

PLANNING APPLICATION REF. 19/00626/FULL

**DESCRIPTION OF DEVELOPMENT:
MONIFIETH COMMUNITY HUB PAVILION BUILDING INCLUDING
RECEPTION, ACTIVITY HALL, CAFE, KITCHEN, MEETING SPACES,
TOILETS AND CHANGING AREAS WITH ASSOCIATED SUPPORT
PARKING AND EXTERNAL HARD AND SOFT LANDSCAPING**

AT

RIVERVIEW PARK RIVERVIEW DRIVE MONIFIETH

REPRESENTATIONS

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Al Buntin

Address: 7 Provosts Walk Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:What an asset this new Community Building will be to Monifieth.

A resource like this is well overdue, and will enhance the area down by the waterfront. I am aware of the "Cabin" and many groups use this at the moment, but this new build will provide larger facilities with flexible internal spaces, including toilets and cafe that could be used by all waterfront users. Monifieth offers nothing like this at the moment, and generations have been waiting for this to happen.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Margaret McArthur

Address: 16 Fontstane Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It's about time Monifieth had a community hall. We are the forgotten burgh. I am not in full support of the location of the proposed building, but it's got to be better than nothing at all.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Marjorie Buntin

Address: 7 ProvostsWalk Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Much needed facility for Monifieth. We have lost so many places to hold classes/events recently. We need this

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Marlyn Cameron

Address: 4 Fontstane terrace Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:19/00626/FULL

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Geraldine Sommerville

Address: 10 Dalhousie Park Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am rewriting this because I support the application.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Lee Sutherland

Address: 34 Princes Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: For years Monifieth has been sadly lacking in facilities for the general public and community. This project is something Monifieth needs as everyone will benefit. I cannot think of any reason why this application should not be granted

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Linda Smart

Address: 4 Craighton Gardens, Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this new facility down by the waterfront. It is long overdue and needed by lots of "Cabin" users. My grandchildren travel to Broughty Ferry for Rugby Tots and also travel outwith for other activities, wouldn't it be great if they could all be accommodated in our new Centre. Friendlier for the environment as well, no car travel.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Garry Sharp

Address: 6 Inverarity Gardens Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support [REDACTED] this will improve my quality of life

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Miss Lisa Archibald

Address: 12 Broomhill wynd Monifieth Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Extremely supportive of a community centre in Monifieth. With 2 children of my own, this would be a huge benefit to the area.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Enza Gibson

Address: 39 Durham Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a much needed resource for the Monifieth community and for visitors

Provides managed toilet facilities for all waterfront users

- Supports and enhances the blue seaway's existing attractions
- Enhances the usability of the blue seaway in all weathers
- Provides a changing space to support existing blue seaway all ability activities
- Provides a much needed destination
- Is situated sensitively
- Positioned carefully in the least disruptive open space location
- Offers waterfront users choice
- Provides much needed shelter

Subject: MONIFIETH COMMUNITY CENTRE PLANNING APPLICATION NO 19/00606/FULL

Dear Sir

I refer to the above planning application. Whilst I do not dispute for one moment that Monifieth does need a community centre, I do have serious reservations regarding the suitability of the proposed location at the beach front. These are as follows:

ACCESSIBILITY

1. Marine Drive is inherently unsuited to coping with a large volume of traffic due to sharp bends, single lanes, height restricted access and vehicles parked in spaces overlooking the river. Campervans and caravans also need to be able to negotiate the road to access both caravan sites.
2. Vehicles can and often do get trapped under the low bridge, completely blocking the road until they can be removed.
3. Both underpasses are prone to flooding during periods of heavy rain. People with mobility scooters, wheeled walkers and other mobility issues would be unable to use the pedestrian railway bridge to cross the railway line to get back to the town centre.
4. The paving under the railway bridge at the west end is in poor condition and could prove hazardous for people with mobility issues.
5. Both roads into Marine Drive are single lane only, one of which has no pavement. Pedestrians have been clipped by wing mirrors when passing through. It is not easy for people with wheelchairs, buggies and dogs walking through the underpass at the east end because it is difficult to see what is coming round the corners. Sightlines for drivers are also very poor. Given that traffic will undoubtedly increase if the community centre is sited at the waterfront, I feel it is an accident waiting to happen.
6. A one way system cannot be implemented due to the height restrictions on the bridge at the west end. Also, the bends by the tennis court and bowling green would be impossible for larger vehicles to negotiate.
7. A considerable number of residents in Monifieth with mobility issues would find themselves effectively excluded from accessing the proposed site for the above reasons. This is a community centre which should be an inclusive environment available to everyone but it will be inaccessible to many in the community, therefore it will not be fully inclusive.
8. The proposed site is not as easy to access for people using public transport as the current Cabin location is ie close to the bus stops and with a pedestrian crossing available nearby.

Other concerns are as follows:

9. More people will be drawn to the waterfront and unfortunately there will always be a percentage who do and will cause wilful damage to the playpark, bowling green and Beach Garden. Over the course of the last few days alone a fire has been set at the groynes at the east end damaging the timber and the information board beside the Bowling Green Pavilion has also been damaged by fire. I have previously reported active vandalism to the police but the perpetrators simply wandered off along to the playing fields before anyone could arrive to deal with them.

10. The proposed café could have an adverse effect on the viability of the Bay Diner which is directly across the road.
11. Cycle path users can already stop at the Bay Diner for refreshments.
12. The site is nowhere near the football pitches and would not directly benefit the players who return to their cars which are parked immediately beside the pitches to go home.
13. There are already 4 coffee shops/cafes in Monifeth. Do we really need another?
14. I feel a community centre should be in the middle of a community, not isolated from the main thoroughfare.

I would be grateful if the above points could be taken into consideration when this application comes before the Planning Committee.

Yours faithfully

SEONAIID MCGURK

Sent from [Mail](#) for Windows 10

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs elizabeth scott

Address: ashlydie south lodge monifieth dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this community hall and hope to make good use of the facilities

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Duncan Meiklejohn

Address: The bay diner Tayview caravan park Monifieth

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After a great deal of thought I feel that I must strongly object to this product going ahead at the riverside park area. As the owner of the bay diner at tayview caravan park I feel that this project will be harmful to my living also the increase in traffic could be dangerous going in and out of the bridges especially in the summer months when there is increased caravan traffic. In addition to this I feel that there would be an increase in anti social behaviour as we suffer quite a lot as the dark nights come in.

From that which I'm told the new church building will provide facilities for a wide range of activities.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs B Spence

Address: 3 South Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerns in regards to location of community Hub. Venue to be used for wedding, functions etc will contribute to a high level of noise at different times. There is already restricted parking and we do not relish buses using the local area as a drop off pick up point for members of the public who will more than likely be intoxicated and noisy and possibly be disrespectful to people's property or each other. No-one relishes the thought of 294 people spilling onto the the streets outside their home.

Currently there is disruption when boy racers decide it's a good idea to rev up their engines and speed along the streets.

I appreciate that there is probably a need for this type of venue but there needs to be a lot more to consider before permission is granted.

We do need to support the local Church who intend to provide a venue.

Finally I feel it will result in a reduction of tourists to the area as I would not like to holiday in a noisy disruptive caravan park myself.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Kevin Sturrock

Address: 7 South Street Monifieth

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,

The grounds are > increased traffic on South Street which is already getting busier between goffers and footballers boy racers, making the road extremely unsafe for young children living in the street. Drop off point for functions will be at the train station/ South Steet car park, with excess noise late at night. The lack of parking facilities will leave people with no other option but to park in the already busy streets. At the moment, local residents already see the youth culture on drink and whatever else at the weekend, this is just going to be a bigger draw for them. This would exacbrbate loud noise levels and anti social behaviour. This has also gone from a community hub to a full blown function venue

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Noreen Southwick

Address: 33 St Regulus Road Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm fairly new to the area and support this project as we found the area was lacking in facilities like this when we moved here.

The plan sounds wonderful and exciting and would bring great opportunities for folk using this. It's in a great position, offering use for public who are walking/cycling/youths playing sports/leisure/etc etc and the design is great.

I certainly give my approval and hope these plans are approved.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Alexander Bell

Address: 1 Provosts Walk Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In the Monifieth Council minutes in 1910 it was noted that Monifieth needed and required a Village hall. We're still waiting. Monifieth has a population of 10,000+. I have been involved for many years of frustration trying to establish a decent community facility for the people of Monifieth. Can we now have that!

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Nicki McMaster

Address: 28 Alexander Gordon Drive Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: At last, something for our community! Great for everyone to have a destination. I'm especially excited about the gym.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Alan Reid

Address: 40 Brook Street Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This badly needed facility will provide a building which will be used by all ranges of members of the community from parents with their young children to senior citizens for group meetings etc.

It will provide a centre with excellent facilities such as toilets, changing rooms, shelter and support the existing sports such as tennis, bowls, football and water sports.

It will be a secure building enhancing the existing facilities at Blue Seaway with an integral cafe and adding much needed monitoring of the area.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Miss Fiona Hay

Address: 21 Durham Street Monifieth

Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Desperately needed for Monifieth community

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Dawn Mitchell

Address: 19 South Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support concerns raised by Arnos Nicol and Stuart Cuthill of 25 South Street that the close proximity of a licensed venue, which will depend on functions to fund itself, will infringe on quality of life for nearby residents and lower the value of nearby housing.

Main objections:

Noise - from patrons leaving premises late at night and congregating in South Street for coach pick up. Also noise from engines running which happened recently early Sunday morning of the Kiltwalk.

Parking - increase in parking in surrounding streets as parking at front is already congested and there will be greater demand for spaces than availability.

Increased traffic - already heavy volume of traffic with golfers, dog walkers, footballers, visitors to recycling centre, holiday makers with caravans and camper vans.

Anti-social behaviour - continued issues with youths congregating in the area and fire raising and vandals. Police under resourced to handle this.

Also dangers of inebriated people spilling out beside a railway line and river. The loss of green space.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Lynsey McIntyre

Address: 137 Ferry Road Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Monifieth is in desperate need of a well built, well designed community centre that will fulfil the needs of all residents of Monifieth from young to old. This proposal will give us all of this and it's in the perfect location. I fully support.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Margaret Robertson

Address: 20 Travebank Gardens Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think a new Centre at the Beachfront would be a tremendous asset for Monifieth. The town needs a venue for regular events eg youth groups , playgroups , dance , arts , dinner dances , prizegivings. The list is endless when you consider what a centre could provide. Monifieth is a holiday destination for a large number of people but the beach front is rather devoid of character and things to do. A new centre would enhance the holiday experience and therefore increase the number of visitors which would improve the economics of the town , add to footfall up to the High Street and ensure the sustainability of the Town Centre. When I first came to Monifieth in 1979 and ran a playgroup there were over 20 venues that you could choose from in Monifieth. Now if you are looking to set up a group there are only 7. Monifieth needs a dedicated venue for the local community to put on events , start local groups and socialise together. In addition the health and well-being benefits of a centre at the Beachfront would be substantial. Eg walking , cycling , golf , indoor sports , kite surfing , exercise classes.

It would also mean that local groups and charities would be able to hold exhibitions and events without having to go outside the area.

The children in all the other burghs in Angus have facilities to go to so it would be great if the children in Monifieth could enjoy the same benefits. I strongly support this project.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Angela Manby

Address: 26 Adderley Terrace Monifieth Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to register support for the plans for a community centre at the seafront Monifieth.

This will benefit the whole community.

The space is ideal and has room for parking.

This will be a fantastic long awaited access to community services, and will benefit cycle track users and walking groups and all the people of Monifieth in a flexible setting.

From: PLANNING

Subject: FW: planning reference 19/00626/FULL

Sent: 07 September 2019 12:04

To: WrightJ

Subject: planning reference 19/00626/FULL

Dear Mr. Wright,

As long term residents of Monifieth my wife and I are sending this e-mail in support of the MRCG's application for permission to build a much needed community facility for the area at the Monifieth sea front area. We believe that the proposals are well thought out, practical, environmentally conducive to improve the amenities for the residents and not overly ambitious. We totally support the manifesto of the MCRG in that this proposal will :

- *provide flexible internal modern spaces for use by all of the community*
- *• Provide managed toilet facilities for all waterfront users*
- *• Support and enhance the blue seaway's existing attractions*
- *Enhance the usability of the blue seaway in all weathers*
- *• Provide a changing space to support existing blue seaway all ability activities*
- *• Provide a much needed destination*
- *• BE situated sensitively*
- *• Be positioned carefully in the least disruptive open space location*
- *• Offer waterfront users choice*
- *• Provide much needed shelter*

- • *Provide additional monitoring of the blue seaway*
- • *Προστιθεα great addition to the waterfront.*
- • *Support and encourage health & wellbeing outdoor activities*
- • *Deliver a much needed stop off point for cycle network users.*
- • *Strengthen the facilities available at the blue seaway*
- • *Enhance facilities available for all user groups of the blue seaway including football, tennis, bowls and water sports*
- • *Provide additional café options to complement those already in operation at the Blue Seaway*

We earnestly hope that your committee will favourably consider the proposal and grant the necessary permission to proceed with the implementation of the project. Thank uou,

Yours sincerely,

Prof. Susanta Sarkar and Mrs. Delphine Sarkar,

'Cairntoigh', 11 Church Street, Monifieth, Angus, DD5 4JP.

From:PLANNING

Subject:FW: OBJECTION TO PLANNING APPLICATION 19/00626/FULL.

Sent: 08 September 2019 11:25

Subject: OBJECTION TO PLANNING APPLICATION 19/00626/FULL.

Dear sir

With reference to the above Monifieth Hub Pavilion Building I hereby register my objection.

I have serious concerns regarding a Community Pavilion as I feel that I live in Reform Street Monifieth and I have received no information about this project prior as a matter of fact if it was not for a neighbor I would not be aware at all.

Parking is a huge issue as in Reform Street people park to attend The Masonic Hall for various functions as well as St Brides Church the New church in the High Street and now the new Pavilion. There will be too many cars therefore potential accident spot.

Anti-social behaviour I experience of people of all ages causing bad behaviour and with increased numbers with the lack of police patrols it will be a HUB for young adults to cause mayhem in this area.

Thank you

Stephen Smith

12 Reform Street

Monifieth

DD54BA

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Margaret McKay

Address: 22 Boyack Crescent Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application because I think that this building would be well used by many age groups, not only from Monifieth. People come from all over to visit the Blue Seaway, especially in Summer and I think this building would be a boon to all. In inclement weather, there is not much in the way of facilities or shelter down at the beach. It is a much needed facility for Monifieth.

Letter received from Alistair & Elizabeth Speid received on 10 September reads as follows:-

PLANNING APPLICATION REF 19/00626/FULL - Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping at Riverview Park, Riverview Drive, Monifieth

"Dear Sir

We acknowledge fully the intention to have a new community centre. In complete agreement."

Yours sincerely

Alistair & Elizabeth Speid

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Fergus Cameron

Address: 4 fontstane tce, monifieth monifieth dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In an effort to have a suitable community meeting place for all ages it is imperative that this development goes ahead. This satisfies the recent comments from the Scottish Government supporting community welfare through exercise, communications and the support of the elderly in the community, by having a centrally focused meeting place as well as adding an additional facility to the many holidaymakers that frequent the various caravan sites and local holiday accommodation. It would appear to be better use of finance when compared with the "failed" wild flower garden.

Objections to Proposed Community Pavilion

Reference Number: 19/00626/Full

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Stuart Cuthill. I am an owner resident at 25 South Street Monifieth and hereby register my objections for the above proposed development.

Planning Policy DS1 Development Boundaries and priorities

The Angus Local Development Plan (ALDP) has defined boundaries to protect the landscape setting of Angus towns and villages and prevent the uncontrolled spread of development.

My objections to the proposed development within this policy are:

1. The proposed building contravenes the “town centre first” policy and is also out with the “Central Area Inset” map of Monifieth, unlike the new Community Hall which falls within this area.
2. There is already a new, purpose built, community venue in the High Street which is available for community activities.
3. There will be an impact on the availability of open space in the Blue Seaway area. This area is not large and is already used as a children’s playpark, picnic area and skatepark. Any additional buildings will seriously limit the amount of open space which is currently enjoyed by all who frequent the Blue Seaway.
4. No building, in such a limited green area, can mitigate the loss of open space, especially in an area where children are at present able to run and play in fresh air.
5. There are already adequate refreshment facilities within the area.
6. The fact that there are no brownfield sites available does not mean that a greenfield site should be built upon. The suggested advantages of the proposed building do not justify diminishing this limited greenfield site.

Planning Policy DS2 Accessible Development

My objections to the proposed development within this policy are:

1. There are only 2 permitted roads accessing the proposed development site. These are through underpasses below the East Coast Railway Line. Both have height and width restrictions and are capable of accommodating only one vehicle at a time, with only the west underpass having a designated pedestrian pavement. Any increase of traffic through these underpasses will exacerbate an already hazardous situation, causing tailbacks in an already congested South Street and Union Street, with the potential to affect traffic on the High Street.
2. The road network south of the railway line does not sustain itself to two-way traffic as there are already vehicle control measures in place narrowing the road at various points. It is envisaged that bottle necks will occur especially with motorhomes and caravans attempting to leave or visit the caravan sites at this highly populated tourist area.
3. The proposed drop off point in South Street is without doubt one of the most ridiculous suggestions in the proposers Transport Statement. South Street is a two-way street with

residents having on street parking. This already reduces the road to single file traffic. The proposed plan of having a drop off point on the corner of Union Street and South Street will lead to west bound traffic having to negotiate round a bend on the opposite side of the road. Due to on street parking in South Street, Union Street and Reform Street all coaches will have to safely drop off their passengers elsewhere to ensure they do not cause traffic problems. Considering the drop off point will also be the collection point the same traffic issues will arise and in order to avert a hazardous situation, they will either have to drive around Monifieth causing unnecessary fuel emissions or park elsewhere before collecting their passengers, which will mean late-night, noisy crowds gathering on South Street and Union Street to wait for the buses; however there will still be a hazard for the time it takes to ensure all the passengers are safely on the bus.

4. As mentioned in the memorandum from the Manager of the Roads Department Angus dated 5 September 2019, 15 car parking spaces have been provided for the café. The flexible space would require additional car parking spaces dependent on use and as the current spaces are used by people attending the playpark, people attending the football pitches, (which I believe are to become all-weather floodlit pitches which will also require evening parking), dog walkers and general visitors to the area, there are often no free spaces available. There are no additional spaces allocated in the proposed plans for the flexible space and to add any would take away even more of the park and greenfield area. I therefore believe the lack of spaces will have a major impact on free-flowing traffic in the immediate area.
5. There is currently very little street lighting in the Blue Seaway which will make pedestrian access and egress hazardous.
6. The points 1 and 2 apply to all users who frequent the Blue Seaway however this problem will be exacerbated by the plans to have an all-weather football pitch to the east of the proposed site. This will cause more access problems for vehicles and pedestrians

Planning Policy DS3 Design Quality and Placemaking

My objections to the proposed building within this policy are:

1. There are no buildings of this size and type within the Blue Seaway site and as such will not fit in with the surrounding green area.
2. The loss of open space and a proposed building in an area of natural beauty will not make the area pleasant and will look cramped in the limited space there. The increase in traffic will detract from the safety of children playing in the area who should not have their play area hampered and polluted by cars. It would appear that the proposers have assumed the children will restrict themselves to playing only in the area where the swings and sand are located. Fumes and litter will impact on the area's natural heritage.
3. The proposed suggested uses of the building will lead to noise pollution and air pollution and has the potential to lead to further anti-social behaviour.
4. The design of the building is mainly brick and is to be provided with steel roller shutters to protect all the glazing when not in use. The proposed building will therefore look hideous and will not fit in with the surrounding area when closed.

Planning Policy DS4 Amenity

The proposed location will have an adverse impact of the quality of life of the residents of South Street and houses backing on to South Street (Dalhousie Gardens), Union Street and Reform Street.

My objections to the proposed building within this policy are:

Air Quality

Air quality will deteriorate due to the increase of traffic to the proposed developments of the pavilion and all-weather football pitches. The proposed buildings heating and air conditioning systems will also add to the reduction of the air quality. The levels of pollution caused by the proposed building may be within acceptable tolerance levels, however it will still be more than there is at present

Noise

Noise levels will increase as indicated by the conclusions within the Noise Impact Assessment which also stated **“noise from amplified music still has the potential to adversely affect residential amenity”**

The proposers have stated within their Design Statement “Openable high-level louvres are proposed for the Main Hall. These will provide a first-stage passive arrangement for the release of heat gains resulting from exercise activities”, The opening of these louvres during activities where loud music is being played and a build-up of heat occurs (weddings, music events etc) will greatly increase the noise levels to nearby residents.

Increased traffic to and from the location will increase the noise levels, especially when the proposed building is open late and when coaches are being used for transport.

Due to the proposed use of the building, patrons exiting the building after late night functions will be under the influence of alcohol, which has the potential to lead to all aspects of anti-social behaviour. Whether under the influence of alcohol or not, noise levels will be still be high as patrons exit the premise and pass through the residential area. This will disrupt the sleep of the residents and affect their quality of life.

With the addition of the proposed building it is envisaged that even more youths will congregate in the area during opening times and after closing time. These youths will increase the noise levels in the immediate area and in the area of the route they take home. Recently Police Scotland have attended incidents in the Blue Seaway area due to late night disturbances by youths loitering in the area and there is concern from residents that the numbers will increase after the proposed building closes for the evening.

Traffic movement

The proposed use of the building will greatly increase the volume of traffic both at peak times and off-peak times. The additional traffic late at night will disrupt the residents of the surrounding area, more especially if coaches are being used to drop off and pick up patrons.

It is envisaged that with the proposed all weather football pitch traffic will increase during the evenings and further developments south of the railway line will only increase the volume of traffic at times where, at present, it is comparatively low

The lack of car parking at the venue and south of the railway line will lead to additional parking in South Street, Union Street, Reform Street and Tay Street. There is provision within the building to seat 294 patrons but only 15 car parking spaces and 4 disabled spaces are to be made available. This suggests that car parking would spill over to the surrounding streets, which are already heavily congested, with parking in Reform Street renowned for making it impossible for larger vehicles, for example caravans and motorhomes, to use that route. It cannot be assumed that the current, limited spaces will be free at any given time.

The increase in traffic will have a safety impact on the residents of the streets exiting their drives, especially in South Street. Currently this is hazardous at the best of times due to the volume of traffic and the speed undertaken by some of the drivers utilising South Street and any additional traffic will make it even more difficult.

Residential amenity in relation to Outlook

At the moment I have, from the upper floor of my house a scenic outlook which takes in the Tay Estuary, views over to Fife and outwards to the North Sea. It is the main reason I bought the house and it would greatly affect my feeling of wellbeing should it be taken away or reduced. The proposed development at the Blue Seaway would drastically reduce this outlook and also potentially lessen the appeal of the house should I ever consider selling it.

Planning Policy TC8 Community Facilities and Services

The ALDP states that its aim is to retain and enhance the sustainability and viability of all Angus communities by protecting existing public community facilities. It also states that new facilities should be in accordance with Policy TC19 Retail and Town Centre Uses.

My objections to the proposed building within this policy are:

1. Monifieth already has communal facility which is located in the High Street and adheres to Policy TC19. This church/community facility has just been constructed and has just opened. Having another community facility located in the Blue Seaway would reduce the use of the new community hall and therefore reduce the number of patrons using the facilities located in the High Street.
2. The proposed building is located outside the "Central Area Inset" map of Monifieth
3. The proposed facility does not offer anything that the community hall in the High Street offers other than a different location
4. The proposed facility will reduce the patrons and more than likely tourists from the caravan parks who would make use of the community hall already in the High Street thus having a detrimental effect on the existing High Street businesses.
5. A large area of the greenfield site would be lost forever if the new facility is approved. The Blue Seaway area is not an extensive area and any building sited there will reduce the natural beauty of the site and peaceful setting that it currently has.

Planning Policy TC16 Tourism Development

The aim of this policy is to encourage and support opportunities for new or improved tourist facilities, however it is essential that these facilities are sensitively located and designed to ensure that the **environmental qualities** which attract people to the area are not undermined.

My objections to the proposed building within this policy are:

1. The proposed building is located outside the “Central Area Inset” map of Monifieth
2. There is already a brand-new community hall located in the High Street therefore another facility providing similar amenities is not required and will not attract tourists to the area
3. There will be a major increase in the volume of traffic using the access roads, mainly Union Street, South Street and Reform Street. Access through the two underpasses will increase and will lead to accidents as only one vehicle can be accommodated at a time.
4. Holidaymakers to the caravan sites will be frustrated at delays accessing the sites, especially after a long journey when they find there is no available parking space if they have arrived at the site too early.
5. There will be an unacceptable increase in the noise level during the early and late evenings as determined by the proposed use of the new facility. (parking, late night revellers and local youths.)

Noise levels will increase as indicated by the conclusions within the Noise Impact Assessment which also stated **“noise from amplified music still has the potential to adversely affect residential amenity”**

The proposers have stated within their Design Statement “Openable high-level louvres are proposed for the Main Hall. These will provide a first-stage passive arrangement for the release of heat gains resulting from exercise activities”, The opening of these louvres during activities where loud music is being played and a build-up of heat occurs (weddings, music events etc) will greatly increase the noise levels to nearby residents.

6. Objections 3, 4 and 5 will have a detrimental effect on the tourists and static caravan owners frequenting the two existing caravan sites, thus having a knock effect for the High Street shops.
7. Objections 3 and 5 will have a major impact on the quality of life currently enjoyed by the residents in Union Street, South Street and Reform Street.
8. The proposed development is not in keeping with the character of the local landscape as the local landscape is a peaceful, greenfield site with no developments other than the existing building at the playpark and some industrial units. Any new developments will have a detrimental effect on the area.
9. The proposed development would use a large area of Blue Seaway thus taking away the natural beauty of the area.

Planning Policy TC17 Network of Centres

Scottish Planning Policy (2014) states that local development plans should identify a network of centres and explain how they can complement each other. A “town centre first” policy is applied by Angus Council and in relation to Monifieth provides a location for smaller scale developments whilst also providing local services, community services and convenience shops which serve the local community.

My objections to the proposed building within this policy are:

1. The proposed building is located outside the “Central Area Inset” map of Monifieth.
2. There is already a proposed built brand-new community hall located in the High Street.
3. The proposed site is currently a mature greenfield site and should be preserved.

4. Any implied benefits from the proposed building will not mitigate the loss of the limited open green space that is currently enjoyed by nearby residents and tourists alike.

Planning Policy TC19 Retail and Town Centre Uses

This policy aims to ensure that town centres continue to be the focus for retail and other town centre uses in accordance with Scottish Planning Policy (2014). Out of centre sites will only be supported where the proposal satisfies the sequential approach and where there will no significant impact on the vibrancy, vitality and viability of any town centre.

My objections to the proposed building within this policy are:

1. The proposed building is located outside the “Central Area Inset” map of Monifieth
2. There is already a purpose-built brand-new community hall located in the High Street. The proposed building will take patrons/bookings away from this existing building.
3. The proposed building will provide catering, which will entice people that use the High Street cafes away from the High Street.
4. A new shop which has recently opened in Monifieth which provides various desserts may also see a drop in custom as people who utilise the cafe within the proposed building will more than likely have a dessert there rather than go up to the High Street, whereas patrons using the community facility on the High Street are more likely to spend money in the High Street. It has a detrimental effect on tourism and local morale if units are lying empty and it would be sad to see any more shops closing.
5. It is envisaged that the increase in noise levels and traffic congestion will reduce the number of holiday makers that use the existing caravan sites. This will have a knock-on effect to the number of people using the High Street shops.

Planning Policy PV2 Open Space Protection and Provision within Settlements

Policy PV2 seeks to protect open spaces within settlements from development which might erode the function or characteristics for which they are valued.

My objections to the proposed building within this policy are:

1. The available space at the proposed site is limited due to the playpark, skatepark and picnic areas. Any development no matter where located within the Blue Seaway will reduce the available space that families, couples and individuals can use for outdoor activities.
2. No building no matter where located in the Blue Seaway area can mitigate the loss of space. Once a green site is built on it is lost.
3. There is already a brand-new community hall located in the High Street.
4. There are already adequate catering facilities provided in the area.
5. The proposers have stated within their Design Statement “Openable high-level louvres are proposed for the Main Hall. These will provide a first-stage passive arrangement for the release of heat gains resulting from exercise activities”, The opening of these louvres during activities where loud music is being played and a build-up of heat occurs (keep fit classes, music events etc) will disturb the peace and tranquillity of the other park users.
6. The design of the building is mainly brick and is to be provided with steel roller shutters to protect all the glazing when not in use. The proposed building will therefore look hideous and will not fit in with the surrounding area when closed.

7. If additional toilet facilities, showers etc. are required then the proposers should investigate funding the development of the existing building, which is located beside the children's play park area, for these facilities, as all other facilities on offer in the proposed plans are already covered by the community hall and other shops on the High Street

Additional objections

Management Assessment

The proposers have failed to provide a feasible management risk assessment regarding how and who, are going to manage the proposed building; how it is going to be funded and what will happen if they cannot sustain funding for the building and also when it will be used for any of the proposed uses, or even the times they intend it to be open.

1. Long - and short - term financial aims. Are the finances in place to maintain the building even if there is no alcohol license issued to the premise?
2. Managing and providing security at evening and late-night functions. This will not only include the building but ensuring that the residents are not disturbed by noise levels from music and patrons
3. Ensuring the safety of patrons especially when the proposers have stated that the building can be operated with limited staff.
4. Ensuring the safety of patrons leaving the building in the dark. At present there is very limited lighting in the area and the area is exceptionally remote. Police presence is at an all-time low due to lack of resources
5. Who is going to manage the building.

Anti-Social Behaviour

Already on many occasions both Police Scotland and Scottish Fire and Rescue Service have been called to the vicinity of the proposed site due to anti-social behaviour, vandalism and fire-setting. Unfortunately, due to lack of manpower, Police Scotland struggle to cover the area and due to the proposed location of the venue I have serious concerns that there will be an increase in this anti-social behaviour when youths who have attended the Community Hub, or have gathered there because their friends are there, are then left to their own devices when the Hub closes in the evening. As most of the family orientated housing lies north of the High Street, these youths are far away from their families, who will have no idea of their behaviour. It seems ludicrous therefore to put a "community" hub in an area that is remote and far away from the majority of the community. It is also my belief that there is only one fire appliance in the whole of the Tayside area suitable for accessing the waterfront area due to the height restrictions, so any fire-setting of the building has the potential to become a major fire which would have a detrimental environmental impact on the surrounding area.

The proposers are aware of the anti-social problem at the Blue Seaway site. This is highlighted by the mainly brick construction of the proposed building and steel roller shutter provision for the glazing when the building is not in use. While these preventative measures may minimise the potential for fire-raising of the proposed building, they do nothing to prevent anti-social behaviour that may occur to other buildings or areas of the Blue Seaway caused by an increase of youths in the area.

Depreciation of House Prices

Any implied benefits from the proposed building cannot mitigate the drawbacks and for the most part can be found elsewhere. Unfortunately for nearby residents, the increase in noise, congestion anti-social behaviour and loss of a pleasant outlook and view may well mean a drop in the value of their houses. It was *suggested* by one of the proposers that the proposed building *might encourage* buyers to the nearby streets, but given the points I have already mentioned, I seriously doubt it and once the building is there, it will be too late to discover that this was not the case.

Subject:FW: Objection to planning application 19/00626/FULL

Sent: 06 September 2019 15:28

To: PLANNING

Subject: Objection to planning application 19/00626/FULL

Re Monifieth community hub pavilion building

Firstly, to be clear I am not against the idea of a community hub for Monifieth in principle as the town would benefit from a resource such as this. However, it has come to my attention that in order to be self funding, there is requirement for a licensed function area within the plans for events such as weddings and live performances. I would have serious concerns about late night functions so close to my property. There is major access problems to this site and there is no way a bus could get under the bridges to collect guests therefore it likely coaches and cars would wait directly in South Street creating unwanted noise. The plans show very little car parking provision, which will result in street parking in a badly lit area of Riverview Drive and the surrounding streets late at night. It could potentially create a nuisance for our caravan park neighbours. There is also the proximity to the blue seaway and bowling green which could get damaged by people leaving the functions in the dark while possibly intoxicated.

I do not think there is a need for a new cafe with one already sited yards from the plans.

I would generally be in favour of these plans within a different location with better access for cars and wheelchair users especially. We also now have a new church hall in the High Street, therefore is it really necessary?

With kind regards

Tracey J Hills
15 South Street, Monifieth

Sent from my iPad

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Jodi Murray

Address: 19 Tay Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a mother of two boys, I would love to see a community centre in Monifieth. We lived in Carnoustie for a few years and both sons attended various sports classes and clubs at the leisure centre. If these activities were available in Monifieth they would be excited to join in. Hopefully there would be a cafe and that would be a bonus to all parents when venturing down to the park and toilets that are open more often than not would be great.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mr Malcolm Pirie

Address: 11 James herald terrace Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Monifieth is very much in need of a community centre like the one proposed. It will be a valuable addition to the local amenities and will provide a service for all age groups and visitors to the area. It will create a focal point for the seafront and ensure that locals and visitors are catered for. I look forward to being a frequent visitor.

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Ms Jillian Latto

Address: 5 Elmgrove Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this much needed fit for purpose community building in Monifieth.

Letter received from Jean Palmer, Dorothy Nicoll and Gill Westacott received on 11 September reads as follows:-

PLANNING APPLICATION REF 19/00626/FULL - Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping at Riverview Park, Riverview Drive, Monifieth

"Dear Sirs

We agree to the building of the new Community Centre – in ref no. 19/00626/FULL

Yours faithfully"

Jean Palmer, Dorothy Nicoll & Gill Westacott
Residents of Swallow Apartments

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Elaine Donald

Address: 1 north bank street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Long overdue facility much needed to bring Monifieth into line with other Angus towns , considering the amount of community charge Monifieth residents contribute overall.

Subject:

Sent: 11 September 2019 23:27

To: PLANNING

Subject: 19/00626/FULL | Monifieth Community Hub Pavilion Building

Dear Sirs

Planning Application [19/00626/FULL](#) Monifieth Community Hub Pavilion Building

I refer to the above application and as a member of the public and resident of Monifieth, I would confirm that I wish to **object** on the following grounds:-

- Purpose- the community does not require another cafe as there are already plenty of cafes and eateries. The community does not require another venue for events, functions/evening events. There are suitable existing venues in the area including the newly refurbished church on the High Street, the Cabin and the local pubs. I have serious doubts as to the principle objective of those who make this application as it would be reasonable to expect a community facility to limit its operation solely for that purpose without any additional commercial enterprise or consideration. Any proposal to provide an element of licensed entertainment and event related premises is undoubtedly at odds with the stated aim of serving the community.
- Impact on traffic and parking - there is already regular congestion caused by services/events at St Brides Church and the Masonic hall. There is no further capacity for additional on-street parking beyond the current provision for homeowners. Any attempt to allow community centre users to park in this location would undoubtedly directly have a detrimental impact on those affected homeowners and general road users with the potential for increased incidence of accidents.

- Noise and disturbance - due to the proposed hours of usage and nature of licensed events , it is inevitable that residents will suffer increased levels of noise and general disturbance created by live music, discos etc and by those travelling to and from the venue at unsociable hours in a densely populated residential area. There is already an issue with noise and anti-social behaviour which will only be exacerbated.

I reside close to the proposed site. It is notable and not at all surprising that the majority of those in support do not reside in close proximity and will not be affected by the above mentioned issues. I would therefore urge the Council to reject the application.

Yours faithfully

B Stuart

Dalhousie Gdns, Monifieth

Sent from my iPad

Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Planning Objection - 19/00626/FULL

Objection.

To whom it may concern;

I refer to the planning application relating to the Monifieth Community Centre planning application.

While I am keen to see Monifieth prosper, and the community continue to grow and enjoy local business and space, I feel that the above proposal does not answer all of the issues that surround this application.

I have noted below my concerns over the application and should these be addressed by the Council (or an updated application), then I would be more likely to give my support of this type of application.

Impact on adjacent property and the local area

- Our Holiday park brings in revenues to Angus in the region of over £10,000,000 per annum and this helps to protect full time, part time and associated jobs.
- Our Holiday park is in a beautiful area, and this assists with clients being able to come back time and time again. However, access to the park is already difficult, and many of our clients (60%) bring touring vans to the park, and any changes to this already difficult access could see numbers and business dwindle resulting in loss of community spend and jobs.

Impact on Traffic Management and Parking.

We note from the application that gatherings of up to 294 people can be catered for, people using this facility will cause in large increase in the traffic flow along with some anti-social behaviour (noise, smoking and litter).

- The area between the two Monifieth Holiday Parks is already congested and parking can be extremely difficult at many times of the year. Local sports are played by various clubs with many players, officials, supporters attending using cars and vans. Weekend use of the area is high (particularly seasonal), and there are often many who already have no option but to park illegally, which in turns creates issues with both safety and traffic management. The new pavilion can only heighten this issue, as imagine a children's party with 30-40 kids, arriving in 30-40 cars on a Saturday afternoon while football and others are using parking spaces (already limited). The proposed site only allows for 11 non-disabled cars, and that in my opinion is just way too short.
- Existing roads are single lane, which already has its challenges for large vehicular access. If additional cars were to park in these areas (where painted lines are either not available or not clear), then the entire area could come to a standstill.

Road Safety & Access

- Our Holiday Park has a relatively high volume of traffic in the 10 months that it operates. We work very hard to ensure that this is well managed and spend a lot of time and money ensuring that signage and line painting is clear and thus safety is paramount. We are aware that many children both from our park and locals use the existing play area, and this would no doubt increase with the introduction of a community centre. The existing road structure, footpaths, lighting, and signs/notices I do not believe would be sufficient for any increase in traffic/footfall.
- Access to our park is already difficult and again, any increase in traffic can only further damage access availability for both our park, local usage and any visitors.

Parking Issues

- I find it hard to believe that a full study of parking and indeed quantity of parking has not been carried out at this stage. Weekend parking while sports are being played is often already beyond capacity and this in turn affects locals, when people frequently park in front of their homes, driveways and other areas not designated to parking is used. Any further volume to this would create even more issues for locals, businesses and visitors.

Pedestrians & Cyclists

- The entire area around this application has never been set up or designed for access for vehicular traffic, cyclists, and pedestrians. Footpaths are not all built in accordance with current legislation to accommodate both able bodied and disabled access. Again, this would need to be looked at both around the new building and the access to and from the local area before such an application should be considered.

In summary, I believe that the area would benefit from the addition of extra space for locals and visitors to use. However, to ensure the safety of all who use this beautiful area of Angus, it's extremely important that any applications are considered not just in the context of where they are but the area surrounding too. The Monifieth Parish Church have made it clear that the community can utilise the newly refurbished facilities, which raises the question if another large building is required in this area of the town.

Please also see attached an email from a prospective customer who was put off by the area being used as youth gathering area. Also is attached is a copy of an email we receive on a regular basis regarding access and exit of the area south of the railway line.

Yours sincerely,

Steven Paterson

Hi Steve,

Just a quick line to say that I won't be making an offer for the caravan in the south east corner of your site. The reason for this is due to the VERY loud music coming from cars parked on the water side, just outside the camp. This continued until the early hours of both Saturday and Sunday. It was also unfortunate that, due to no street lighting, I was unable to see how many vehicles were involved. According to other caravan owners in that area of the camp, the playing of loud music and the revving of engines is quite a common occurrence.

Thank you for your time.

Kind regards Graham.

Sent from my Samsung Galaxy smartphone.

Hi Steve,

After another enjoyable stay at Tayview Caravan Park this weekend, like last year we used your facility to take part in the Dundee Jazz and Blues weekend.

However, yet again leaving your site with my caravan, i encountered difficulties due to the many parked cars, some of them using no common sense whilst parking.

I am very surprised at the lack of double yellow lines around the entrance to your site.

Like last year some one had parked their car at the point where the road narrows (man made structure) this making the manoeuvre extremely difficult. Last year i could not get past this point and the time i took to reverse my caravan back on to your site, i must have blocked the road for approximately twenty minutes. While taking the road out, adjacent to the beach, all of the beach side was fully parked with cars. The signs gives me the right of way to on coming traffic, but the amount of cars that came towards me, and had to reverse all the way back, showed they had no respect to the sign or oncoming traffic. Thankfully i was the only one with a caravan at that particular time.

Have the local council ever carried out a risk assessment on emergency vehicles having to attend this area ? whether it be for a fire at the campsite, an ambulance or coast guard attending an incident on the beach ? If this was to happen, i am sure would be total chaos.

Your campsite is a major tourist boost for Monifieth and the surrounding area. Recently i read an article in the Courier stating Monifieth could turn into a ghost town if money was not invested in it. While we were on your site we used the local butchers, bakers, bars, takeaways and supermarket and i am sure many others using your site do as well. Surely the local authority could assist your site, by making vehicle access much better and safer and in return, Monifieth would prosper from the people using it.

Due to the above points, next year i may consider an alternative while attending the Dundee music fest. Sadly this would mean a loss of revenue to yourself, and the many businesses in Monifeith. Access to your site is a major topic within the people i have spoken to regarding the campsites in this area. Once again, the facilities on your site were of a very high standard and the staff a credit to your well run campsite.

Thanks and rgds. Mike.

Letter received from D Doig, 22 North Ramsay Street, Monifieth received on 12 September reads as follows:-

PLANNING APPLICATION REF 19/00626/FULL - Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping at Riverview Park, Riverview Drive, Monifieth

"Dear Sir

I wish to support the new community centre plans for a number of reasons – but basically to enhance the "blue harbour" existing attractions.

Yours sincerely"

D Doig

Letter received from Catherine J G Buchanan, 'Oak Rise', 2C Lorne Street, Monifieth received on 12 September reads as follows:-

PLANNING APPLICATION REF 19/00626/FULL - Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping at Riverview Park, Riverview Drive, Monifieth

"Dear Sir

I fully support the new Community Centre plans. I am a Monifieth resident for over 25 years and feel there is a definite demand for one, the community has been crying out for one for years, and I can assure you there is always a demand for it; now there is an increased demand due to the addition that the new housing developments makes.

Being a member of the 'Ladies Group' on Wednesday mornings whose membership continues to rise with over 78 at present. All meetings are well attended, as many of the older members enjoy this time out locally and gain a lot of interest from the lectures.

A Community Centre would be excellent for all age groups with many interests in sports, healthy exercise, local water pursuits in the area and for younger children using the Blue Seaway.

I strongly support this new venture and I'm sure all the residents would do so also.

Yours sincerely"

Catherine J G Buchanan (Mrs)

Comments for Planning Application 19/00626/FULL

Application Summary

Application Number: 19/00626/FULL

Address: Riverview Park Riverview Drive Monifieth

Proposal: Monifieth Community Hub Pavilion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping

Case Officer: James Wright

Customer Details

Name: Mrs Carol Hosea

Address: Riverview Caravan Park Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref: Objections to Proposed Monifieth Community Hub Pavilion Building.

We object to the proposed building due the following:

1. The proposed building is located outside the "Central Area Inset" map of Monifieth.
2. There is already a purposed built brand-new community hall located in the Monifieth High Street.
3. The proposed site is currently a mature Greenfield site and should be preserved.
4. Any implied benefits from the proposed building will not mitigate the loss of the limited open green space that is enjoyed by nearby residents and tourists.

Anti-Social behaviour, vandalism and fire-setting has already been abundant at the Blue Seaway site in the last few years, and Police Scotland struggle to cover the area already. With youths attending the new community hub, we can only raise serious concerns about what may happen after youths attend the new building, away from their families who have no idea what they get up to and the potential increase in this affecting the tourism businesses close by, in turn giving the area a bad reflection of how fantastic it already is which can be seen from the many reviews received.

Furthermore, it can only be stressed how busy the area already is for people visiting the beach and play park and a lack of parking spaces often happens with people parking on the road. With 2 busy caravan parks either side of the proposed new building and increased tourism over the last few years which will only continue to increase the road system cannot sustain any additional

increase of cars in the area.

Lastly, Reform Street is congested at most times in the day due to visitors parking on double yellow lines where people struggle to navigate through to the beachfront area. With the addition of a community hub with lack of parking already, this area will only get worse. A lack of traffic wardens in the area needs to be addressed.

Kind regards,

Riverview Caravan Park

Subject:

Sent: 12 September 2019 12:32

To: PLANNING

Subject: Ref: Objection to planning application 19/00626/full

Monifieth community hub pavilion building!

This email is sent as proof of my objection to the above planning application

I currently live directly opposite the opposed site at number 9, South Street, Monifieth.

[REDACTED]
[REDACTED]

I purchased my property [REDACTED] due to its nice and peaceful location as I was looking for a nice quiet place to settle down.

This was a nice and quiet place at first but the last year and a half I have seen a massive change in the following:

Anti social behaviour, noise, rubbish being dropped in the street, vehicles being damaged from larger passing vehicles, and other vehicles being abandoned blocking my driveway(Mainly when events are on).

I have had to go out my door on a few occasions now when events are on or when the carnival is there, to youths hanging around or ringing door bells, or deliberately vandalizing people's properties in the street. I have even phoned the police twice but been told there's nothing they can do due to limitations.

[REDACTED] some days it's impossible to sleep during the day when the current events are on, let alone any new future plans but as previously stated, this street was not like this when I first moved in.

Regards

Mr S Mckay

Get [Outlook for Android](#)

From: Arnott Nicol
Sent: 11 Sep 2019 09:28:25 +0100
To: PLANNING
Subject: FW: OBJECTION TO PLANNING APPLICATION 19/00626/FULL (MONIFIETH COMMUNITY HUB PAVILION BUILDING)

From: Arnott Nicol
Sent: 08 September 2019 15:04
To: WrightJ@angus.gov.uk <WrightJ@angus.gov.uk>
Subject: OBJECTION TO PLANNING APPLICATION 19/00626/FULL (MONIFIETH COMMUNITY HUB PAVILION BUILDING)

OBJECTION TO PLANNING APPLICATION 19/00626/FULL (MONIFIETH COMMUNITY HUB PAVILION BUILDING)

I object to the proposed building of Monifieth Community Hub Pavilion at Riverview Park, Riverview Drive, Monifieth. My reasons for objecting are as follows:

Increase in Traffic

I am the owner/occupier of a semi detached property in South Street, Monifieth and we already have a large volume of traffic in our street due to golf, football, the recycling centre and the caravan parks. I have witnessed stand-offs and arguments directly outside of my house due to single file traffic and have also had my car damaged on more than one occasion. As it is, there is a steady stream of traffic in our street at certain times, most especially at the weekends and I would liken the volume of traffic to that of a main road. Given that South Street provides access to the beach and playpark where children and dog-walkers frequent, I feel an increase in traffic would be dangerous. At present, the traffic going through the two railway tunnels makes it extremely hazardous for pedestrians to safely access the park and waterfront area. Our road, like many others with a high volume of traffic, has several patchwork repairs and at the entrance to the eastmost railway tunnel, a small sinkhole appeared last Winter. I do not believe that the road was ever intended for such a volume of traffic and I feel that the increased traffic created by the proposed pavilion would cause further detriment to the road itself.

Noise

I live approximately 100 metres from the proposed venue and I believe that noise from any proposed functions would disturb my sleep and would impact on my quality of life. I have already had sleep disturbed by youths in the area late at night. Having viewed the plans I see that the venue intends to have a function suite and space available for large gatherings, which I believe would be necessary to provide on-going funding for the self-supporting hub. I also see that it has the capacity for 294 seats. A function attended by that amount of people will create an unacceptable noise level from patrons during and after the event, regardless of any management control. With the best will in the world patrons who go outside the building to smoke, more especially but not only, if they have consumed alcohol, will create a disturbance and on leaving the venue, they will have to spill out into South Street and the surrounding streets, all of which are residential areas. Due to height restrictions for both railway tunnels the applicants have stated a drop-off (and presumably pick-up) point at the corner of South Street and Union Street, therefore there will be coach engines running and patrons queuing to get on to the coaches late at night, possibly with many staying outside the coaches to smoke until just before the coaches set off, again creating an unacceptable level of noise. Due to on-street parking, it is difficult to envisage the coaches being able to park at this point anyway and as it is on a corner, I would imagine they will move along and sit directly outside the houses.

I see the applicant has had a noise impact assessment carried out regarding plant machinery and music levels, but at the moment we have no noise from these and therefore any noise from these, would be a deterioration to our quality of life.

Parking

The plans which have been submitted show 15 parking spaces which for a venue with a capacity of 243 seats seems extremely inadequate. Even assuming that the limited car parking spaces in the area are all available, which seems unlikely, there will be a large shortfall. There is already a greater demand than availability for the spaces in the waterfront area due to the football pitches (which if the intended plans for all weather pitches there go ahead will bring even more traffic there in the evenings), dog walkers, golfers and general visitors to the area. This leads me to believe that there will be an increase in parking in South Street and the surrounding streets, all of which suffer already from congestion, again making it more hazardous for pedestrians and residents trying to manoeuvre into

driveways. I also feel it is not the best idea to have car parking in the middle of a park where children are running about.

Anti-social Behaviour

Already on many occasions both Police Scotland and Scottish Fire and Rescue Service have been called to the vicinity of the proposed site due to anti-social behaviour, vandalism and fire-setting. (I have requested FOI reports from Police Scotland and Scottish Fire and Rescue Service, but have not yet received them.) Unfortunately, due to lack of manpower, Police Scotland struggle to cover the area and due to the proposed location of the venue I have serious concerns that there will be an increase in this anti-social behaviour when youths who have attended the Community Hub, or have gathered there because their friends are there, are then left to their own devices when the Hub closes in the evening. It is also my belief that there is only one fire appliance in the whole of the Tayside area suitable for accessing the waterfront area due to the height restrictions, so any fire-setting of the building has the potential to become a major fire which would have a detrimental environmental impact on the surrounding area.

Summary

At the moment the park is a pleasant, quiet area, where children can run about freely. It is the only park area south of the High Street and is peaceful and enjoyed by many. I feel it would be detrimental to introduce a commercial building to the area, especially as there is a new, purpose built hall available to the community which is attached to the new church on the High Street, approximately 200 metres from the proposed site from the Community Hub. The new Community Hub will also change my view and outlook and is, even now, affecting my wellbeing and causing me anxiety. I feel that the group who have applied for the planning permission for this Hub have done so because they were granted a piece of ground free of charge and rather than it being a perfect fit, they have ignored the impact on the surrounding area and its residents and set out to make it fit. As most of the housing in Monifieth lies north of the High Street, with a great deal of it being new, family housing it would be more sensible to approach the housing developers or nearby farmers for space to create a Community Hub where it is needed rather than bringing young people away from their families to an area which is not really an ideal location.

Kind Regards
Arnott Nicol
25 South Street
Monifieth
DD5 4PJ



Letter received from Sadie Johnston, D Murray & Y E McIntyre received on 10 September reads as follows:-

PLANNING APPLICATION REF 19/00626/FULL - Monifieth Community Hub Pavillion Building including Reception, Activity Hall, Cafe, Kitchen, Meeting Spaces, Toilets and Changing areas with Associated Support Parking and External Hard and Soft Landscaping at Riverview Park, Riverview Drive, Monifieth

"To Whom it may concern

"Re community centre plans we are strongly against it as we have enough trouble without any more teenagers coming down Reform Street. The amount of times I have had eggs thrown at my back windows a few weeks ago it was a white sticky substance. Three times I had to wash my window to get it off. We have had them climbing our back fence 6ft high to get into our garden. I have a mark on my living room window by a stone that was thrown at it. Would you want any of it. [REDACTED]
We say no to the plans."

Sadie Johnston
D Murray
Y E McIntyre