

**PLANNING APPLICATION REF. 18/00579/FULL**

**DESCRIPTION OF DEVELOPMENT:  
ERECTION OF NEW BUILD EARLY LEARNING & CHILDCARE CENTRE,  
ASSOCIATED WORKS AND IMPROVEMENTS TO EXISTING OPEN  
SPACE**

**AT**

**PITSKELLY PARK BARRY ROAD CARNOUSTIE**

**REPRESENTATIONS**

# Comments for Planning Application 18/00579/FULL

## Application Summary

Application Number: 18/00579/FULL

Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mr graham mearns

Address: 13 Inverarity Gardens Monifieth

## Comment Details

Commenter Type: Miscellaneous

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

Comment Reasons:

Comment: The site proposed for the early learning centre will have an effect on the local community. During construction there will inevitably be an impact on the use of the public park by the public and in particular the local football club.

i am also concerned that the car park for Laing park is to be used as storage during construction. This carpark is regularly used both by the junior football club and also those using the Astro turf. During construction will there be consideration given to the safety of the public.

Also i note that the carpark is not to be developed and the surface upgraded to accommodate the proposed extra usage. This car park is also the overflow carpark for the cemetery. Who will have priority over the usage of the carpark in the long term.

Finally I also note there is no proposal to introduce adequate lighting to the carpark area. During the winter months the car park is very very dark and you are proposing that young children cross an increasingly busy road, due to the new housing further up the road in the dark and this is a recipe for accidents during the inclement dark winter months.

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Address: Pitskelly Park Barry Road Carnoustie

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Case Officer: James Wright

## Customer Details

Name: Mr Raymond Smith

Address: 62 Barry Road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: While I support the idea, it is inevitable that the movement of vehicles at the junction of Pitskelly Road and Barry road will increase. I am concerned that no mention is made to improve this area considering that pavements are on one side of the road only and there is a blind exit entering Pitskelly Road at the south corner of the park. I see no comments from the roads department.

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Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mr Gavin Smillie

Address: 3 McBride Drive Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As one of only 5 households out of 59 in McBride Drive receiving notification of this 205 capacity building on our doorstep you will not get a true reflection of public opinion.

Can you make me aware of any issues that may have been raised at your public event on 01 August as only receiving notification today (28/08/18).

I would like assurances that the woodland to the north of the centre will remain at its current size and not shrunk to accommodate the building even at construction stage.This is green space which is full of wildlife and will help reduce any noise from the new facility. The delivery lay-by to the north in not even shown on the drawings and I assume may mean more woodland removed than appears on your drawings.

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Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mr Kenneth Whyte

Address: 68 Barry Road, 68 Carnoustie

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: I am concerned to hear that only a few people seem aware of this project. It appears that only a select few houses have been formally consulted about this planning application. I have only just found out about these documents by pure chance. A number of houses on Barry Road back on to Pitskelly Park and in my opinion should have been contacted for comment as they will be directly affected by the nursery users. In my opinion, everyone who uses Pitskelly Road on a daily basis has a valuable input and I think it ridiculous that so few households have been asked to comment. Personally, I have been in contact with the council for several years requesting improvements to areas that are likely to be used by parents who will be walking to and from nursery. I don't think these poorly maintained areas of public access have been considered by the council and I would like the opportunity to air my views.

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Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mrs Debbie Goodsir

Address: 2 McBride Drive Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As one of the small number of houses to receive a letter regarding this and this proposed nursery being situated at side of our house we highly object for the following reasons:

- concern about volume of traffic on already busy road which leads to a busy junction at Barry road and also the narrow corner at Ward Avenue.
- concern over safety of the children with the increased volume of traffic on road and already a busy route during school runs.
- concern over where cars will park for nursery as McBride Drive again can not accommodate large volumes of traffic and pitskelly road is not double yellow lined.
- concern about level of volume from proposed nursery as we at no.2 work shift work and work a lot of night shift hours meaning having to sleep during day.
- concern for wildlife that currently inhabit the woodland area to North of planned nursery.
- concern about proposed building being an eyesore (visual pollution) whilst using our garden front and back.
- concern for pollution and smell from proposed nursery.
- concern for restricted access to road whilst proposed building getting constructed and concern for children using the green space and park at pitskelly during this time also.
- concern over the environmental impact of additional outdoor large commercial bins and the smell of which these could give off especially over summer months.
- concern over disturbance when using our private garden which will have full view of this proposed building.
- concerns over our privacy with the increase in vehicular and foot traffic in the vicinity.
- concern regarding lighting and use of security lighting disturbing residents in area.
- concern that Pitskelly road only has one exit route and already at the Barry Road junction at certain times during day can be very difficult to exit on to main road for commuting.

- concern over reduced amount of green space that is currently used throughout the year for many activities.

In summary we fully object to this proposal!

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Case Officer: James Wright

## Customer Details

Name: Mr Gavin Smillie

Address: 3 McBride Drive Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel you are not fulfilling your obligations as regards to the 21 day public notice. I was one of only 5 informed on day 6.

There are no signs at any of the entrances to the the public park. There are lots of kids and parents in the park today - Sunday 2nd September that could have been made aware.

This is a major change in use of the park and reducing the available public space left so I don't understand why all properties adjoining the park are not entitled to be informed.

The car park is a key part of your whole plan incorporating into the reasons why you choose the site. There are no notices in the car park informing the public about this plan.

You hare happy to send notice to the empty football building but not the residents who back onto the same car park that live on the east side of Pitskelly Road.

There are no signs in Pitskelly Road informing locals that there will be a new major building meaning traffic for these 200 places plus staff will have to come in and out a single entrance thus increasing traffic congestion at the junction with Barry Road.

Worst of all I went along to Carnoustie Library on Sat 01 Sept. There is no information on public display relating to this build at all. The staff were very helpful but knew nothing about it.

I looked at the community board in the main Co-op and also the local Spar near the park. Nothing on public display.

There is no public information on this unless you know about it and go hunting on the internet. It appears you don't want the people most affected by this to have their say.

I think you should void the current public consultation period until you do a proper job of informing the locals in the surrounding areas.

In the Land Registry Burdens relating to McBride Drive - We are required to repair and where necessary renew the amenity woodland referred to as common land. Are you obliged to follow the same rules relating to the woods between McBride and the new building.

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Address: Pitskelly Park Barry Road Carnoustie

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Case Officer: James Wright

## Customer Details

Name: Mrs Julie Gee

Address: 21 Smieton Street Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: First of all, I was only made aware of this via a friend and have not seen any public notices advising of the intention to build a school.

Whilst I have no objections to an early learning centre provision within Carnoustie as we do need it due to the rapid expansion of Carnoustie over the last 10 years, I do object to the siting of the proposed centre.

There is land available on the site of the old Kinloch School, why can't this be utilised? This area was good enough for a school for many years and I am sure the site will still be big enough to accommodate 200 pupils and staff (especially if built on 2 levels).

Why use a very well used area of green parkland for yet another building? It is vital for both children and adults alike to have these dedicated greenspaces for leisure activities and this would be another area that is taken away.

Carnoustie House Grounds has already had part of its grounds used for a School, I do not feel yet another area should be forsaken.

We should be encouraging outdoor activities for all generations and the space should be available to pursue this to enable good health and wellbeing for all.

Carnoustie needs and deserves adequate housing and schools along with adequate transport infrastructure to support this, I do not think the site of Pitskelly Park is the best place for this.

The Health Centre is already there and their car park is a nightmare to negotiate at busy times, building a school nearby will not help the traffic situation in this area at all.

Using the previous Kinloch School site would be a much better use of land and would also keep the green areas for the enjoyment of all.

I hope you will reconsider siting the school at Pitskelly to somewhere more accessible and less destructive to green parkland for the benefit of everyone.

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Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mr Duncan Mathieson

Address: 5 McBride Drive Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to the Notice for Serving on Neighbours received on 23 August 2018 for the erection of a new build early learning and childcare centre at Pitskelly Park, Barry Road in Carnoustie, I have the following concerns:

- The number of residents notified is not representative of the numbers of residents that will be affected e.g. not all of the residents at McBride Drive and Pitskelly Road have been notified. I understand that there was a public consultation for the proposed development but we have not been informed about it.
- The proposed development will increase the volume of traffic to an already busy junction with Barry road. How do you intend to address this? e.g. is there a proposal to install traffic lights at the junction? The increase in traffic volume also raises concerns over the safety for our children. It should also be taken into account that Pitskelly Road will be the only access road to the nursery.
- The woodland area behind our houses currently provides us with privacy to our back garden. Please provide drawings showing the FFL of the proposed development in relation to the houses at McBride Drive. Also, could you please consider incorporating perhaps a row of evergreen trees to maintain our privacy.
- The proposed SUDS with wetland planting to the north and west of the proposed development is a major safety concern for our children playing in the area while the nursery will not be in operation. How do you intend to address this? further details on the proposal will need to be provided.
- The proposed development will reduce the amount of green space currently available at the park for various activities and raises concerns over the proposal of more development being allowed to be built in the 'open space protection' area of the Pitskelly Park.

I would appreciate a response to my concerns raised above prior to planning application being granted.

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Case Officer: James Wright

## Customer Details

Name: Mrs ROSHANNE CARSTAIRS

Address: 1 MCBRIDE DRIVE CARNOUSTIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We fully object to the proposed development at Pitskelly Park for the following reasons:-

This will turn the neighbourhood from a very quiet & peaceful neighbourhood to a very busy, noisy & unsafe environment. A lot of children in the estate play out in the street but will make unsafe to do so with the increased volume in traffic. I understand the nursery is to be open all year so even during the holidays this will not be eradicated. There would also be a concern for children walking to Burnside before and after school with the increased levels of traffic.

Pitskelly Road can be a nightmare exiting onto Barry road at busy periods so I can't understand how the extra volume of traffic could be accommodated. There would need to be a roundabout or set of traffic lights. There is also a blind bend as you drive into Pitskelly park which leads to the park, there would be an increased safety issue here with the extra volume of traffic.

There is not enough adequate crossings on Barry road to accommodate increased levels of people walking to the nursery. At the moment there is only traffic lights at the health centre but nothing from the opposite side of Barry road. Again this road can be extremely difficult to cross at busy periods.

The proposed building is to be placed directly in front of our houses which creates an eyesore, particularly in the winter months when there will be no leaves on the trees. The properties directly looking onto the proposed building also have balconies & the proposed building would compromise our privacy.

The noise pollution compared to the zero noise pollution we have at the moment would increase

drastically & again as the nursery is to be open all year would not even be eradicated during the holidays.

The smell from waste, particularly nappies, would come directly over to our houses & will be even worse during summer months. There is also the potential to attract vermin with commercial waste bins outside.

continued...

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Case Officer: James Wright

## Customer Details

Name: Mrs ROSHANNE CARSTAIRS

Address: 1 mcbride drive carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I understand school nursery places will be halved from 80 spaces to 40 to fulfill the new full time hours so this nursery is to service the whole of carnoustie. This poses further traffic levels as people staying at the opposite end of carnoustie are more likely to drive. Again this will be all year round as opposed to just during the holidays.

There is also no plans to develop the football car park which is to be used as the main car park. There is no lighting in this car park which poses safety issues in the winter months.

The proposed development will be taking away green space used for activities. Surely we need space like this to keep children active, not take it away?

There are also proposals to develop the old bmx track, again this is taking away activity space used by children in the neighbourhood.

Pitskelly road isn't big enough to accommodate overflow parking, there are no double yellow lines so people would park anywhere.

I don't understand why the whole of mcbride drive hasn't been informed as this will affect the whole neighbourhood. In general there has been a lack of information of the proposed nursery. I'm sure if more parents were aware they'd be pushing for a more central location to service the whole of carnoustie or at least a location with better access. If it were to be situated in pitskelly park why not near the health centre & a separate access & car park created?

Will the current woodland remain that is in front of our properties? Is there provision being made to

create a further barrier to erradicate noise & visual pollution?

I also think there should've been a public meeting the residents should have been invited to, instead of a 21 day notice 6 days into the notice & to only 5 houses in the estate

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Address: Pitskelly Park Barry Road Carnoustie

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Case Officer: James Wright

## Customer Details

Name: Mr Raymond Smith

Address: 62 Barry Road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I note that I can see no response from roads after the 14 days shown on their comment

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Address: Pitskelly Park Barry Road Carnoustie

Proposal: Erection of New Build Early Learning & Childcare Centre, Associated Works and Improvements to Existing Open Space

Case Officer: James Wright

## Customer Details

Name: Mr Cameron Hughes

Address: 64 Barry Road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:are you planning taking away an entrance away from shanwell road and why have the exercise area so far from nursery ??

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Address: Pitskelly Park Barry Road Carnoustie

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Case Officer: James Wright

## Customer Details

Name: Mr Ken Whyte

Address: 68 Barry Road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The exercise area proposed is adding more problems to the existing safety issue with cyclists & pedestrians.

Contact was made months ago pointing out the dangers to yourselves without any response.

There are also poor sightlines when emerging onto Pitskelly Road from the proposed area.

The on going saga of the dog fouling needs also to be addressed to prevent simply moving the problem closer to the residents.

If we receive assurance that these issues will be dealt with we would not hesitate to remove our objection.

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Case Officer: James Wright

## Customer Details

Name: Mrs Debbie Goodsir

Address: 2 McBride Drive Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I feel previous comments from residents in the McBride Drive area have been completely ignored.

The comments regarding the traffic flow and survey done does not reflect the level of traffic that will be using the pitskelly road and even now the road is not fit for use, the narrow area at wards avenue is dangerous and mention of placing a footpath on the side of the playpark means the road/path is already getting closer to the playlark area. The junction at Barry Road I'd like to question when the traffic survey was conducted as on a normal day between 0830-0900 and then again in the early evening this junction can be extremely difficult to exit from and considering this new proposed nursery will hold around 200 children the additional traffic volume will be much greater. I know it was mentioned about public transport access to and from the area being good it had to be mentioned that most Carnoustie residents use cars rather than walk anywhere or use buses.

I'd like to know how this road problems will be addressed and not impact on residence who currently live in McBride Drive.

The change in location to the bin storage for the new proposed nursery again is a concern...mention of placing them in the football carpark opposite nursery, is there ways in which you have addresses ways to hide or disguise these large commercial bins rather than adding an eye sore for people who need to use this road daily!

There also has been no comment made for residence who have made comments concerning noise pollution and smells from the proposed site! As someone who works shifts I feel this is an important issue that's never been mentioned! Do the children have access to the rear of the nursery or are they contained to the front?? If they will have access to the rear this most certainly will have a noise impact on residents with in close proximity to the nursery! Things have already started with regards to the construction of the nursery yet no questions have been answered