

**PLANNING APPLICATION REF. 18/00900/FULL**

**DESCRIPTION OF DEVELOPMENT:  
PROPOSED DEVELOPMENT OF 22 DWELLINGHOUSES (INCLUDING  
AFFORDABLE HOUSING) AND ASSOCIATED INFRASTRUCTURE (RE-  
APPLICATION)**

**AT**

**LAND ADJACENT TO MUNDAMALLA COUPAR ANGUS ROAD  
NEWTYLE**

**REPRESENTATIONS**

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellinghouses (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Mr john robertson

Address: 18 Coupar angus road Newtyle Blairgowrie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No amenities or requirements for new housing in this area, shown by the current failure to sell development plots nearby.

**RECEIVED**

**- 4 DEC 2018**

**PLANNING & PLACE  
COUNTY BUILDINGS**

**Mundamalla  
Coupar Angus Road  
Newtyle  
PH12 8TP  
5<sup>th</sup> December 2018**

**Re: Planning application 18/00900/Full. (Land adjacent to Mundamalla, Coupar Angus Road, Newtyle)**

**FAO: Mr James Wright, Planning Officer.**

**We would like to submit our objection to this application as proposed for the following reasons:**

- 1) Although the area of land that this development is situated upon is included within the Angus Local Development Plan (ALDP, September 2016), the proposed development is not compliant with the ALDP, as the number of units exceeds the agreed number by 25%, a significant increase / overdevelopment (please see design statement footnote).**
- 2) The application is supported by a capacity review by Scottish Water (REF: 742501), however, this relates to a development of 18 units, a significant reduction in comparison to this proposal.**
- 3) The site layout drawings indicate that surface water will be taken through the disused railway embankment. There are no technical details /specifications as to how this will be achieved without detriment to local environment. In addition, in the past 3 years there has been frequent localised flooding on the B954 underneath the dismantled railway bridge, and any additional surface water being directed into this vicinity potentially could exacerbate this.**
- 4) The design of the units does not reflect the immediate local vernacular, the supporting documents/photographs within the design statement all relate to the eastern part of the village. Furthermore, 'indicative' drawings and sample finishes are ambiguous, misleading and not definitively apparent or consistent across the entire proposed site; the design statement is vague and rushed throughout.**
- 5) In relation to the existing boundary wall on eastern perimeter of the development, we would expect the developer to make good any repairs on their side of the wall, using appropriate lime mortars. In addition, we would request that a covenant is issued to prevent any structures being built onto or against the wall to ensure the integrity of the wall, and enable occupiers of any new development to continue to maintain the wall.**

..... continuation

- 6) There will be significant areas of shadow affecting properties adjacent to the tree lined disused railway line, which will likely make these properties, cold, damp and depressing for occupants.
- 7) Lack of footpaths and curbing will present a safety concern, made worse in 'snow and ice' and torrential rainfall. This particular field has been flooded twice in the past three year affecting neighbouring properties.
- 8) Housing development will disturb red squirrel, woodpecker and deer population afforded to the site. Street lighting will be detrimental to natural environment and cause significant 'light pollution' to what is at present an "unobstructed night sky".
- 9) The topographical nature of the sloping terrain is a concern; there are no details shown in the plans of how the properties adjacent to Mundamalla will fit in. Indeed two properties appear to exceed the development overall (in their scale, height and positioning). Lewis and Avon (numbers 21 & 22) impinge upon the privacy of Mundamalla and the 'Gateway into the village' and should be removed (for reasons of visual amenity; ALDP compliance and our privacy).
- 10) The access road entrance and exit lacks any detail, and is a cause of much concern. Again the nature of the sloping terrain is severe at this point. There are no engineering drawings that show how an acceptable gradient will be achieved, and how sight levels align with, Mundamalla boundary wall, Coupar Angus Road, new and existing properties and footpaths.

Yours sincerely!

  
Olaf Hindmarsh

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellinghouses (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Mr Gareth Brass

Address: East Kinpurnie Newtyle Blairgowrie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

As one of the many residents of Coupar Angus Road I wish to object to the proposed development of 22 dwelling houses on the Adjacent land to Mundamalla.

My objections are as Follows.

1. The general infrastructure for village is not designed to cope with such a development.

The broadband / internet is average at best.

Another 22 houses tapping into the exchange will only further slow the already feeble connection we already have.

2. The junction at Coupar Angus road is already extremely busy in the morning having another 22 car plus pulling out of the junction in the morning will only add to existing congestion.

It will also be even more difficult for the children in the village to cross the road safely to school.

Due to the Coupar Angus road being long and straight we already have issues with people speeding! adding another 22 car plus to the road will only add to the existing problem.

3. There are already issues with flooding in the area. If said area is to be developed there is no area for the water to drain to as the area will be tarred.

4. The village of Newtyle has much historical interest with visitors.

Many hundreds of people walk the old Dundee to Newtyle railway path every week including myself.

I know myself and many others would not want to view a collection of modern houses from such a

historical viewpoint.

looking from the road, parts of the old railway path would now be obscured by the aforementioned development.

I believe we should all be custodians of our past in order to protect it for future generations to enjoy.

5. I'm also concerned with the environmental impact the development may have on wildlife.

Only tonight (08/12/2018) I saw a red deer feeding right in the middle of the proposed development.

Also owls and other birds nest in the trees over looking the development.

6. I also feel that if this development is given the go head it pave the way for further development in the other fields near by.

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellings (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Ms Anne Crombie

Address: The Coach House, Mundamalla, 1 Coupar Angus Road Newtyle

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above planning application on the basis of the below:

1. There appears still to be a lack of detail on the drainage strategy to the proposed site. Scottish Waters confirmation on capacity seems to be on the basis of a smaller number of units and are still to confirm other capacities such as water treatment. Full clarity on this matter should be ensured before any determination of this application. Given that this area, and in particular the cluster of houses around Mundamalla house, are especially prone to flooding the property owners would need assurance that the relevant facilities have the capacity to deal with the increase of units.
2. The design statement refers to a total number of 25 units, however the application title and subsequent site plan is for 22 units. Either stated number, as suggested in other objections, is not in line with the proposed Local Development Plan from Angus Council. In the design statement, it suggests that the proposal will be efficient in its land use and 'use an appropriate density of housing'. The fact that a number of units are proposed on site that is not in line with the local development plan indicates, quite frankly, the opposite.
3. I would be keen to see how the applicant proposes to respond to the natural habit of the area in which they would be developing given the bird, red squirrel and deer population.
4. The lack of road and access deal needs to be addressed before determination. In light of the road departments comments, I would be keen to see their suggestions brought together in a strategy from the applicant.

5. As suggested in other objections, the proposed units appear not to be in keeping with the surrounding area and more akin to the properties on the Eastern side of Newtyle.



# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellinghouses (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Miss Alison Ashfield

Address: Rhubarb Cottage Coupar Angus Road Blairgowrie

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

I feel that the application for this development is concerning:

1. Coupar Angus Road is a key approach to Newtyle that passes fields and trees with only the period property Mundamalla on the left hand side. This has a strong visual appeal, it is an area that attracts walkers/tourists to the area. A mundane housing estate here will have a deleterious effect on the visual appeal of village gateway. The development will also damage the appearance of the historic railway path (south side of the proposed development)
2. The field margins are a wildlife haven (red squirrels, owls, bats and deer) urbanisation will adversely affect this.
3. The construction of a large number of houses here will place a serious load on Village infrastructure - the plan does not show much mitigation. There would be an increase in Newtyle school pupils and in the number of car journeys which use the junction of Coupar Angus Road.
4. The Angus development plan suggests the development of approximately 20 houses - (this development application is for 22). The density of housing, with some semi-detached, is out of keeping with the extant style of the properties currently present on the CA Road.
5. The plans appear to be poorly formulated, e.g. in a number of places they state that 24 properties will be built, (clearly excessive). Only indicative finishes are given, the pencil drawings of the development have a completely different appearance to existing properties on the CA Road.

6. The proposed affordable houses are larger than current policy requires. They appear to be cheaper in layout/construction, but no improved insulation (less affordable to live in, long-term).
7. Inadequate footpaths/pavements. The majority of journeys will be conducted by car (particulate pollution risk) and the safety of the residents may be impacted- especially children and retirees.

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellings (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Mrs Caroline Wilson

Address: Pendle Cottage, 20 Coupar Angus Road, Newtyle, Blairgowrie PH12 8TP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application for the following reasons

- 1) The Angus Development Plan was for 20 houses, this application is for 22 houses.
- 2) The style and density of this development is not in keeping with the character of the existing housing on Coupar Angus Road.
- 3) Increased flood risk if this size of development is built, flooding under the railway bridge on the B954 has been a regular occurrence over the last 7 years.
- 4) Concern about light pollution and the impact on wildlife. Deer, red squirrels, bats and owls are seen frequently in this side of the village, it is a wildlife haven, a development this size would have a negative impact on the wildlife.
- 5) Speeding of traffic down Coupar Angus Road is an issue. There is no provision in the plans for a pedestrian crossing or traffic calming. Any pedestrians from this development would have to cross this busy road to access any village facilities (primary school, post office, shops, village halls) and also to get to the bus stops so this is a major safety concern.
- 6) A development this size could result in cars parked on Coupar Angus Road, causing traffic congestion and adding to safety issues for pedestrians trying to cross this busy road.

Letter received from Peter Robertson, 12 Coupar Angus Road, Newtyle PH11 8TP dated 11 December reads as follows:-

PLANNING APPLICATION REF 18/00900/FULL: PROPOSED DEVELOPMENT OF 22 DWELLINGHOUSES (INCLUDING AFFORDABLE HOUSING) AND ASSOCIATED INFRASTRUCTURE AT LAND ADJACENT TO MUNDAMALLA, COUPAR ANGUS ROAD, NEWTYLE

“On my visit to Angus House to view the plans for the proposed development at land adjacent to Mundamalla, Coupar Angus Road. I thank James Wright for taking time to present the plans and explain them to me.

The layout is an improvement to the first development. The only objection I have is the footpaths through the existing hedge so destroying the continuous line. No new path is required as people walking on the grass. Both hedge and grass are maintained by ourselves and neighbours.”

Yours

Peter Robertson

Letter received from A G Tosh, The Moorings, Coupar Angus Road, Newtyle PH12 8TP reads as follows:-

PLANNING APPLICATION REF 18/00900/FULL: PROPOSED DEVELOPMENT OF 22 DWELLINGHOUSES (INCLUDING AFFORDABLE HOUSING) AND ASSOCIATED INFRASTRUCTURE AT LAND ADJACENT TO MUNDAMALLA, COUPAR ANGUS ROAD, NEWTYLE

“Thanks for our meeting this morning. As discussed I am unhappy about the following aspects:-

1. The “6m entry radius” appears to break through a tree on its east side.
2. The “sightline cutback” appears to require removal of the boundary hedge existing.
3. The “extra path of access” close to the SUDS pond will be a danger to all who may use it due to its opening on to the road way (Coupar Angus Road); especially as it originates at a child’s play area.
4. a) The SUDS Basin: there is a lack of detail.
  - b) It is located next to the “play area”, and it appears to be unfenced.
  - c) Tree roots will be destroyed or damaged.
  - d) If it is unfenced it will be a danger to children etc. There is apparently no depth quoted for it as far as I can see, and it may be dangerously deep.
  - e) Is it covered? Will it be a source of odours when other than full?

Yours faithfully

A G Tosh

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellinghouses (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Mr Douglas Gray

Address: Linden, North Street Newtyle NEWTYLE, by Blairgowrie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the principle of development on a site designated for housing in the Local Plan.

However, I totally disagree with the Roads(Traffic) service requirement for construction of a footpath alongside the north side of Coupar Angus road to its junction with the B954 Dundee Road.

There is a perfectly adequate footpath along the south side of the Coupar Angus road. Most residents appear to go everywhere by car and pedestrians are very much in the minority. What is the point therefore in creating more unpermeable hard surface which adds to surface water run-off ?

Furthermore, any pedestrian journeys would make sense via the existing footpath. To cross from a new footpath running along the north side of Coupar Angus road would involve crossing two roads at the crossroads to get to the P.O./shop, for example, when only one road needs to be crossed from the existing footpath.

I say this because I am going to take this opportunity to once more express CONCERN about the HIGH LEVEL of SPEEDING through the village. Pedestrian and vehicular conflict at this location offer real potential for unfortunate outcomes.

I would add that I have my doubts that the requisite 90m x 2.4m visibility splay on the 'critical' side of the junction between North Street and the B954 is in reality in existence.

# Comments for Planning Application 18/00900/FULL

## Application Summary

Application Number: 18/00900/FULL

Address: Land Adjacent To Mundamalla Coupar Angus Road Newtyle

Proposal: Proposed Development of 22 Dwellinghouses (Including Affordable Housing) and Associated Infrastructure (Re-Application)

Case Officer: James Wright

## Customer Details

Name: Mrs Margaret Crombie

Address: Mundamalla Cottage 1 Coupar Angus Road Newtyle

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must once more register my continued opposition to this development. [REDACTED]

[REDACTED] Moreover

as the person most impinged by this development I would beg your attention.

As I said in my previous comments and were in no way alleviated by this updated proposal... this Development is entirely inappropriate and not in keeping with the current architecture and the current housing density on the western side of the village of Newtyle. It threatens to place undue burdens on local utilities, schools and services. In addition and possibly more importantly the plans submitted fail to detail or even acknowledge the existence of either the buried utility lines (Gas) or the soakaway located just to the west of the stone wall on the eastern side of the proposed development. The soakaway was put in place to alleviate the frequent flooding that the developers in their proposal are either oblivious of or choose to ignore. Because of the lack of concern the developer seems to have for the character or well being of the village, their lack of knowledge of the current geography and environs and their obvious carelessness in submitting these plans, and I had requested that this development be rejected. The developers subsequently withdrew that application but much to my mortification have updated it in a manner that in fact aggravates my previous complaint. The original proposed single story bungalows have been replaced with either 1.5 or 2 story properties which will aggravate my previous complaints regarding density and encroachment.

While the council may pay scant attention to the loss of privacy to be endured by one old age pensioner, I would ask that you examine the flooding problems that are endemic to this area and were mentioned in my original complaint outlined above and WILL be exasperated by this development and likely cause me harm.

I thank you for your attention to my objections.