

**PLANNING APPLICATION REF. 19/00137/FULL**

**DESCRIPTION OF DEVELOPMENT:  
ERECTION OF FOUR DWELLINGS AND ASSOCIATED WORKS  
(INCLUDING UPGRADES TO KINGSTON PLACE)**

**AT**

**STORE AND YARD ON SOUTH SIDE KINGSTON PLACE KINGSMUIR  
FORFAR DD8 2RG**

**REPRESENTATIONS**

**From:**Guild Homes

**Sent:**Wed, 13 Mar 2019 12:04:22 +0000

**To:**PorterSG

**Cc:**PLANNING

**Subject:**19/00137/FULL Erection of Four Dwellings, Store and Yard on South Side of Kingston Place, Kingsmuir

Morning Stephanie,

We refer to the aforementioned application registered with Angus Council on the 25<sup>th</sup> February 2019 Guild Homes would take this opportunity to register our formal **OBJECTION**. The reasons for our objection are as follows:

- Loss of Prime Agricultural Land- The site is not allocated for a residential function and is currently being used for an agriculture related use. There is a generous supply of residential land within the West Angus Area and therefore no requirement develop this existing agricultural land for a residential use. Therefore we would submit the proposal is contrary to Policy PV20 Soils and Geodiversity Development of the ALDP 2016 as it will result in the loss of prime agricultural land.
- Inadequate access- access to the site is proposed from Kingston Place, this is an unadopted, single- width track currently in poor condition. The track currently serves six residential properties, Nutscene, an employment use, and Kingsmuir Farm. The introduction of any further traffic onto the road will result in an unacceptable impact on the surrounding amenity and to the access arrangements within the immediate area therefore the proposal is contrary to Policy DS2 Accessible Development and Policy TC2 Residential Development of the ALDP 2016.
- Lack of public footpath- Kingston Place does not currently include a public footpath further the proposal does not provide for the provision of a footpath, nor is there any available space to provide the required safe footpath. As a result the proposal fails to provide a safe footpath linking the development to the wider area and the public transport links to the detriment of the existing and prospective residents. Again this will result in an unacceptable impact on the surrounding amenity and on the pedestrian access arrangements within the immediate area therefore the proposal is contrary to Policy DS2 Accessible Development and Policy TC2 Residential Development of the ALDP 2016.
- Insufficient Sightlines to Lownie Road- At the junction of Kingsmuir Place and Lownie Road there are no sightlines to the south/right. Further there is no opportunity to provide the necessary sightlines as these are out with the ownership of the applicant. Any additional traffic

as a result of the proposed development will result in an unacceptable impact on the surrounding amenity and access arrangements within the immediate area and therefore the proposal is contrary to Policy DS2 Accessible Development and Policy TC2 Residential Development of the ALDP 2016 .

For the above reasons we would submit that application is contrary to The Angus Local Development Plan 2016 and there are no material consideration which justify setting aside the policies therefore the application should be refused.

Kind Regards

Karen

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Roy Rennie

Address: 4 Summerhill Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 19/00137/FULL Erection of 4 dwellings at Kingston Place, Kingsmuir.

To whom it may concern,

We refer to the above application for planning permission. Roy Rennie and Alison McAllan would like to object for the following reasons.

1. Two storey houses would not be compatible with existing one storey buildings (cottages at both ends of yard and bungalows to the front).
2. There are major concerns about drainage at the moment which could be exacerbated if the yard was replaced with houses where extra run off could flood neighbouring properties.
3. The yard has been used for 30 years as a "Farmyard" for the breeding and raising of chickens to a prize winning standard and for the housing of horses. Surely this must be classed as AGRICULTURAL land.
4. No official access. The access road is an unadopted private road which should only serve a maximum of 5 houses. This is fulfilled by existing houses and business premises. It is also used by farm machinery going to Kingston Farm.
5. Potentially dangerous exit onto Lownie Road/Dunnichen Road with poor visibility and no sightlines all of which is out with applicants control.
6. The footpath is in private ownership, not adopted.

7. There is no allocation for housing at this site.

Yours sincerely

Roy Rennie & Alison McAllan

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Peter Coull

Address: 3 Summerhill Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have lived in Kingsmuir for over 20 years, there has always been horses and hens in this part of field so surely this would make it agriculture land.

This is also on a unadopted Road which has a bad exit at the bottom of Kingston Place. There is also the matter of the main sewage pipe which will go down Kingston Place which would have to be up graded. Surface water where does this go.

The Double story houses would be out of character as there's two cottages up the road and new bungalows across from the proposed site.

We have moved into the new Guild site in Kingsmuir and don't want to be looked onto by these double story houses.

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings

Case Officer: Stephanie Porter

## Customer Details

Name: Ms Lynda Murdach

Address: 3A Lownie Road Kingsmuir By Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to make you aware of a number of objections that I have with regard to the proposed development as detailed above. As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development will have a serious impact on my standard of living. My specific objections are as follows:

1. Agricultural land - currently in agricultural use.
2. No allocation for housing.
3. No sightlines at access/exit to Kingston place - converges with Lownie Road. Safety issue.
4. Residential amenity in relation to overlooking and privacy, outlook, sunlight, daylight & overshadowing to my home and garden area as indicated in the Angus Planning Strategy 2016 DS4
5. Noise from parking for up to eight vehicles

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Norman Atkinson

Address: Weaver's Croft Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application, if approved, would remove a stable block which has been there since at least the 1860's. This part of Kingsmuir was part of the Regality of the Royal Burgh which dates back to at least the reign of David I (1124-53) when it was literally the King's upland grazing. Forfar feued the Kingsmuir lands in 1772, mostly as smallholdings when they were enclosed for the first time. This plot was known as "The Croft", and was eventually given to the Parish Church as an endowment and thereafter known as "the Church Field".

The loss of an historic agricultural holding would be very sad, and would change the character of the landed part of Kingsmuir forever. I understand that it is not presently zoned as housing, and given that the Summerhill development is close by I cannot see the need to destroy historic agricultural units. While it is not "prime" agricultural land, it is important that lesser quality land also survives, especially when it has been used as grazing for centuries.

The current lessee has kept an important herd of Highland ponies for about 40 years, recently winning the Highland Class at the Royal Highland Show with a mare and foal from this very stable. I noticed that the application stated that the land had no tenant, yet the tenant has been there all these years and has a written tenancy agreement!

Please use your powers and your common sense to reject this unnecessary and destructive application.



KINGSTON FARM, KINGSMUIR, FORFAR, ANGUS DD8 2RU

Phone: [REDACTED]

Email: [REDACTED]

RECEIVED

- 8 APR 2019

PLANNING & PLAC  
COUNTY BUILDING

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

4th April 2019

Dear Sirs

Planning Application Ref: 19/00137/full

Proposed development at store and yard, Kingston Place,  
Kingsmuir, DD8 2RG

I wish to object to the above proposed development on the grounds of access. This is an unadopted private road and is the ONLY access for large farm machinery. We currently use this for potato and pea harvesting equipment. These can be round the clock operations and we know from past experience asking people to move parked cars results in unnecessary antagonism.

Secondly, the sight lines at access exit from Kingston Place are very poor.

Regards

[REDACTED]

Geordie and Julia Soutar

# Kingston Place Limited

Angus Council  
Planning Service  
Angus House  
Orchardbank Industrial Estate  
Forfar  
DD8 1AN

RECEIVED

12 MAR 2019

PLANNING & PLACE  
COUNTY BUILDINGS

8<sup>th</sup> March 2019

Dear Sir/Madam,

**Planning Application Reference: 19/00137/FULL**

**Proposed Development at South Side Kingston Place, Kingsmuir, Forfar, DD8 2RG**

We wish to object to the above proposed development on the following grounds;

- 1) The land is currently in use as agricultural land and has been for the last at least 30 years, however on the planning application it is stated that it is not used for agricultural purposes.
- 2) There is no allocation for housing in the Local Plan on this site.
- 3) The access would be from a private unadopted road not from a public road as stated on the planning application. Guidelines state there should be a maximum of 5 houses served by a private road, there are already 6 houses, 3 businesses and farm access using this private road.
- 4) There are no sightlines at access/exit to Kingston Place.
- 5) There is poor visibility at the access/exit to Kingston Place.
- 6) There are regular/ongoing car parking issues at access/exit to Kingston Place. Parking arrangements currently in use are oversubscribed with no road/bay markings, this is verging on dangerous at times by haphazard parking of vehicles.
- 7) No current pavement, pavement referred to by Angus Council is not in use and forms part of privately owned ground.
- 8) Insufficient drainage for the road.
- 9) Inadequate street lighting.
- 10) No area for turning of construction site traffic.

Sincerely



Laura Clark

Director



Nutscene Twines Ltd  
Kingston Place  
Kingsmuir, by Forfar  
ANGUS  
DD8 2RG

Tel: +44 (0)1307 468589  
Fax: +44 (0)1307 467051  
Email: [sales@nutscene.com](mailto:sales@nutscene.com)  
[www.nutscene.com](http://www.nutscene.com)  
Company Reg. SC534463  
Vat no. 310 3500 73

Angus Council  
Planning Service  
Angus House  
Orchardbank Industrial Estate  
Forfar  
DD8 1AN

RECEIVED

17 MAR 2019

PLANNING & BUILDING  
COUNTY BUILDINGS

8<sup>th</sup> March 2019

Dear Sir/Madam,

**Planning Application Reference: 19/00137/FULL**  
**Proposed Development at South Side Kingston Place, Kingsmuir, Forfar, DD8 2RG**

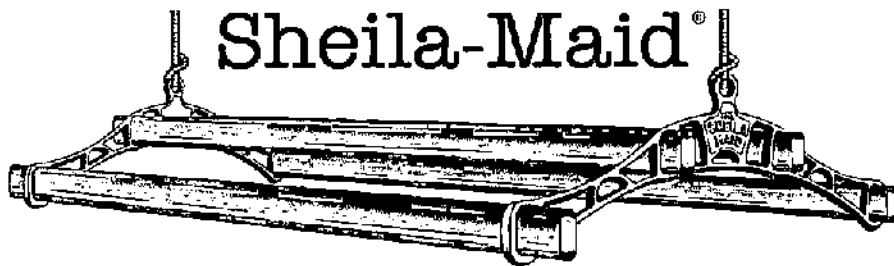
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- 8) Insufficient drainage for the road.
- 9) Inadequate street lighting.
- 10) No area for turning of construction site traffic.

Sincerely

  
Donna Leslie  
Finance Director

Sheila Maid Co Ltd  
Kingston Works  
Kingston Place  
Kingsmuir, by Forfar  
ANGUS  
DD8 2RG



Angus Council  
Planning Service  
Angus House  
Orchardbank Industrial Estate  
Forfar  
DD8 1AN

8<sup>th</sup> March 2019

RECEIVED

12 MAR 2019

PLANNING 2 PLACE  
CITY OF FORFAR

Tel: +44 (0)1307 468589  
Fax: +44 (0)1307 467051  
Email:  
sales@sheilamaid.com  
[www.sheilamaid.com](http://www.sheilamaid.com)  
Company Reg. No. 6074983

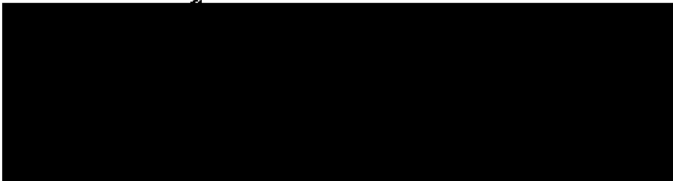
Dear Sir/Madam,

**Planning Application Reference: 19/00137/FULL**  
**Proposed Development at South Side Kingston Place, Kingsmuir, Forfar, DD8 2RG**

We wish to object to the above proposed development on the following grounds;

- 1) The land is currently in use as agricultural land and has been for the last at least 30 years, however on the planning application it is stated that it is not used for agricultural purposes.
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- 7) No current pavement, pavement referred to by Angus Council is not in use and forms part of privately owned ground.
- 8) Insufficient drainage for the road.
- 9) Inadequate street lighting.
- 10) No area for turning of construction site traffic.

Sincerely

  
Shona Young  
CEO

Mr + Mrs JAMES HAIRD  
10/12 KINGSTON COTTAGE  
KINGSTON PLACE  
KINGSMUIR  
BY FORFAR  
ANGUS  
DD8 2RG

Angus Council  
Planning Service  
Angus House  
Orchardbank Industrial Estate  
Forfar  
DD8 1AN  
11<sup>th</sup> March 2019

RECEIVED

13 MAR 2019

PLANNING & PLACE  
COUNTY BUILDINGS

Planning Application Reference: 19/00137/FULL

Proposed Development at South Side Kingston Place, Kingsmuir, Forfar, DD8 2RG

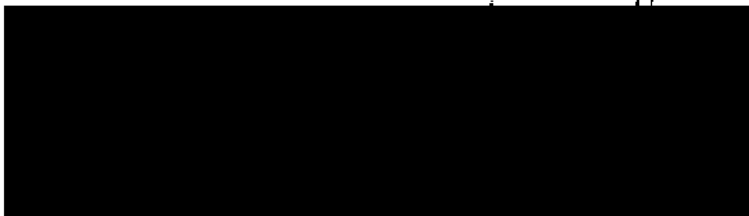
Dear Sir/Madam

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- 1) The land is currently in use as agricultural land and has been for the last at least 30 years, however on the planning application it is stated that it is not used for agricultural purposes.
- 2) There is no allocation for housing in the Local Plan on this site.
- 3) The access would be from a private unadopted road not from a public road as stated on the planning application. Guidelines state there should be a maximum of 5 houses served by a private road, there are already 6 houses, 3 businesses and farm access using this private road.
- 4) No current pavement, pavement referred to by Angus Council is not in use and forms part of privately owned ground.
- 5) There are no sightlines at access/exit to Kingston Place.
- 6) There is poor visibility at the access/exit to Kingston Place.
- 7) There are regular/ongoing car parking issues at access/exit to Kingston Place.

8) RESTRICTED OR NO TURNING AREA ON KINGSTON PLACE

Sincerely



R. [REDACTED]

13 MAR 2019

PLANNING & PLACES  
COUNTY BUILDINGS

14 Kingston Place,  
Kingsmuir,  
Forfar.  
DD8 2RG

tel [REDACTED]

13 March 2019

email: [REDACTED]

**PROPOSED BUILDING OF 4 HOUSES ON KINGSTON PLACE,  
KINGSMUIR.**

Dear Sir/Madam,

I wish to raise concerns regarding the above proposed Development.

The access proposed to the site is from Kingston Place which is a busy unmetalled road. It is in a poor condition and the prospect of 8 additional cars will only further deteriorate the road surface. Given there are currently 6 houses, Nutscenè (cars and lorries) and Kingston Farm (seasonally) using Kingston Place as well as 2 houses on the junction with Lownie Road it would appear that the additional houses proposed would breach the threshold to require the road to be brought up to an adoptable standard. Improving this road to an adoptable standard would be greatly welcomed.

The junction with Kingston Place and Lownie road is an accident waiting to happen. The residents have had several near misses no matter how careful you are. Visibility is restricted and the narrowness of access prohibits 2 vehicles to pass each other resulting in being forced to wait on Lownie Road risking being hit by vehicles coming from Dunnichen Road. There are also serious issues with the lack of visibility south up Lownie Road when exiting Kingston Place due to the hedge on the corner.

There appears to be errors in your plans, the main one being that you indicate a 'ruin' between numbers 2 and 6. This is not the case as recently 2 detached dwellings numbered 4A and 4B have been built on this site. Also you say the proposed site is a vacant yard, this is also inaccurate as there are stables and hen houses there.

It may just be a coincidence but after the construction of 4A and 4B the residents have had issues with drains being blocked. We have had to call out Scottish Water as the main sewer on the road was blocked. The main sewer is only a 150mm pipe and it appears to be unable to cope with additional properties. It should also be noted that Kingston Place becomes a river during and after very heavy rainfall due to large quantities of flood water from the fields. Addition of another 4 houses will only compound drainage issues. Your application form and plans seem to contradict each other regarding dispersal of rainwater. The application form (page 4) states that sustainable drainage measures will be used for the proposed houses but then on page 8 it states N/A. Given the current issues with drainage/flooding on the road it needs to be made clear how surface water from the site

will be dealt with. It is expected that this would be done within the site and not be allowed to run off onto the road or be put into the existing sewer.

Could a site visit please be arranged so I can clarify these issues with you?

Thank you,

Yours sincerely,

  
Colin Robertson

12<sup>th</sup> March 2019

RECEIVED

14 MAR 2019

PLANNING SERVICE  
COUNCIL

Mr McQattie,  
6 Kingstone Place  
Kingsmuir  
Forfar  
DD8 2RG

Angus Council  
Planning Service  
Angus House  
Orchardbank Industrial Estate  
Forfar  
DD8 1AN

Planning Application Reference 19/00137/FULL

Proposed development at South Side Kingston Place, Kingsmuir, Forfar, DD8 2RG.

Dear Sir/Madam,

I wish to object to the above planning application for the following reasons.

This land is currently used for agriculture and it has been for the last 30 years.

The road is unadopted and therefore unsuitable for further development of any lands it is servicing as the current housing on this road is at its maximum.

There is no drainage on the road and it is subject to regular flooding.

There is inadequate lighting.

There is no pavement.

The junction at the bottom is dangerous and visibility is very poor. Parking is causing a hazard and affects access on an ongoing basis.



There is no turning area on the road for construction traffic, this caused a problem with a recent development as vehicles turned frequently in my own private drive and that of a business which operates on Kingston place and caused damage and disruption which was not repaired.

With the issue of not turning this means that vehicles will have to reverse down Kingston Place onto the blind junction and thereafter on to the main road.

The police were called out on a number of occasions to deal with access issues affecting residential and businesses, including access to Kingston farm traffic which also uses the road.

The road is a public right of way and is not fit for walking on most of the time.

Disruption on the road causes the road to be blocked and restricted or no access to properties.

There is no allocation for land of this type for housing in the local plan.

I strongly object to this planning application.

Yours sincerely

A solid black rectangular box redacting the signature of the sender.

Mr McQuattie.

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings and associated works

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Kevin Moran

Address: 3b Lownie Road Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the development on the following points: -

Surface water drainage:

- The location of the proposed housing is an area which is, even in the current state, prone to flooding and retention of surface water.
- When there is heavy rain the water will pour off of this area into the neighbouring properties - which has occurred recently. Development of the area will make that situation worse.
- The area is formed from clay - so does not disperse surface water sufficiently.
- The local burn which runs near the area is also prone to flooding and has flooded recently.

Foul drainage:

- Due to the clay, the area is not suitable for soakaways. This will also make the aforementioned issue of flooding worse.
- If it is intended that foul water is drained offsite, recent flooding from the adjacent development show that this is not feasible to expect the existing drainage system to cope with the increased volume.

House height:

- The size of the houses is not in keeping with the local area, which is rural in nature.

Traffic Movement:

- The road is narrow and unadopted, additional traffic added to the poor visibility at the junction of Lownie Road and Dunnichen Road make it unsuitable for additional housing development.

Use of Common Good Land:

- Land that is proposed is listed as common good land on the Land Ownership certificate. There has been no consultation from the council to dispose of this land or to make a change of use.
- This development and use of this land would be solely of commercial benefit to the proposer and it would not benefit the wider community or be in the public interest. This does not comply with the Angus Local Development Plan 2016 guidance on countryside housing.

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings and associated works

Case Officer: Stephanie Porter

## Customer Details

Name: Mrs christina hall

Address: 2 lownie road kingsmuir forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: regarding application for houses my objection to this propose are these houses are to be access of an unrecognised and unkept road there will be more vehicles coming down kingston place there is a high hedge at junction of kingston place and lownie rd outside my house and the near miss accidents we have seen there are becoming more frequent also with the heavy rains of weekend 10th august the road was flooded and blocked caused mainly by new houses at summerhill also kingston place is a public right of way  
mrs hall

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings and associated works

Case Officer: Stephanie Porter

## Customer Details

Name: Mrs Violet Laird

Address: 12 Kingston Place Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

We wish to object to the above proposed development on the following grounds;

- 1) The land is currently in use as agricultural land and has been for the last 30 years, however on the planning application it is stated that it is not used for agricultural purposes.
- 2) There is no allocation for housing in the Local Plan on this site.
- 3) The access would be from a private unadopted road not from a public road as stated on the planning application. Guidelines state there should be a maximum of 5 houses served by a private road, there are already 6 houses, 3 businesses and farm access using this private road.
- 4) No current pavement, pavement referred to by Angus Council is not in use and forms part of privately-owned ground.
- 5) There are no sightlines at access/exit to Kingston Place.
- 6) There is poor visibility at access/exit to Kingston Place.
- 7) There are regular/ongoing car parking issues at access/exit to Kingston Place.
- 8) Restricted or no turning area on Kingston Place.
- 9) We would also like to dispute the report that there are no Bats present as we see them entering and leaving the sheds on a regular basis.
- 10) Kingston Place is also a high flooding risk, recently flooding to the stage it was impassable on week commencing 05/08/2019. We have attached videos and photos on a separate email to [planning@angus.gov.uk](mailto:planning@angus.gov.uk) for your reference in regards to this issue.

Sincerely,

James & Violet Laird

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings and associated works

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Peter Coull

Address: 3 Summerhill Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the above of Four houses to be built.

1. Don't want double storey houses looking down onto our properties, this is out of character with the surrounding area.
2. Surface water that is supposed to go into a soak away as it is quite laughable as the ground is clay so there will be no water getting drained away and if they came out last Friday Saturday night they would have seen the stent of the water running down the road and coming out the fields.
3. Access at the bottom of Kingston Place is not up to be taken anymore vehicles, as it is not the best access or exit here.
4. In your report you say that there aren't any bats, but believe us there are bats about this area.
5. In planning you have got for tarring, tarring the gravel strip which doesn't belong to you and this is not a pathway it is just a gravel strip with a high kerb to deflect the water.
6. Land that you are planning to build on has been farmland for the last 22 years that we have lived here.
7. This is an unadopted road and don't see how you can put other vehicles up and down the road as this road will not stand it.
8. I have photos and videos that I will email to planning to let you see how much water came down

the road last week.

**From:** [REDACTED]  
**To:** [PorterSG](#)  
**Subject:** Flooding  
**Date:** 29 August 2019 07:51:04

---

More



Sent from my iPhone



**From:** [REDACTED]  
**Subject:** Flooding  
**Date:** 29 August 2019 07:51:56

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Kingston place Kingsmuir



Sent from my iPhone

# Comments for Planning Application 19/00137/FULL

## Application Summary

Application Number: 19/00137/FULL

Address: Store And Yard On South Side Kingston Place Kingsmuir Forfar DD8 2RG

Proposal: Erection of Four Dwellings and associated works

Case Officer: Stephanie Porter

## Customer Details

Name: Mr Roy Rennie

Address: 4 Summerhill Kingsmuir Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to the above proposal for the following reasons:

1. Kingston Place and Lownie Road were flooded on the 9 August and again on the 10 August 2019 which led to frantic efforts from locals to protect their property.

The extra run off from 4 new houses would only exacerbate the impact on adjacent properties.

2. How can proposed soakaways work on CLAY soil? Especially when fields to the rear are flooded or saturated because they too are clay based.

3. The proposed housing type is not compatible with surrounding properties. Single storey houses would be the only acceptable option as the planned site is the high point of the area.

4. The existing road, even if upgraded, is far too narrow for the proposed increase in the volume of traffic.

5. The exit onto Lownie Road/Dunnichen Road is an accident waiting to happen with poor sightlines and visibility.

6. Land that has been used for agriculture for well over 20 years surely has to be reclassified as Agricultural.

7. Not enough room allowed for turning circle

8. There is no housing allocation for this land.

As there is no method for attaching photo evidence of the flooding to this comment I will send

these by email to the planning department and ask that they be published on this website and also forwarded to the roads department.

Sincerely

Roy Rennie and Alison McAllan

KINGSTON PLACE 10-8-2019



WATER FLOWING OUT OF APPLICATION SITE 9-8-2019



FIELD FLOODED BEHIND APPLICATION SITE 11-8-2019



LOWNIE ROAD 9-8-2019

KINGSTON PLACE 9-8-2019



KINGSTON PLACE 10-8-2019