

PLANNING APPLICATION REF. 19/00255/FULL

**DESCRIPTION OF DEVELOPMENT:
14 NEW AFFORDABLE UNITS ADJACENT TO BLOOMFIELD ROAD,
BLOOMFIELD PLACE AND MUIRTON ROAD, INCLUDING
LANDSCAPING, DRAINAGE, ROADS AND PARKING.**

AT

PLAYPARK BLOOMFIELD ROAD ARBROATH

REPRESENTATIONS

Comments for Planning Application 19/00255/FULL

Application Summary

Application Number: 19/00255/FULL

Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kristina Aburrow

Address: 15 Muirton Road Arbroath, Scotland

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am disappointed to see the flats, in an area where there are no such buildings. This will impact surrounding houses values, having a long lasting effect on the already established residences.

I am grateful that the number has been reduced from the initial proposal, but was hoping they would be more fitting with the surrounding areas.

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Application Summary

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Robert Nicol

Address: 15 Muirton Road Arbroath, Scotland

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems to me bizarre to move people out of flats and into more flats. These will look ridiculous in the area especially as they will be looking onto houses that are much smaller, ie one storey with loft like conversions. The new builds will be looking into existing properties. The roads are too busy and too small to accommodate work vehicles and lorries during building.

This area has suffered from noise, dirt, dust, complications with parking for a few years now during the ongoing construction of new housing schemes on East Muirlands and the building of the new school.

There has not been an answer to the fact that there is already a problem with poor existing water pressure and drainage in the area. Yes there are drainage plans but nothing else to show an upgrading of a system made in the 60s.

There is a great deal of wildlife in the woods in Donkey Park area, construction in that area will upset the local wildlife, which has recently included foxes, owls, bats and birds of prey.

The area is a very peaceful place with safe streets and no problems with crime, it seems a shame that the council deem it necessary to make our living area which we all paid lots of money to call our home due to the setting and safety of the area much worse to accommodate housing which could easily be built on an area which is not so widely used as our area is.

Comments for Planning Application 19/00255/FULL

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Christine Hunter

Address: 52 Bloomfield Road Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development because the playpark at Bloomfield Road is the only park that the children of this area can play in.

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Alison Fraser

Address: 34 Bloomfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development due to not only visually but the invasion of privacy for the residents around here who have lived here for a number of years with a great outlook, now they will have properties overlooking their properties and gardens, some having all privacy taken away and no outlook at all and no doubt a decrease in the value of their properties. Cars and work vans will not be secure as they are away from owners houses and will become an easy target for theft. There are vulnerable people living here both young children and the elderly and these new properties will be able to see their every move!! There is still going to be cars parked and very little space to allow for fire engines, ambulances etc making it dangerous for pedestrians and parked cars because of the additional vehicles using this straight road not to mention lorries, diggers etc during building.

Comments for Planning Application 19/00255/FULL

Application Summary

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Carol Cargill

Address: 29 Bloomfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the lack of parking places available to the existing residents.

I am also very concerned about the pollution that is going to be created from the extra traffic that is going to be traveling up and down a very narrow street. This will not be beneficial to the wellbeing and health of the residents.

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Patricia Cant

Address: 18 Muirton Road Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed flats would be totally incompatible with the present type of housing in the area and consequently would destroy the ambience of the area.

Many of the streets here are narrow cul-de-sacs and parking and traffic flow is already a problem; additional housing would compound the issue.

Emergency services would be restricted in accessing properties, particularly during the construction process.

Residents of existing properties would have their privacy invaded due to the style and proximity of this proposed development and noise levels would increase dramatically in what at present is a very quiet and peaceful area.

The playpark is for the use of children and the general public and should not be turned into a building site.

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Erin Sharp

Address: 27 Bloomfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in regards to the above planning application.

I have examined the plans and know the site well and therefore wish to strongly object to the development of houses in this location.

The proposed siting of the development is extremely ill-considered; it is on a greenfield site used by many residents of the local area and visitors for recreation and walking dogs. The current children's playpark which would be removed in these plans is particularly well used.

Further Bloomfield Place is a small but busy street which would be unable to deal with the vast increase in traffic that this development would bring. It will remove 4 parking spaces currently used by residents while increasing traffic to the area with the development of the new houses. This in turn will impact road and pedestrian safety as well as current residents' access to their homes. The road is also busy enough with residents parking at present without adding construction traffic and vehicles to this.

In addition, this development would greatly impact on myself and neighbours privacy and amenities. The proposals show these new houses will directly overlook my garden. Also, I frequently use the current playpark with my two small children which they very much enjoy. According to these plans the playpark will be removed which would deny local children access to this outdoor space.

This development is being proposed as a 'regeneration' however in the Bloomfield Place/Muirton Road area it is most definitely a degeneration. This development will affect all of the local

properties and area. Currently the area is a quiet, well looked after street with no problems with crime. I feel this development has the opportunity to vastly and quickly change this. It seems a great shame to disrupt this lovely local area full of residents who look after it and each other by building housing which could be located elsewhere in a less used space.

Comments for Planning Application 19/00255/FULL

Application Summary

Application Number: 19/00255/FULL

Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lewis Sharp

Address: 27 Bloomfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In regards to the above planning application.

Having examined the plans and knowing the site well I wish to strongly object to the development of houses in this location.

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stuart Tough

Address: 35 Bloomfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposal for the 14 dwelling houses.

I feel that this green space should be preserved and although there is a report that says it is not fit for purpose this could easily be rectified by a small investment to upgrade the park.

I feel the privacy of residents will be compromised by houses overlooking their gardens whilst also destroying the pleasant view of the park we all have at present.

The loss of 4 valuable parking spaces will lead to double parking which will cause problems for access and egress for residents, council lorries and emergency vehicles.

I also feel this will lower the value of the houses in Bloomfield Place as the park was a selling point when we bought our house.

Bloomfield Place is a busy area for traffic at present and this will add considerably to this. There is no doubt houses will soon be built on the field at the junction of Bloomfield Place and Arbirlot Road West, surely there will be enough space there that we can preserve the greenspace/park and Bloomfield Place as it is.

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Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Stella philip

Address: 18 Muirfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the following grounds.

- * These houses will have a negative visual impact on the local area. They do not fit in with the style of housing. There are no flats in any of the local streets
- * There will be an increase in noise in what is currently a very quiet, settled and predominantly aged community.
- * Increased nuisance - I have already seen an increase of noise, fly tipping, littering and dog fouling in my area since the new properties were recently let/sold on East Muirlands Road.
- * There will be a loss of privacy and I will be overlooked
- * The visual appearance of the area will be detrimentally affected - mature trees will be felled and a large area of natural beauty and open space will be lost if building on the playpark takes place
- * Loss of amenity - the residents lost the use of 24 garages when this project was implemented, this has had a detrimental effect on safe parking availability in the area. Reducing the size of the park is a loss of amenities
- * Increased traffic in the area - concerns about road safety for pedestrians, motorists, and cyclists with increased traffic.
- * This plan was altered without consultation or notice, after a consultation with selected residents had taken place.
- * Road safety - the area has many cars parked in the street after the garages were taken back from the residents. Adding additional traffic to the area increases safety risks and access for emergency vehicles

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Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr STEWART PHILIP

Address: 18 Muirfield Place ARBROATH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic flow a danger to all

Increase in already congested parking

Damage to vehicles likely due to increased parking on footpaths.

Roads and footpaths already damaged by both construction traffic from East Muirlands Rd

Housing cars and works vans will increase.

The housing proposals show an allocation of one parking space per new build. It is very common for families to own more than one vehicle. Where do new residents of these proposed houses park their works vehicles and additional cars ?

Wheelie bins are currently left on roads as there is no room for return to householders frontages

The environmental impact on the area. Loss of greenspace and tree felling. Minimal access and little or no views across the park. Child safety a concern.

Invasion of privacy and overlooked.

Noise.

Vandalism with an increase in crime rate is a possibility.

Can service facilities cope? Residents have had problems with water supply since the building of housing on East Muirlands Road.

Muirfield Primary School now accommodates children from the new housing currently under construction in East Muirlands Road. Can it accommodate anymore?

The proposed housing design is not in keeping with the existing housing.

The plans also show a requirement for passive surveillance to accommodate anti social behaviour.

Littering and Dog fouling has increased with the introduction of new builds in East Muirlands Road. Will it increase yet further

The park is child friendly and safe for everyone to use in its present format. A cycle path through

the middle :an ideal race track for off road motorbikes and quad bikes which have been frequenting the Timmergreens area recently. No provision has been made to prevent the possible problem with quad bikes from Bloomfield Place.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Margaret Donnachie

Address: 19 Muirfield Place Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application because of concerns about parking problems and noise.

Comments for Planning Application 19/00255/FULL

Application Summary

Application Number: 19/00255/FULL

Address: Playpark Bloomfield Road Arbroath

Proposal: 14 new affordable units adjacent to Bloomfield Road, Bloomfield Place and Muirton Road, including landscaping, drainage, roads and parking.

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Flora Hunter

Address: 14 Muirfield Place Arbroath

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's unfortunate that the garages were demolished at Muirton Road/Bloomfield Place. There is insufficient space for cars at the moment and this has exacerbated the issue. The congestion is going to be even worse when these new units are built.

Sad that the Council is planning to build on an open green space. Why can't the houses be built on the site where the flats are by Arbirlot Road West or on other suitable areas the way they have at Guthrie Hill?

This used to be a nice place to live with a rural feel. The buildings at East Muirlands Road and now this proposal have spoiled this area.

Academy Court in Forfar and Guthrie Hill in Arbroath are examples of sensible planning and attractive development.

Mr Michael Cochrane
30 Bloomfield Place
Arbroath
DD11 3LP

RECEIVED

23rd April 2019

25 APR 2019

PLANNING & PLANNING
COUNTY BUILDINGS

Angus Council
Planning Services
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Letter of Objection to Planning Application Reference: 19/00255/Full

Please accept my letter of objection to the above planning application to the proposed development at the playpark at Bloomfield Road. I will refer to this as the extension to the cul-de-sac at Bloomfield Place as this is in fact what and where it is.

My objections are as follows:

1. This plan was not put before residents of Bloomfield Place. The residents meetings that were held before the final meeting on Wednesday 10th April did not include residents from Bloomfield Place who live along the route into the park and have therefore had no say during this planning process. We have not been proportionally represented.
2. By extending the cul-de-sac, traffic flow will more than double and a right of way scenario will be created when two vehicles want to enter and exit the cul-de-sac at the same time. The extra traffic will lead to increased noise and affect road safety.
3. Current residents stand to lose 4 on street parking spaces by the creation of the extension to the cul-de-sac. The plan shows that 21 parking spaces are being created in the extension. 12 parking spaces have been specifically assigned to the new houses. Where the new householders have more than one vehicle then parking spaces will soon be taken up. There is potential that current residents will lose their ability to park in Bloomfield Place unless further parking spaces are created. Why should we lose out?
4. I object to the fact that this is being classed as part of the regeneration. Valuable green space is being taken from the long established park to develop the new houses. The visual appearance and compatibility with surroundings has been ignored. Surely the environmental impact of this development must be justified.
Why couldn't the 14 houses be added onto existing areas of regeneration where the visual appearance and compatibility will be negligible in comparison?
5. I bought my house privately 28 years ago and was attracted to the area due to its location, peacefulness and friendliness of the neighbourhood. The location of the extension to the cul-de-sac at the end of privately owned properties, in the worst case, has the potential to adversely affect the community dynamics that we currently enjoy. Why?

Yours faithfully



RECEIVED

Application 19/00255/55/FULL

15 MAY 2019

I strongly object to the Bloomfield Place/Muirton Road proposed development.

PLANNING & PLACE
COUNTY BUILDINGS

In the National Policy framework the government suggest that local councils should

- Work with communities to build better places to live for everyone.
- Work with communities to have a say on how the area looks and feels ensuring a net gain to the environment
- Plan for the right homes in the right place

Impact on the environment

Why does the development contain plans to build 2 storey buildings -?

- a) to accommodate flats when none exist in the direct vicinity
- b) to accommodate 4 bedroomed houses on valued parkland

Parking/congestion/flow of traffic

I have major concerns as the area is already congested with cars due to the fact that 36 garages were demolished with no alternatives offered.

Bloomfield Place also provides access to 26 garages within the cul de sac.

Building on Parkland

At a time when the Scottish Government are trying to address childhood obesity and hundreds of new homes are being built on East Muirlands Road the council are taking away valued parkland. There is evidence that this park is being used to a much greater extent due to the increase in families from this development.

Little council money has been used over the last 55 years to improve this park and local people have valued and taken care of it. Perhaps council money could be spent upgrading the park only.

There is no concept evident within the plans of the environment that these houses are to be built in. The proposed plans will destroy the area and are not in keeping with the existing environment. As indicated above new plans should improve the environment for everyone.

These planned proposals have the potential to double the amount of residents in Bloomfield Place and add up to 30 extra cars using this narrow street.

Is building houses on parkland absolutely vital when flats a couple of streets away are being demolished? Can the Bloomfield Place/Muirton Road proposed development be incorporated within the new plans for this area resulting in building the right houses in the right places?

[REDACTED]

CATHERINE FERRIE

e-mail

[REDACTED]