

PLANNING APPLICATION REF. 18/00531/MSCM

DESCRIPTION OF DEVELOPMENT:

**APPROVAL OF MATTERS, 1A -1L OF PLANNING PERMISSION REF
17/00190/PPPM FOR THE ERECTION OF PHASE 1A HOUSING
COMPRISING ERECTION OF 99 NEW BUILD DWELLINGS, THE
CONVERSION OF THE MAIN HOSPITAL BUILDING TO FORM 34
DWELLINGS AND COMMUNITY SPACE, AND THE CONVERSION OF
WATER TOWER BUILDING TO FORM 9 DWELLINGS AND ASSOCIATED
LANDSCAPING, ACCESS AND DRAINAGE ARRANGEMENTS**

AT

**ADMINISTRATION CENTRE SUNNYSIDE ROYAL HOSPITAL HILLSIDE
MONTROSE DD10 9EN**

REPRESENTATIONS

Comments for Planning Application 18/00531/MSCM

Application Summary

Application Number: 18/00531/MSCM

Address: Administration Centre Sunnyside Royal Hospital Hillside Montrose DD10 9EN

Proposal: Approval of matters, 1a -11 of Planning Permission ref 17/00190/PPPM for the Erection of Phase 1 Housing Comprising Erection of 205 New Build Dwellings, the Conversion of the Main Hospital Building to form 34 Dwellings and Community Space, and the Conversion of Water Tower Building to form 9 dwellings and associated landscaping, Access and Drainage Arrangements

Case Officer: Murray Agnew

Customer Details

Name: Mr Peter Barden

Address: 9 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are writing to object to the plans for a woodland walk, situated between the north of the gardens of Houghton Drive and the Orchard. Firstly, we object on the grounds of environmental impact. The woodland is home to the endangered red squirrel. This stretch of woodland is one of the densest areas of woodland, free from human presence, on the Sunnyside site and we have built up daily photographic evidence of at least three individual red squirrels that live in this woodland.

A path would divide this woodland in two. Scottish Natural Heritage advises in regards to red squirrels:

"Changes to either the type of tree or the design of the woodland can significantly affect populations. Where suitable habitat is patchy, red squirrel populations can become isolated from each other and/or their food sources. There may also be a higher risk of predation where animals are forced to cross open ground."

By opening this area to the public it significantly increases disturbance to the squirrels from humans and increases the risk of predation from dogs. The problem is likely to get worse with time, as the population of Sunnyside increases and there is more footfall on this path.

The Mammal Society have found that a sharp decline in red squirrel numbers show they are at risk of extinction in Britain and have been classified as 'endangered'. As Sunnyside represents one of the few populations of red squirrels in Montrose it is crucial that we act to preserve this threatened

species for the sake of both the local community and the wider country. As there is currently an abundance of paths around the Sunnyside site, we would ask that this area be left as a red squirrel haven.

Secondly, we object on the grounds of privacy violation. The walk would be situated within a few metres of our back fence and anyone walking past will be able to look directly into our bedroom window, as we have a bungalow. Our property is particularly exposed in winter when there is no foliage on the trees.

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Case Officer: Murray Agnew

Customer Details

Name: Mr Andy Inglis

Address: 1 Dalgarno Park Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We welcome the development of Sunnyside Hospital Grounds however we feel strongly that current plans do not take into consideration the impact on existing residents.

Our main concerns are:

1. The access road near the top of Sunnyside and the one at the school.

- Hospital Road is a rural setting, one where kids enjoy walking to school without fear, they ride bikes and chase each other. The increase in traffic will make this unsafe not only during the developments but also with the dramatic increase in road users once it is complete.

- Outside the residential properties on Hospital Road there is on-street car parking which takes up a lot of one side, coupled with families dropping their kids off at school this already makes it a congested street. The addition of lorries will make this unsafe particularly around school drop-off times

- The access of Hospital Road onto the A937 at the Grampian Growers Junction. This is a difficult exit and entry point already, due to the speed of oncoming traffic particularly with traffic from the Montrose direction as view is obscured by bend in the road. The increase in traffic will make this even more unsafe, with people using it as a shortcut to get to Sunnyside Estate.

- Cars already pass our house excessively over the speed limit using it as a shortcut, I'm extremely concerned that the increase in access roads will only add to this, and only so long until a serious accident occurs.

- There is an existing access road from Sunnyside Estate directly onto the A937 next to the water tower. My suggestion would be to extend the 30 mph zone to at least this point with street lighting and use it as a safe direct route for residents & work traffic.

- Another alternative would be to only use the access road into Sunnyside that is just past Haughton Drive. The housing estate off Brechin Road, Montrose has only one access road and it works really well , once the development is complete it will be of similar numbers to Sunnyside.
2. The affordable housing flats and high volume residency around Dalgarno Park.
- With such a huge area of development I don't see the need to locate the flats so near to Dalgarno Park, overlooking many properties gardens and obstructing views across the countryside. Developments of detached housing would be far more suitable in this area.
 - The area around Dalgarno Park, is a quiet rural setting and I feel it is only right that the plans should be sympathetic to the existing properties in place.
 - Why are these not being mixed in with the new housing? The Brechin Road development has these mixed throughout the site, why not do the same?

Regards

Andy, Amanda, Neave & Elise Inglis

1 Dalgarno Park

Hillside

DD10 9JF

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Case Officer: Murray Agnew

Customer Details

Name: Mr C Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning application information inadequacy. Comprehensive drainage calculations have been submitted with the application, however they are totally meaningless as they do NOT relate to any of the submitted drawings. I have a major concern in relation to this missing information, as there is a proposal to construct an extremely large SUDS basin immediately uphill of my property. If the drainage system was found to be inadequate, there would be a severe risk of flooding several properties in Houghton Drive immediately downhill of the basin location. Therefore, in summary, further documentation is required to be submitted to allow checks to be made.

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Case Officer: Murray Agnew

Customer Details

Name: Mrs J Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans for a woodland walk, situated between the north of the gardens of Houghton Drive and the Orchard. Firstly, I object on the grounds of environmental impact. The woodland is home to the endangered red squirrel. This stretch of woodland is one of the densest areas of woodland, free from human presence, on the Sunnyside site. Red squirrels regularly frequent our garden at present.

A path would divide this woodland in two. Scottish Natural Heritage advises in regards to red squirrels:

"Changes to either the type of tree or the design of the woodland can significantly affect populations. Where suitable habitat is patchy, red squirrel populations can become isolated from each other and/or their food sources. There may also be a higher risk of predation where animals are forced to cross open ground."

By opening this area to the public it significantly increases disturbance to the squirrels from humans and increases the risk of predation from dogs. The problem is likely to get worse with time, as the population of Sunnyside increases and there is more footfall on this path.

The Mammal Society have found that a sharp decline in red squirrel numbers show they are at risk of extinction in Britain and have been classified as 'endangered'. As Sunnyside represents one of the few populations of red squirrels in Montrose it is crucial that we act to preserve this threatened species for the sake of both the local community and the wider country. As there is currently an

abundance of paths around the Sunnyside site, we would ask that this area be left as a red squirrel haven.

There was NO mention of a footpath during the meeting held by Pert Bruce (Jamie Pert) in Hillside Hall at the outset of this planning process, so why is there suddenly a need for one?

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Case Officer: Murray Agnew

Customer Details

Name: Miss E Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the plans for a woodland walk, situated between the north of the gardens of Houghton Drive and the Orchard. Firstly, I object on the grounds of environmental impact. The woodland is home to the endangered red squirrel. This stretch of woodland is one of the densest areas of woodland, free from human presence, on the Sunnyside site. Red squirrels regularly frequent our garden at present.

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Case Officer: Murray Agnew

Customer Details

Name: Miss C Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the plans for a woodland walk, situated between the north of the gardens of Houghton Drive and the Orchard. Firstly, I object on the grounds of environmental impact. The woodland is home to the endangered red squirrel. This stretch of woodland is one of the densest areas of woodland, free from human presence, on the Sunnyside site. Red squirrels regularly frequent our garden at present.

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By opening this area to the public it significantly increases disturbance to the squirrels from humans and increases the risk of predation from dogs. The problem is likely to get worse with time, as the population of Sunnyside increases and there is more footfall on this path.

Furthermore, there is also a privacy issue whereby people walking on a new footway would be able to directly view into my house, particularly in winter where there would be no green vegetation to provide a screen.

Finally, there is a problem regarding the documents submitted are insufficient to be mutually explanatory. Drainage calculations have been provided, but no drainage layout drawings submitted, therefore the drainage calculations are totally meaningless. A drawing needs to be provided to indicate where the drainage network and pipe sizes are to be located. I am also concerned about the high potential for future flooding from the SUDS basin immediately uphill from my house.

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Case Officer: Murray Agnew

Customer Details

Name: Mr Chad Neighbor

Address: 8 Dalgarno Park Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We support your overall plans for Sunnyside and particularly appreciate your revised proposal to border one side of our home in Dalgarno Park with Northfields' 9 detached properties.

However, we still have the following concerns:

1) Road safety, parking, access and traffic movements at the Northfield Affordable Housing's secondary access road, which borders the south side of existing properties in Dalgarno Park.

22 units along this short road, with 18 in curtilage parking spaces, will produce a high likelihood of bottleneck and emergency and service vehicle access problems at the only northernmost exit point from Sunnyside.

Although 50 parking spaces are planned for a total of 31 units, the Care Home planned for Phase 2 is also in close proximity. Overflow and illegal parking onto the access and Hospital Roads will impact all neighbouring residents.

2) Impact on adjacent properties and compatibility with surroundings.

Dalgarno Park is a quiet rural development with a row of 3 bungalows along the Northfield border, and 5 detached houses and 2 bungalows along the Northfield Affordable Housing access road.

The proposed 9 Northfield houses will be 2 storeys and therefore overlooking and overshadowing the 3 Dalgarno Park bungalows. None of the entire site's proposed 10 single storey dwellings will

be here.

The planned 22 Affordable Housing units will face 7 existing properties, causing an over-bearing, out of scale, and cluttered impression at one of the few access points to Sunnyside. The total provision of Affordable Housing is described as "significantly more than requirement" in the planning application, but the highest concentration has been planned opposite one of the few existing residential areas.

The retention of open spaces and leisure areas is most welcome, but a more even spread of the housing density would enable existing residents to retain their quiet and privacy, and would reduce the potentially serious access problems caused by clumping.

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Case Officer: Murray Agnew

Customer Details

Name: Ms Caroline Allan

Address: 11 Westmount cottages Hillside By Montrose

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I've just heard that the main entrance to Sunnyside estate is going to be opposite Rosemount school. I object to this as this road is definitely not fit enough to support a large amount of traffic. Also it would mean more speeding traffic which is what we already experience at Westmount cottages.

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Case Officer: Murray Agnew

Customer Details

Name: Mr Lewis Dutch

Address: 10 Dalgarno Park Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main concerns with the development:

The main access to the development being on Hospital road seems a strange decision when access from the A937 already exists. Trying to reduce the amount of traffic going up a narrow road which is already used as primary access for other housing and a large primary school would be appropriate. There are already problems with traffic and parking on this road during key hours of the day, primarily on school days. Specifically, people parking north of the roundabout that provides access to the school. With the increase in traffic a development of this size is bound to bring this is going to cause bottlenecks of cars which will be a danger to children going to the school.

The developer's decision to entirely separate the affordable housing from the main development. It's as if the developer is trying to keep these houses as far away from the rest of their build as possible. Positioning the houses at the edge of the plot is the developer is trying their best to ostracize these houses from their other housing sections. The developer should really be trying to integrate the houses throughout the build. This has been done successfully in other developments in the Montrose area (most recently in the Brechin Road development). The planned houses use the same designs as in other sections of the build, so why separate these ones? It appears that the developers want to create a two-tier class system in their development.

Looking at the complaints raised online and made by people throughout the area, why has nothing else been done by the council or the developer. No further attempts to communicate with people from

the area (I believe there was one town hall meeting 2 years ago!). The documentation attached to this planning bid hasn't changed in regards to the traffic situation which was the most common point made. It gives the impression the council isn't really bothered about what the developers do with the site no matter the affect on the area.

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Case Officer: Murray Agnew

Customer Details

Name: Ms Heather Maclean

Address: 53 Mearns Drive Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I personally feel that putting entrances up hospitalfield road past the primary school is not appropriate. I walk my dogs up there and can assure you that if you meet a car/lorry/tractor you need to mount kerb in order to get by. I feel you need to re-look at another entrance option.

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Case Officer: Murray Agnew

Customer Details

Name: Mr C Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to the publication from the Council's Countryside Officer, it is clear that Mr Paul Clark has no idea about this area. He continuously refers to the main road being the A92. This is clearly incorrect, as that is the coast road north of Montrose.

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Case Officer: Murray Agnew

Customer Details

Name: Ms E Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Tree no 281 has a double canopy and requires maintenance to make safe by pollarding or removal. Previous land owners (NHS Tayside) were due to remove this tree on safety grounds, but then sold the site to the current Developer.

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Case Officer: Murray Agnew

Customer Details

Name: Mr C Smith

Address: 5 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my objection raised in 2018, there is still NO information presented to corroborate and identify the specific surface water drainage network pipe runs to the drainage calculations (Microdrain). Major concerns with the SUDS basin outlets being under capacity, thus presenting a flood risk danger to the properties downhill of these basins, namely Houghton Drive, Downie Way and Scott Crescent/Dickson Avenue. Please can you address this matter as a matter of urgency.

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Case Officer: Murray Agnew

Customer Details

Name: Mrs K Cabrelli

Address: Old Kinnaber Waterworks Hillside By Montrose

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: Our main concern regarding the development of this area, is the junction at the entrance of our property. This is an awful junction to exit from onto the Marykirk road, speed of traffic is 40mph, yet this is definitely not adhered to at all, the speed of traffic passing this junction is horrendous. Our daughter who has recently passed her driving test would not be confident at all to exit from there, nor would we, my family/friends who visit regularly. We have spoken to Mr D.Stewart detailing our concerns that due to this junction not being a main route for the development (due to the fact it is a bad junction to exit from, and work needs to be done on land to make the sight lines better, which is not owned by ourselves, or the developers) we worry that we will be forced to exit only by this route. We have been assured this will not be the case, & temporary access routes will be of use for ourselves and neighbours until the proper access routes are in place once developed. It has been noted on these plans that there will be a "temporary route for adjacent homeowners to avoid exiting unsuitable junction". We really hope this is going to happen, where there will be 24 hour access through a route suitable for ourselves, neighbours, visitors etc, and not just a case of, we don't live on the grounds being developed, said junction is not detailed as a main access route due to be unsuitable, therefore it will be forgotten about and we will be isolated to only have use in and out of this junction.

The developers own this area, which I hope will be developed with street lighting, pot holes fixed etc as will the other roads owned by this development, and not just left as not on plans for use.

We had major issues with planning on the renovation of forming the water tower into 1 dwelling, mainly due to this junction/area, this development is proposing to create around 400 dwellings in

total, which is a lot more traffic generated throughout/outwith the surrounding area.

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Case Officer: Murray Agnew

Customer Details

Name: Miss N Cabrelli

Address: Old Kinnaber Waterworks Hillside By Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I think developing Sunnyside is a great idea, I am concerned as to what is to happen with the exiting of my home. I live just outwith this development, yet the road my driveway links onto is owned by the developers. I recently started driving, and would never exit the junction just along from our driveway onto the Marykirk road, mainly due to the speed of the traffic passing this, it is awful, and I know my friends would also never attempt to exit via that way either if up visiting me. My parents have said there is to be a temporary route formed for use, as the road currently open which takes you onto the Hospitalfield road, passing Rosemount School, is to be closed off due to maintenance work being carried out, I am worried that at some point the temporary route may have to be closed off, leaving the only junction for me to exit from being the most awful one leading onto the Marykirk Road. The developers own the road passing the entrance to my driveway, up to the junction, even on there plans it states this access route which has always been open, "it is not suitable for use" resulting in this road not being developed/used on the plans. Why can't a one way system for this junction/road be put in place, this would make a lot of sense, and would stop me worrying about the thought of having to ever exit this way. It also states no exit from this junction for to construction traffic, which means it is not suitable for anyone to exit from?

We also have alot of wildlife here, several deers, a red squirrel who I often see, and alot of different types of birds too, the amount of work traffic etc will scare alot of this away, also the trees surrounding the development I hope is to stay as this is where I see alot of the wildlife.

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Case Officer: Murray Agnew

Customer Details

Name: Mr D Cabrelli

Address: Old Kinnaber Waterworks Hillside By Montrose

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: After having a look online at the proposed planning development, I have a few concerns.

Mainly the junction leading from the A937/Marykirk Road, this junction is used for me to turn into my property, yet I do not use this exiting, I use the road access which continues up through Sunnyside leading onto hospitalfield road/passing the school.

Plans show this junction/road is not being used as a main route in/out, stating it is an "unsuitable junction". There is to be a temporary route formed for myself & my family, neighbours etc to use, my concern being that in time the temporary route may have to be closed for maintenance, or security reasons, leading us to only have the use of a junction stated on these plans as "unsuitable".

This road/junction is within the development ownership, yet deemed not to be used, I do understand from the plans there are at least 3 other more suitable routes to/from the site, although the access point at Rosemount school is already extremely busy with traffic for school drop offs/pick ups, leading up to another exit onto the A937/Marykirk Road, also a fast paced junction. Another concern being the amount of extra traffic generated by the development of around 400 dwellings in total, outwith the site, the already busy/fast pace of traffic travelling along the Marykirk Road from Montrose-Aberdeen/Aberdeen-Montrose, I would hope some form of speed bumps, traffic control/new speed signage etc will be put in place to support this development, especially along the Marykirk road passing past Houghton drive area towards Craigo. The already dangerous path that runs alongside this route from Hillside to Craigo is awful, path is thick with mud, tyre marks from where traffic mount the kerb, litter, barb wired fencing

all broken,fence posts lying in the way of passing pedestrians.

Yet I do think development will be good, they need to be careful of what already surrounds the area, the school, houses, wildlife, people, visitors to the area, dog walkers.

Comments for Planning Application 18/00531/MSCM

Application Summary

Application Number: 18/00531/MSCM

Address: Administration Centre Sunnyside Royal Hospital Hillside Montrose DD10 9EN

Proposal: Approval of Matters, 1a -11 of Planning Permission ref 17/00190/PPPM for the Erection of Phase 1a Housing Comprising Erection of 99 New Build Dwellings, the Conversion of the Main Hospital Building to form 34 Dwellings and Community Space, and the Conversion of Water Tower Building to form 9 Dwellings and Associated Landscaping, Access and Drainage Arrangements

Case Officer: Murray Agnew

Customer Details

Name: Mr Peter Barden

Address: 9 Houghton Drive Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I see from the plans that the woodland walk running between the back houses of Houghton Drive and the orchard has been removed from the plans. There are still references to a reduced woodland walk marked in orange, which doesn't seem long enough to warrant a walk. Please can you clarify if this woodland walk has been removed, as it is regularly used by red squirrels. I reiterate my previous point that I object to a woodland path being implemented in this woodland, if it is still being proposed.

The orchard provides apples for the red squirrels, which forms part of their diet and habitat. They will already be losing part of their habitat and food source with the introduction of houses there. It's important that there are areas in Sunnyside where red squirrels can forage undisturbed without risk of disturbance by humans and predation by dogs that are being walked. It would be a great loss to the local community if the red squirrel population of Sunnyside was adversely effected by this development. It would also be nationally detrimental as the Mammal Society's recent report described the red squirrel as "facing severe threats to their survival".

This area is also used by roe deer and a badger has been sighted in a garden in Houghton Drive in the last few weeks and may form part of their range.

From a personal point of view, a woodland walk would also effect our privacy as it will allow a direct view into our bedroom window as we and other houses in Houghton Drive have bungalows.

I would also like to seek clarification on the drainage from the site as Houghton Drive has

historically had drainage issues running downhill from Sunnyside and I am concerned of anything that would compound the problem.

Comments for Planning Application 18/00531/MSCM

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Case Officer: Murray Agnew

Customer Details

Name: Mr Chad & Lesley Neighbor

Address: 8 Dalgarno Park Hillside Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have always supported the overall development of Sunnyside Estate, but we continue to have objections in two areas:

1) Road safety, parking, access and traffic movements at Northfield where it borders the south side of existing properties in Dalgarno Park.

2) Impact on adjacent properties and compatibility with surroundings.

20 houses of 2 storeys and a block of 6 flats are still planned to face 6 Dalgarno Park properties, 2 of which are bungalows.

This will create an increase in noise, a reduction in privacy, greatly increased traffic movement, and potential for obstructive parking. It will impact on road and pedestrian safety, and access for emergency and service vehicles.

Overflow parking onto access and Hospital Roads will have a significant impact on our adjacent quiet Dalgarno Park community.

Although these 26 Northfield properties remain on the plans, we notice that the Woodland development has been reduced from 28 to 19 properties; a row of 10 properties has been removed from the Orchard East Residential Mix; and a row of 10 houses has been removed from the planned Affordable Housing at Orchard West. In contrast, Northfield will create an overbearing perimeter where the highest concentration of housing in the Sunnyside development is positioned directly opposite one of the few existing residential areas in the immediate neighbourhood.

Comments for Planning Application 18/00531/MSCM

Application Summary

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Case Officer: Murray Agnew

Customer Details

Name: Mr Lewis Dutch

Address: 10 Dalgarno Park Montrose

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Impact on Adjacent Property and local area:

I strongly object to flats being built behind Dalgarno Park. It's not in keeping with the area, houses being built next to an existing street should be in keeping with that area (detached and bungalows).

SUDS basins being built directly behind existing properties in both Houghton Drive and Dickson Avenue could have a significant impact on these people properties.

Noise, Nuisance and Smell:

Noise is already a problem at Sunnyside as there is no real effort being made to keep people from entering. The road behind our property hadn't been blocked off until very recently so we've had a year of people using it to rev car engines and race up and down.

Privacy and amenity:

As with my first point on impact on adjacent properties. I object to flats being built behind Dalgarno Park.

Visual Appearance and compatibility with surroundings:

Again building flats behind existing streets made up of detached houses is not in keeping with the area.

Impact on Traffic Movements:

It seems the developers either don't care about this issue or simply don't want to address it. How can entrances that were built as access to the old Hospital possibly service 400 new houses?

Hospital road is already busy with the primary school and existing access to housing. The proposed entrance on A937 isn't well thought out either as with 400 hundred proposed dwellings the traffic is going to cause problems on an already troublesome junction.

Road Safety, Parking and Access:

As mentioned the current plan doesn't seem to have much thought to it other than what is easiest and cheapest for the developer. The impact on the area will be massive in terms of road safety if the current entrances to Sunnyside are the only ones used.

Environmental Impact:

I think it's been brought up in other comments but there is an impact on wildlife, the amount of greenery that will be lost if the current plans are implemented is substantial.