

Comments for Planning Application 19/00095/PPPM

Application Summary

Application Number: 19/00095/PPPM

Address: Land At Shank Of Omachie Wellbank

Proposal: Application under Section 42 for the Formation of 18 Hole Championship Golf Course, Golf Academy, Hotel Spa and Lodges, Golf Clubhouse, 160 Residential Plots and Associated Accesses at Land at Shank of Omachie, Wellbank without Complying with Conditions 1, 4 and 6 Subject to which Planning Permission 15/01045/PPPM was Granted to Enable the Delivery of the Hotel and Spa and/or Golf Course in Advance of any Residential Development and to Reflect Changes in Developer Contributions

Case Officer: Ed Taylor

Customer Details

Name: Mr Greg Stewart

Address: 17 Applehill Drive Wellbank

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not see any provisions for supporting the primary school in Wellbank, in report www.angus.gov.uk/sites/angus-cms/files/2017-07/73.pdf it shows a capacity of 75 pupils, the school currently operates at 71, this is a large increase in properties.

Additionally, from personal experience the village currently suffers from low water pressure at peak times, the report shows the properties will use the existing supply in the area. I would have concerns about its capacity.

The roads into/around the village also lack footpaths and safe cycle paths with pedestrians requiring to walk on the road for a large portion of the journey to/from Dundee. The report states that this is 'generally' safe. With the enormous investment being made this should be addressed.

Objection to Planning Application Reference 19/00095/PPPM- Russell Goldsmith, 4A Mattocks Road Wellbank, DD5 3PJ.

I would urge the Development Standards Committee not to grant an extension to the above planning application. The original planning application for this development was made 10 years ago and no progress with regards to the development has been made within that time. The community strongly opposed the original application resulting in conditions being applied. The applicant is seeking changes under section 42 of the act to the wording of conditions 1,4 and 6 of the original decision and an extension to the permission period. However, it is essentially a new application given there are material changes in circumstances noted by the applicant. I would ask the committee to take this into consideration regarding their decision as there are also new considerations not covered by any submitted documents from the applicant that materially affect the application and its conditions. The majority of the original concerns raised by the community at the time in 2010 and again in 2016 still apply. The changes brought by the latest development plan are also materially relevant and some of these specific changes should be considered in decision making on this application. I would draw the Committees attention to the following reasons I am objecting to the application.

- 1) **TAYplan considerations:** Population growth in the area and Scotland as a whole is not anticipated to be anywhere near what it was when TAYplan was drafted or the Angus Local Development Plan (ALDP) either from Dundee overspill or in Angus itself. In TAYplan under Policy 4 the plan was drafted using the 2012 projections from the National Records of Scotland (NRS). These predicted that the growth by 2036 for Dundee would be 170,811 and planned build numbers are based on this level of growth. The latest 2016 projections have significantly downgraded this growth to 150,239 by 2036 for Dundee because the level of in migration has considerably declined. The current NRS population projections for Angus show a projected increase in the Angus population of just 2,753 people by 2036. The current planned developments outlined in the Local Development Plan already provide more than adequate housing provision for this level of growth. Therefore, the 160 residential units in the proposed site would be greatly surplus to that already planned for South Angus. As was noted in the previous objections to the original application, it is also still significantly prejudicial to development already planned by Dundee City Council for its own growth. This is particularly relevant given that Dundee City Council is currently considering further development at Balumbie Castle estate.
- 2) **Angus Local Development Plan - Policy TC15:** in this ALDP section regarding Employment Development, I note that the application is made in contravention to the plan on the grounds of its potential economic and employment benefit. This application contravenes this policy from the plan in two ways. Firstly, it does not meet the requirement that “the scale and nature of the development is in keeping with the character of the local landscape and pattern of development;”. It does not meet this because the proposed development is about building a golf course and hotel in addition to a large number of housing units. The land covered currently has sparse housing and largely agricultural uses, with the exception of the current nine-hole golf course. Therefore, the development as a whole, is not in keeping with the wider landscape. Secondly, it also does not meet the third bullet point in the ALDP TC15 that “the proposal constitutes rural diversification”. Whilst it can be conceded that the hotel and golf course may meet this on its own, the application as a whole does not meet this because it includes a substantial housing development. The building of this housing requires

further urbanisation of the land and therefore a fundamental reduction in rural diversification.

- 3) **Economic Impact:** Further to point 3 above the application attempts to suggest it is providing significant economic and employment benefit. I would urge the committee to carefully consider that it does indeed still meet this test. The newly revised economic impact assessment provided with the application acknowledges the potential level of risk involved given the current volatility in the economy, and it is for that reason investors in the site have been difficult to find over the past 10 years. Furthermore, the assessment provided has downgraded the potential revenue estimate of the site from the original version from £19.2 million pounds annually after 5 years to £13.9 million annually. That is a considerable reduction in estimated benefit compared to the overall impact of the development. I would urge the committee to think carefully about the whole economic impact and particularly the costs to local infrastructure that will not be met by the developer. Some of these will be covered by further points below.

- 4) **Impact on local education provision** - Mattocks Primary School was part of the recent consultation on Angus Schools For the future and the report states: that Mattocks was “operating at 95% capacity in September 2017 and we expect that to increase to 103% by 2023”. The report also states that “Monifieth High School is too full and it has been assessed as C for suitability. Our target is for all schools to be at B or above.” The residential component of this development would add materially to that future burden and is still a key concern. I acknowledge that there would be financial contribution from the development to education infrastructure for the non-affordable housing provided. Does that therefore assume people living in these houses will not have primary school children? Or is it expected that Council funds any cost associated with this, there is nothing in the application to address this other than the requested change in wording. In addition to this, Scotland is currently affected by a significant teaching crisis and Angus is no exception. Even if physical facilities are upgraded from the development provision there will still be concerns about available teachers with which to staff this provision. There is nothing in the application to address this either although it will still be a concern for residents and Angus Council resources.

- 5) **Impact on other infrastructure and services in the area** - the economic impact assessment provided with the application focuses exclusively on the positive economic impacts of the proposed development. This is phrased from the perspective of the hotel and the construction/service jobs, it would potentially provide and tourism revenues. It offers no comment or assessment on any impact to the local economy the potential housing development could have. A development of 160 houses not covered by the current development plan will have ongoing impacts on Education, Waste Management, Health and Social Care, Transport, Air Pollution and the area’s carbon footprint. These properties are unlikely to generate enough income from council tax alone, under current arrangements, to offset the cost to Angus Council of service provision required from them. The proposed development is large but is also unlikely to be large enough, to materially change the current annual settlement for the Council from the Scottish Government. All of these impacts should be considered to offset any perceived benefit.

- 6) **Local Health Service Impact** - I would specifically ask the committee to consider that Monifieth Medical practice is currently one of the most oversubscribed medical practices in Tayside. As it is the nearest cluster practice to this development it would be the catchment practice for GP provision to the proposed housing. I have personally been 72nd on the morning telephone queue to get an appointment as it stands. The current demand on the practice has forced changes to its opening hours but are still inadequate to meet current need. This development would add a material burden to an already stretched service. Again, this is not considered as part of the planning process but is a material change to the circumstances of the area and therefore is a likely negative consequence of the development with no mitigation provided.
- 7) **Water Provision** - The application notes that the sewage treatment works in the village have been upgraded and that water provision will be met with current resources. However, the current provision is not adequate for the area. I personally do not have unaided access to the current sewage provision and my property is located next to zone 6 which will include 75 of the proposed houses. I require a sewage pump, the cost of which is substantial to maintain, for my home to get waste into the main sewer due to the location and elevation of the main infrastructure. In addition to this, water pressure to the village for fresh water coming in, is very low at present again the development would have significant impact on this, and it does not seem to be accounted for in the application.
- 8) **Transport** - The supporting transport assessment concludes that there will be no material impact on travel for key junctions in the area from additional car journeys generated by the proposed development. However, it makes no account or provision for the impact any heavy plant required for the development will have on the surrounding roads infrastructure or burden on traffic. Assuming the development were to go ahead this should be a consideration as it will impact on risk to children, noise, emissions and journeys. Reviewing Crashmap (<https://www.crashmap.co.uk/Search>) for the area shows that on the two leading roads up to this development there have been 3 serious and 7 slight accidents on this road since the original application was made. I would contend that was 10 too many and this development adds to this risk with increased traffic flow. The transport assessment also notes "cycling can generally occur safely on-road". However, there is no additional provision suggested to upgrade transport for the whole site other than on the streets directly adjacent to the development. The area is popular with both runners and cyclists and the development would materially increase car journeys on the roads in the locality. The travel assessment stipulates that it would appoint a travel planner for staff on the site and the planner would provide suggested walking and cycling routes. I would urge the Committee to consider that this is not an adequate response to the travel plan given the new emphasis from the Scottish Government on sustainable transport and active travel. Upgrading cycle and walking infrastructure in the roads leading up to the site, particularly the Kellas and Drumsturdy roads where there is no pavements for large sections and no cycle lanes. This should be a material consideration of the development. It seems appropriate given that these changes in national policy have occurred since the original application that the onus should be placed on the developer to **ensure** it is safe, rather than just assume it is 'generally safe'.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Ruth Dunbar

Address: North Cottage Shank of Omachie Wellbank

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dismayed to see yet another application for amendments to this proposal without non compliance of the development plan policy.

My objections remain the same:

The increased volume of traffic will be detrimental to the village lifestyle especially without improvements to the current infrastructure including the provision of pavements or speed calming measures, and despite the provided report, the increased volume of traffic will have a significant effect on the waiting time at the bottom of Kellas Road.

Mattocks Primary School have also on a number of occasions raised concerns about the volume of traffic around the school at peak times and this can only increase given the potential new attendees at a school which is also nearly at full capacity.

Since this proposal was given an agreement in principal, there have been significant other developments in Angus including those at Victoria Grange which will only add to the pressure already experienced at Monifieth High School and the surrounding local amenities.

Despite the SEPA report, there have been numerous complaints within the village regarding the water pressure, sewerage and flooding. Being a current user of one of the roads which is proposed as a main entrance to the developments I can confirm that it is regularly flooded.

I continue to object to the effect on residents within the development area with regards to noise,

nuisance and removal of privacy not only during the build but afterwards.

It is also very disappointing to note that during a period where there is severe pressure on Angus Council services, that tax payers funds were used to assist the applicant in securing a buyer for the development. This only confirms that he views this as a money- making exercise and any personal assurance made by the applicant are effectively worthless.

I would again plead with the council to deny the continued stalling tactics used and ensure that this valuable green farmland remains as it is.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Stan Dunbar

Address: North Cottage Shank of Omachie Wellbank

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This has been ongoing for years with each new submission a further request to negate having to comply with a previously imposed condition.

Will this continue until there are no longer any conditions?

Presently this is a quiet rural cottage, that will be severely impacted by noise and privacy for 18hrs a day every day, from the driving range immediately next to it, along with large proposed nets surrounding this property. This will certainly have a large impact on the overall visual appearance and all this high lit with spot lights run constantly.

There has been substantial developments in the local area since this application was first submitted, and these have already put severe strain on the larger local infrastructure, with schooling, medical, dental, traffic, flooding and water supply already noticeably struggling. This is more than the economic headline development of a hotel and golf course, this is an attempt to profit from normally protected green belt and prime historical farm land, into a large housing estate, that the local community do not want or require.

Every supportive stance is from their area not being directly impacted by this development, but for their individual profit and not the good of the local community who have to live through and with this.