grangehill Drive, Monifieth Monifieth Dundee

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again Monifieth Community Council would lodge an objection to the application as it stands on the grounds that the vehicle access, as previously, constitute a safety hazard. The main access is onto Victoria Street which is a main artery road, abuts a Primary School where parental and staff from Tigh Na Muirn parking already cause constriction. The secondary access, via the original gateway to the house is also seen as a hazard taking into account traffic on Hill Street, parental parking for the primary school in Queen Street and being adjacent to a staggered cross road (Hill Street, Queen Street and Church Street). We would suggest that access for all vehicles be via the original gate which could be moved to a point on Hill Street mid way between Queen Street and Victoria Street with the drive acting as a spine road serving all the proposed buildings and parking area. This we believe would be, by far, the safest option.

Comments for Planning Application 18/00672/FULL

Application Summary

Application Number: 18/00672/FULL

Address: Former Nursery Seaview Primary School Victoria Street Monifieth

Proposal: Change of Use, Conversion and Alteration of Former Nursery to Five Dwellinghouses and Two Flats, Erection of 20 Flats (2 blocks of 8 flats and 1 block of 4 flats) all with Associated Car Parking and Associated Works

Case Officer: Ruari Kelly

Customer Details

Name: Mr Rob Crossland

Address: 55 Grangehill Drive, Monifieth Monifieth Dundee

Comment Details

Commenter Type: Community Council

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

Comment Reasons:

Comment: Monifieth Community Council would like to change their earlier submission from "Object" to "Comment". The comments previously made stand but we would like to add that if access/egress is not feasible via a central drive way off Hill Street we would suggest the access/egress should be off the quieter Queen Street rather than the busy artery Victoria Street as proposed.