

Part 1 - Objections to Original CAT Application

Respondent One REDACTED

Regarding the Transfer Asset application for premises at no 3 Maule Street Invertay House Monifieth.

We object to this application on the grounds of

1. Lack of privacy / intrusion of privacy - I suffer from asthma & extreme anxiety the garden was my haven where I could spend quiet time away from everyone & the anxiousness and stresses of life.

The garden area of no. * adjacent to the aforesaid Men's Shed can no longer be utilised.

We have also had individuals climbing over the adjoining wall between no. * & no. * using our garden as a shortcut.

Having strangers looking over the garden wall at any given day (and the men have been known to be at the premises 6 / 7 days a week) is disconcerting at least and for someone with anxiety the situation is health damaging.

2. Machinery Noise

Loud machinery noise can be heard in the private garden & in the house at no. *

3. Paint & Spray paint fumes

As an asthma sufferers, the fumes from paint work makes walking / sitting in the garden a health hazard.

4. Devaluation of private property

The proposal to hold events at the Mens Shed would further exacerbate noise levels and add to our invasion of privacy. Potential buyers would be discouraged by crowds attending events adjacent to their property.

Additional comments from this respondent

To add to my previous objections (22 November 2018)

The members of the Mens Shed are using the back of the premises at no 3 Maule Street as a toilet facility. I do not want to look out of my kitchen window and see men urinating, indeed I would not wish my grandchildren on a visit to witness this illegal act.

I trust this issue will be taken into consideration when you make a decision.

Respondent Two REDACTED

Since the men's shed have taken up residence at no 3 Maule Street I have encountered:

1. Noise from conversations
- 2 Machinery Noise
- 3 Paint Fumes

All noises emanating from the Mens shed and surrounding garden can be heard quite clearly inside the shop impinging on the customer experience and affecting business relations

Paint fumes are unpleasant for customers coming to the shop and a health hazard

For anyone suffering from asthma or any lung condition.

In our opinion the Mens Shed would be best situated in an industrial unit away from private dwellings. The reason for this being noise pollution / health hazard from paint fumes and privacy issues. The Dundee & Angus Wood Recycling Initiative operates from an Industrial Unit and is very successful. This model offers men & women the opportunity to develop new skills, improve confidence & self worth.

Response from Men's Shed to Objections on Original CAT Application

These complaints came as a bit of a surprise as we had considered ourselves to be on reasonably good terms with the couple at number *. They had both been in the Shed at some stage and one of our members had made a bird box for their daughter.

We would offer the following observations on the points made:

1. Firstly two factual aspects of what is claimed here. At no time have any of the members of the Shed climbed over the adjoining wall and used their garden as a short cut. We have no need whatsoever to do that. At an early stage the couple informed us that they had been bothered previous to our arrival by people coming into the garden areas adjoining the building and clearly they have transferred their annoyance at these intruders on to us. It is very low wall, and certainly offers no privacy whatsoever, but we have exercised great care in not intruding into their space, and we do not fit the description of 'strangers looking over the garden wall at any given day'

Which leads to the second factual point, with regard to being on the premises 6/7 days a week. We are only open Tuesday, Wednesday and Thursday from 1 to 4.pm.

We would not wish to at all to exacerbate anyone's anxiety and asthma, and would take steps to avoid any aspect of the Shed's operations that were the cause of such. Having said that we feel that the claim that their garden is unusable because of our presence is something of an exaggeration.

2. Noise

(a) Noise from conversations. There can be few places in the community where we are completely insulated from the voices of our neighbours, involving talking, laughing, etc. We are not monks and the Shed is not a monastery.

(b) The noise from the machinery operating within the Shed is barely audible outside, particularly at the west wall. We have checked this regularly. It is highly improbable that 'loud machinery noise can be heard in the private garden and the house.'

(c) Noise from events. Our original application mentioned the possibility of 'small scale events'. 'Small-scale' should be taken literally. What that statement envisaged was maybe having a day displaying and selling some of the items we have made, or, were some part of the garden to be utilised horticulturally, there could be the opportunity for the occasional plant sale.

Complaints about noise from the Shed can really only possibly have any substance in relation to any activities we may undertake outside, and on the whole this has only occasionally involved anything noisy such as a drill or a sander, which has to be seen in perspective that most households at some time or another will have work going on in their own or their neighbour's house.

3. Only on one isolated occasion was spray gun brought in to treat the garden furniture of a lady in the Servite housing. The use of this borrowed equipment was aborted as not being particularly successful, and it is hardly credible that any fumes reached the garden and house. We do paint items that we make, in the normal way of application by brush, but the paint we use is just basic water based garden stuff, and in no way can anything from that wafting into No *. Anyway, the prevailing wind is from the west, and would be blowing most of the time in the opposite direction.

4. We are not in a position to make informed comment about the effect the Shed might have on the devaluation of private property.

5. We have previously explained the situation regarding the lack of toilet facilities, and regret that any offence may have been cause by previous indiscretions. We now have arrangements in place to use the Community Cabin and/or the Gerrard Hall.

Part 2 – Objections from the CAT Review Process

Respondent One

Regarding the Community Asset Transfer application for the Carnoustie & Monifieth Men's Shed I object to this application.

The current premises at Invertay House are not suitable for a permanent industrial venture given the following reasons:

Noise from machinery

Lack of privacy for residents

Additional sheds are now positioned in the garden adding to the clutter Items left outside premises (pallets, slates, fridge, trailer, chairs etc.) in the garden area are not just an eyesore but would be a hazard if more housing was to be built on the site

The Men's Shed as an aid to the emotional & social well being of elderly men is a worthwhile concept if sited in a suitable environment that does not impinge or put existing residents health at risk.

Men's Shed Response to Objections through Review Process

With regard to the further representations following our review request, these points need to be made

1. We have dealt with the issue of noise and lack of privacy in our previous comments
2. Ironically the two garden sheds are identified as 'adding to the clutter', whereas in fact they have been put in position to deal with the clutter. It should be pointed out that we have had to store a lot of material outside because of lack of storage space. It would not have been necessary to store so much materials outside at the back of the Shed if the Council had not refused us the use of the lock-up. We have now taken action to resolve this as follows

We agree that the current state of the pallets and other items lend an unsatisfactory appearance to the area at the back of the Shed, and, having completed the assembly of the larger shed last week, we have begun to remove materials into it. Part of this process involves completing the breaking up and de-nailing of the pallets and storing the usable timber in the shed. As and when and if the Men's Shed departs these premises, these storage facilities will be dismantled and removed.

Of the other items cited, we have no idea where there are any slates on the site; we do not work with that material and do not possess any slates. The chairs were donated, have proved to be of no use, and need to be disposed of, which brings us to the mention of a fridge and trailer. These items are neither visible from No * nor can they possibly be construed as having an effect on the privacy or health of these folk. These are the last remains of a project which has now been abandoned and they also await disposal. Someone was to have uplifted them but this so far has not happened. We cannot remove them to the Council tip as they will not accept them.

The final observation as to these remaining an eyesore if housing is to be built make no sense as the whole area would be cleared. No doubt our neighbours will welcome the noise and disturbance of being 'over the wall' from a building site!

We find all this rather sad. A lot of these issues could have been addressed in conversation where we could have looked at each other's point of view and reached an amicable resolution of the difficulties. We are sorry these complainants have so many grievances, and we are surprised, given the extensive and impressive work they have done on their garden, they have not erected a suitably proportioned fence to ensure the privacy they require.