

PLANNING APPLICATION REF. 20/00252/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE OF FORMER TREE NURSERY LAND TO FORM
HOLIDAY CARAVAN PARK INCLUDING CONSTRUCTION OF PITCHES
AND ASSOCIATED INFRASTRUCTURE FOR THE SITING OF 41 HOLIDAY
CARAVANS**

AT

BELLWOOD TREE NURSERY BRIGTON OF RUTHVEN RUTHVEN

REPRESENTATIONS

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Fiona Ogilvy-Wedderburn

Address: Silvie Farm Alyth PH11 8LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reference: - 20/00252/full

1. This project has little benefit to the local Angus community. The architect of this project lives in Perthshire, a considerable distance from its associated local impacts.
2. The negative environmental impact is as follows; the vast increase in the production of sewage and waste water within close proximity to the Strathmore Aquifer and good quality farm land; increased litter and waste collection; increased noise pollution; disruption of salmon spawning beds and potential destruction of the rare Jelly Lichen found in the river Isla in this area; potential disruption of ground nesting birds; increased risk of wildfire from barbeques cigarettes etc.
3. The detrimental effect on both road safety and road quality in the area will leave additional repair and maintenance bills for Angus council. Poor access to the site is located off a single track road leading to a strain on local traffic in the area, in particular busy farm traffic will most likely be hindered in their work.
4. Increased load on the already poor internet services in this area will be deeply detrimental to rural businesses and home users.
5. The increase in noise and nuisance factor for the rural community would be unacceptable, particularly dogs potentially worrying livestock, ruining crops and disrupting wildlife.
6. This is incompatible to this particular area, having negative effects upon local residents, their privacy, the visual impact of the area and its security.
7. A static caravan site in this location would have a profoundly negative impact on property prices in the area.
8. The area in question is located between three pig farms and lies in the heart of agricultural land which uses pig dung, cattle dung and chicken dung as their fertilisers. They spray the crops with

various and necessary herbicides and pesticides and they harvest until it gets dark in the summer when it is dry.

9. Rural bio security will be threatened

10. There are already 7 caravan parks

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Carolyn Anderson

Address: Bridgend of Ruthven Ruthven Ph12 8RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the following reasons,

1. Road Safety - this site is accessed from the main road by a single track road adjacent to farm land. I regularly walk this road with my children and feel that an increase in traffic would put our safety at risk. There are currently no speed restriction on the road. There are no pavements or passing places for cars. All this combined makes this road extremely unsafe for people walking in the surrounding countryside.
2. Path Safety - It has been suggested in the application that an alternative path can be used to walk to/from the main road to access the bus which avoids the road. The path in suggestion is also unsafe and has subsided down a steep cliff into the river at one part. There is no fence to protect people or their children. It is also extremely overgrown. I do not use this path as it is unsafe for myself and my children. The bus in suggestion is not regular and only passes in once every 2 hours and operates no service on a Sunday. This would mean anyone staying at the caravan park would most likely use their car to come to/from the site which would expand on the road safety issue mentioned above.
3. River Safety - The River Isla flows close to the proposed site. This river is very deep in places and has a strong current. In a lot of places nearby to this site, it is unsuitable for children to play in.
4. Environmental Impact - The river Isla has rare jelly lichen that grows in it. There are also salmon that spawn in the water. These would be disrupted or destroyed if this caravan park were to go ahead. This is home to many red squirrels whose home would also be disrupted. Increases in litter would be detrimental to local wildlife.
5. This proposed development is incompatible with the area. There are already 7 caravan parks nearby. There would be no economic benefits to the local community of Ruthven.
6. The internet here is very poor and this development would impact on the current internet

connection we have.

To whom it may concern

I have received a Notice For Serving On Neighbours as I live in the immediate area for the proposed development of a caravan park in Brighton of Ruthven.

I currently live here with my husband and my daughter [REDACTED] We moved to this area in December 2019 as it was a secluded area and it had all the peace and quiet my daughter needs. We are surrounded by nature and it's the perfect place to live.

I object to this application as it would have a terrible affect on the local wildlife. We have red squirrels in and around our house which is rare to see as they are a declining species. Noise from a caravan park would surely scare them away! We also have woodpeckers, deer and hares in our grounds and we as a family would hate to see these animals disappear.

In the field next to the proposed site are two nature reserves.. there are nesting swans, geese and ducks with hides on both ponds to view the animals that use them. I can't imagine what the building of a caravan park would do to the wildlife in this area!

The roads around the proposed site are single lane.. it's difficult using these roads with tractors going about their busy days without the added traffic of caravans and campervans plus the construction vehicles that would be needed for the short term. As these roads get busier it will have a huge negative effect on the pedestrians and the cyclists who use these roads regularly. There are no paths or side walks or cycle paths to aid road safety we all use the same narrow roads around this area.

My final point to my objective representation is that the safety of children using the campsite would be compromised due to the very fast flowing river Isla which runs along the proposed development site. This area is so dangerous. If you don't live here you won't understand the dangers of this river. The bank is unsteady and the well is crumbling away and the falls at Craigielinn are treacherous.

I hope my objection is taken into account.

Kind regards

Gemma Paterson

Planning application reference:- 20/00252/FULL

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Gladys Link

Address: The Old Smiddy Cottage Balbirnie Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find these plans deeply worrying for a large number of reasons.

1. This is a very large number of plots in a beautiful rural and quiet location - especially in a time when we as rural caretakers should be keener than ever to protect our area for the sake of our own health and that of the countryside. Attracting extra cars and other pollution would be a step backward from where we have got to and what we have learned over these past few months.
2. I feel that this would impact badly on local wildlife. It would increase noise, light, rubbish, and traffic pollution. Not to mention any pollution caused by septic run-off into the river.
3. As a local resident, it is clear that fly-tipping is already a problem in this area. I'm sure that these incidents would only increase with a transient population with no real vested interest in the area.
4. The roads are small and not equipped for this number of cars.
5. The river Isla is such a tranquil and important river for salmon and other wildlife and this would seriously be put at risk with large numbers of people arriving.
6. This would also pose a very serious risk to the Red Kite net which is located incredibly close to this site. Given their protected status I think it would be foolish to allow this development to be allowed to go ahead.
7. This river is also a very high-risk river for flooding and I think it would be frankly irresponsible to have large numbers of visitors arriving into this area with no real knowledge of how quickly and how high this river can rise even in the summer season as was seen in the flooding of Alyth.
8. Given that our broadband is already very overstretched, this would make it much worse.
9. Only real benefits would be financial for the owners who live a long distance from proposed development while the surrounding community would only feel its negative effects.

We as a family would very much appeal to you to not allow this development to progress. Thank you for your consideration

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Gordon Ewan

Address: Isla Cottage Ruthven Meigle PH12 8RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very much against this proposal for the following reasons:

1. Potential for pollution and disruption of the natural habitat in the River Isla, this area in particular is noted for its Salmon spawning beds.
2. The unacceptable increase in traffic on single track road.
3. The increase in pedestrians on a single track road and also along the busy road towards the Ruthven Oak Wood, a noted local beauty spot that would be advertised as a place to visit on foot from the new development.
4. The increase of human activity in Ruthven Oak Wood and the resulting interruption to nature in the area.
5. Disruption to the local populace as works take place and also the resulting extra noise and ongoing coming and going from a development such as this.
6. The potential for this development after a few years to become permanent residences.

It is a bad site for such a development with problematic access to a very busy fast road and disruption to local residents and nature alike.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Edward Clayhills-Henderson

Address: Hallyards Farm Meigle Blairgowrie PH12 8RA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very good agricultural land being turned into a play park. Also, I don't believe the infrastructure is in place to service 41 holiday caravans. This is also being built on a flood plan.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Joanna Willoughby

Address: Hill of Hallyards Hallyards Farm Blairgowrie PH12 8RA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the following reasons: (1) the access road is a single track road with heavy farm traffic with few passing places and no pavements or side paths; (2) in my experience and particularly over the last few years my family has suffered the impact of flooding of the Isla - sometimes only being able to exit Hallyards Farm by way of the road past the Bellwood Nursery. It seems an extraordinary site for a caravan park; (3) I have read the applicant's agent's letter which seems long on bare assertion and short on supporting evidence. I am particularly concerned at the statement that the adverse effect on broadband, which is already very weak, is not a material concern for planning purposes. For those working in the area it is a very real concern; (4) I have read the objections of other local residents and am similarly concerned with the road safety issues and the potentially adverse effects on the wild life.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Monica Collins

Address: Hamald Ruthven Blairgowrie PH12 RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning ref no 20/00252.

I wish to object to the above development as follows: Ruthven is a small rural community. A development of the size proposed would have a detrimental effect on adjacent properties in terms of noise and traffic. Privacy would be compromised by a huge increase in traffic and people wandering around. The single track access road would be dangerous to cyclists and pedestrians many of whom are children accessing school transport at the main road. The impact of the development on the natural area would also be detrimental to nesting waterfowl and the rich wild life and flora. Light pollution is another concern. Also developing an area liable to flooding seems unwise. We need to protect, not overdevelop our countryside.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Richard Anderson

Address: Bridgend of Ruthven Ruthven Ruthven PH12 8RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In response to Montgomery Forgan Associates:

1. The single track road to the site is unsuitable for the increase in traffic a caravan site would bring. This road is ¼ mile long and school children walk this road to access the school bus. The road is currently busy with tractors and lorries harvesting carrots. There is no pavement or passing place. An additional 41 caravans IS increasing the traffic considerably and posing a immense safety issue for children, local residents and any potential holiday makers. I would urge transport to look at this again.
2. Alternative path offered for pedestrians to walk to get bus is not safe nor suitable for families on holiday.
3. Where the path meets the road for people to get the bus is dangerous. This is at one end of Ruthven bridge. This bridge is single track. A bus stopping on this bridge is a huge risk to road safety and will endanger lives.
4. It is imprudent to suggest that a caravan park of this scale would not cause increases in both noise pollution and littering. There are no bins along any of the local walks. Extra people of course would have negative effect on disturbing wildlife. This caravan park more than quadruples the local populous, and therefore, will change the dynamic of the community substantially.
5. Over 100 different people staying at a caravan park every week will pose a risk to local safety and privacy even if most are courteous.
5. It is an assumption to suggest that people would keep themselves safe during visits to the river. This river has strong currents and is a lot deeper than it looks, especially near the falls. As a local we know the river and how fast it can rise. Those visiting would not know this.
6. I would prefer the brown site to be utilized for smaller scale permanent residences instead of this proposal.
7. This proposed development needs to be fully risk assessed by an independent planner. The

road and path in particular are a huge safety issue and pose risk to life.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Andrew Ogilvy-Wedderburn

Address: Silvie House Alyth Blairgowrie PH11 8NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The site is not a brownfield site as described in Angus Local Plan Glossary for Brownfield Sites, it remains open and under an assumed agricultural use.

2. In Para. 2.12 the Transport Statement Annex B of PAN75 recommends in the accessibility of housing to public transport the recommended guidelines are less than 400m to bus services. The site is over 500m to the nearest bus service. Furthermore access to local facilities by walking and cycling should be assessed and a maximum threshold of 1600m for walking should be used. The nearest facilities are in Alyth, over 3 miles away.

3. The Transport Statement mentions passing places should be included on the farm road but no mention was made of passing places for the approach road, the U100.

4. Policy TC16-Tourism Development states that new tourist accommodation will be directed to sites within development boundaries unless there is a justifiable location requirement for the development. This proposal is not within a development boundary nor does the supporting statement justify the requirement for the development. Furthermore the scale and nature should be in keeping with the local landscape. As the supporting statement states, had the area of the site not been reduced this would be considered a major application. It is therefore not of an acceptable scale and nature.

5. There are 7 additional working caravan sites within a 10 mile radius.

6. There are 3 pig farms within 2 miles of the location. The proposed development will have tangible implications to their Biosecurity.

7. The applicant claims to have consulted widely but the only people in the immediate community to be consulted were the applicant's own tenants. No approach was made to the inhabitants of Ruthven.

8. No mention has been made of any benefit the site may or may not bring to the inhabitants of Ruthven.

9. Considering all the facts, this has to be looked upon unfavourably. It will blight a beautiful unspoiled corner of Rural Angus. With mobile homes/ chalets it will establish anthropogenic light pollution, put additional strain on local roads and services, a sharp increase in "inevitable" litter, uncontrolled dogs, intrusion into local life and disturbance of both livestock and wild life. The sole beneficiary of this project resides a distance away in Perthshire thus avoiding any upset, inconvenience and general rural pollution.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Elizabeth Hamilton

Address: Milton of Ruthven Blairgowrie Perthshire PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ruthven is a quiet rural hamlet of approx 25 houses. This proposal would more than double the population during the 11 months it is open. I am concerned that if chalets sold on it would only be a matter of time before it became a full time residency site.

I object to the site changing from agricultural land to a holiday site.

I object to the size and density of the development and feel it is out of character for the area.

There is limited public transport in the area, so users of the site are going to be wholly dependent on private cars for travel.

The traffic assessment states there would be 90 extra journeys per day. This is an underestimation as there are no local amenities nearby, ie shops or entertainment.

The U100 is a small narrow lane used constantly during the farming season by large agricultural vehicles. There are no passing places on this road and the junction from the U100 onto the A926 has poor sight lines.

There would need to be extra road signs on the A926, which I feel would confuse and distract from the priority signage as you approach Ruthven Bridge. This would increase safety issues.

I feel the increase in traffic would be hazardous to all, especially pedestrians and cyclists in this quiet area.

The Government aims to reduce the need for travel and this site does not demonstrate sustainable transport and the increase in vehicular travel would have an effect on the air quality in the region.

Due to the low topography of the area, noise travels a good distance up, down and across the river, which would impact as a nuisance to the residents of Ruthven, another nuisance would be the increase of outdoor cooking on barbeques.

The Angus and Blairgowrie area is already well served by lodges and caravan parks and I feel there is no need for more when there is already a further 60 been granted for outlined planning in the area.

Thank you for taking the time to consider these objections.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Heather Clark

Address: 2 Balbirnie Cottages Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We moved here 12 years ago for peace and quiet. Part of the attraction was the remoteness. We do not require schools, nursery provision or other amenities. My husband and I do not think that the infrastructure is in place, to bear the burden of even half of these mobile homes being lived in all year round. This would be detrimental to the wildlife of this area, which is already fragile. We have red squirrel, beavers, badgers and a pine marten has been spotted. Also in this area, we have ospreys as summer visitors. Red kites are seen fairly often here too. It would be an ecological tragedy if these creatures all disappeared, as I think they would were this application granted.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Allan Hall

Address: Beech Cottage Roundyhill FORFAR DD8 1QT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I walk along this river area frequently . It is an area with a delicate eco-structure. On my walks I see goosander (breeding), dipper (breeding), kingfisher (occasional breeder),Red Kite (status withheld), otter etc. Other birds use the river here to feed or bathe. I cannot believe someone would wish to destroy all this for pecuniary gain. The proposed development will exceed the size of the local community. The proposed outflow of sewage will totally destroy the water quality (already in jeopardy from farm run-offs). And all this when the future of such caravan parks is in question.

I urge you to protect this fragile environment for future generations and reject this highly inappropriate application.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Mark Kimber

Address: Ruthven Old School Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection to this planning application is from 5 individuals - Myself, My wife and 3 teenage Children.

Ruthven is a small Hamlet with in the region of 30 residential properties. The planning application applied for will more than double the number of residential units within the hamlet. There are no shops, pubs, restaurants or leisure facilities within the Hamlet. The nearest connabation offering these being Alyth 3 miles away along the A926 which is a fast road with no specific provision for pedestrians or cycles. The bus service (by request stops) offers limited service times to access Alyth, Blairgowrie and Kirrimuir but there are no protected bus stops and requires user to stand on the busy road/verges. Children waiting for the school buses also have to stand on the roadside as there are no pedestrian areas on the roadside.

Additionally, the A926 narrows to become a single track A road at the Bridge of Ruthven and the entire route through the Hamlet is national speed limit at 60mph through these narrows, and past several 'blind' pull outs/turns. While I appreciate there have been no major road traffic incidents within Ruthven that I am aware of in recent years this is more by luck than road safety design. I have twice been overtaken when slowing to turn right to access my property and it has only been though knowing the nature of some individuals driving style along this road that I have stopped my manouvere and thus avoided a major road traffic incident. There are on limitations on this dangerous national speed limit route by way of Double white lines despite the numerous blind junctions, narrows, blind brows of hills and hidden dips.

One of these dangerous pull outs is the one proposed to be used to access the proposed development. Currently this is a single track road (very limited passing places) that is used to

access only five or six properties (from this direction), and by heavy farm units to access fields. The proposal will result in an 8 fold increase (presuming full occupancy of the units proposed and only one car at each unit proposed) of car traffic down this route and using this blind, dangerous junction that requires the nose of the car to be put into the fast traffic accelerating up the hill towards Alyth - It will only be a matter of time before a collision occurs or if a motorcycle is involved a potential fatality.

Other local infrastructure is also significantly limited. There is no Mains Gas supply to the village No mains sewerage or water treatment works with heavy reliant on septic Tanks and small scale personal water treatment. More than doubling of potential effluent into the River Isla (albeit presumably with a local treatment unit at the cost of the developer) has potential risk to the legally protected fauna that utilise this stretch of the river. The Land based telephone infrastructure is currently insufficient for residents in the hamlet with download speeds (1-4Mb or slower) - well below the national standards. The recent increased use during the Covid crisis has seen this speed drop below that and fail altogether at times. BT OpenReach/Digital Scotland have no plans for any updating of these services or installation of fibre Broadband to the hamlet.

The mobile phone network also very patchy in the area due to the local geography and limited masts in the area. This has at times been the only way to access the internet and while it works (once you have walked about to get a signal) the pressures of an additional 40-80 or even more individual mobile devices using the single mast supplying the Hamlet is likely to further limit this already limited service with the risk that this will start to fail for residents in the area.

There are several existing campsites in the locality offering choice between edge of village locations as well as rural locations. These are established and have recreational facilities on site or within a local walk. The type of static home proposed on the plans are frequently the type of lodge that are sold to owners as second/holiday homes. This opens the door to the site becoming semi-permanent or permanent residential accommodation - with the impact on the need for local services such as schooling or health care.

We do not believe the proposed development will provide any advantage to the local community of Ruthven and will cause further problem for this already limited infrastructure hamlet. We struggle to see an advantage for the community with no suggestion the developers will seek to make improvements to facilities and services within the hamlet for local residents or businesses.

We strongly object to the proposal and believe it should be rejected in entirety.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Allison Bannerman

Address: 3 Balbirnie Cottages Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the planning application due to my concern about the negative impact the development will have on the biodiversity on an area already designated as a Special Area of Conservation.

Also for the safety and general wellbeing of the local residents and visitors to this area.

Road safety has already been identified as a major concern due to the poorly maintained single track roads which are unsuitable for large volumes of traffic and pedestrians.

Light and noise pollution will be an inevitable consequence of doubling the number of dwellings concentrated in a small area. We are fortunate to have dark skies in Ruthven.

There will be increased recreational use of the river Isla increasing the risk of accidents due to strong currents, flooding and overhead power lines downstream.

Wildlife will be disturbed and deterred from using the area.

Preparatory work on site has already compromised the integrity of the riverbank where the removal of trees and use of heavy machinery has resulted in subsidence to the riverbank.

The ecological study does not reflect the variety of nesting birds or the summer migrants. As a volunteer surveyor for the British Trust for Ornithology I would like to bring your attention to the colony of nesting sand martin, goosander, dipper, sandpiper, grey wagtail, barn & tawny owl and the osprey who fish the river.

Whilst I have not yet heard a cuckoo this spring, in preceding years they have been heard from Stanners Island.

Mammals seen frequently include otter, beaver, red squirrel, roe deer, hedgehogs and bats, their colonies will experience significant disturbance and destruction to their habitats as will the resident human population.

I urge Angus Council to refuse this application.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr James MacMillan

Address: Mucketlands Farm Blairgowrie PH12 8RH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to lodge my objection to this planning application for the following reasons:-

1/ Inadequate infrastructure and increase of traffic not from Ruthven but via the unclassified road from the B954 (Hallyards) to Brighton which is a regular route used by people travelling from Dundee and Perth/Scone.

2/ In addition to the increased traffic from this application it will be exacerbated by heavy traffic during the construction and installation of SSE Alyth 400KV substation and reactive compensation project at Haugh End Farm over the next two to three years and subsequent day to day running of this plant.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr john connaghan

Address: slieve view ruthven Alyth ph12 8rg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to development of caravan park at Brighton, Ruthven

1 Environmental- The R Isla is a spawning ground for trout ,sea trout and salmon, the river also has beavers and otters. The surrounding trees are home to bats and to red squirrels. The caravan park is in close proximity to the river and both pollution runoff and dog predation as well as footfall will have a significant and adverse impact on wildlife. There are 11 areas of designated woodland within 1km and the foul water discharge to the Isla passes through a listed woodland.

2 Scale- the development is twice the size of the local Ruthven area. It will dwarf the local population leading to noise and light pollution.

3 Road safety and transport- The minor road is unsuitable for increased traffic- we would invite a personal inspection by councillors on the basis that safety of road users, cyclists and walkers is compromised.

4 There is no opportunity for local residents to inspect the site-this needs to be delayed until after the current crisis.

5 Additionally the high density /close proximity of caravans and shared amenities will pose another potential infection risk for normal seasonal as well as pandemic respiratory flu increased by a transient population. There is no risk assessment on this nor on the impact of the size of the development on local health services.

6 With an 11 month licence application it is clear that the intended purpose is for a mostly

permanent occupancy.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Robert Bannerman

Address: 3 Balbirnie Cottages Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed plan to site 41 static caravans on the former site of Bellwood Tree Nursery.

When I was growing up at Balbirnie, my best friend lived in one of the cottages at the Tree Nursery almost directly opposite my home on the other side of the river.

The smell of their barbecue and the sound of the family playing football replaced the need for a telephone invitation to join them.

I have lived here all my life with little to disrupt the peace of living in such a beautiful part of the world, I am worried that the additional noise and air pollution from the residents of 41 caravans will spoil our environment.

Angus Councillors, listen to the views of the local community & please refuse this application.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Karen McGregor

Address: 1 Balbirnie cottages Ruthven Blairgowrie Ph12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to voice my concern for the adding of a caravan park across the river from where my husband and myself live.

I frequently walk along the riverbank and am always amazed by the abundance of wildlife I observe (a few of which I have listed below) , a lot of which is getting increasingly harder to spot around the countryside due to the demise of their habitat it breaks my heart to think that this tranquil area is going to be yet another place that they will be forced to move away from and another little oasis will have been destroyed.

I am appalled to hear that the sewage is going to be flushed into the River Isla, because although it will have been treated it will inevitably alter the balance of this fragile infrastructure that houses a myriad of life above and below the waterline. Some of the changes will be visible to all, but the flora and fauna living underwater and vital for this environment will not be so obvious yet will, if damaged impact the creatures that rely on it for survival..

I am also worried about the size of the site, it seemed to be suggested that this is a small site ,but if you put it in context with its surrounding area of around 30 houses and farm buildings this is a significant jump and with the best will in the world you must realise that it can not help but affect our small community not only with noise and light pollution but our privacy.

The amount of vehicles travelling to and from the site will also have an impact and not for the good. The road that provides access to the site is a very small country lane, definitely not built for a large amount of traffic. Exiting this narrow lane back onto the main road has very poor visibility and I feel will cause danger to both oncoming vehicles and the vehicle exiting the lane.

- Even if every visitor to the site has the utmost respect for nature and its surroundings, which the owner can not guarantee, it is going to have a devastating impact for the wildlife and the people who live and care for this fragile environment.

- Regards
- Karen McGregor

Mammals include; breeding otters, beavers, red squirrel, fox, and hare.

Birds include; dipper, kingfisher, barn owl, gooseander, common sandpiper, red kite, osprey, tree creeper, spotted and green woodpeckers, ponytailed tit and in the winter whopper swans in adjoining fields.

Butterflies include painted lady, ringlets, small tortoiseshell, orange tipped, green veined white, common blue and red admiral.

These are but a few of the species found here with as varied flora and fungi to match.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Mark McIntosh

Address: South Cottage Bridgend of Ruthven Meigle PH12 8RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having such a large caravan development will increase the traffic on the A926 and the single track road down to Brighton of Ruthven. The latter not being an ideal road for any volume of traffic. This alone will ruin the rural feel most, if not all residents enjoy in the area. Not to mention the fact families including my own have to walk on these roads to access other areas to walk with family and pets, which is bad enough with the current volume of traffic. In the summer months, which will be peak time for usage of the caravans motorbikes use the road from first thing to last thing, some going at speed through Ruthven making the junction for Brighton of Ruthven and the A926 a serious accident waiting to happen. The junction in question is blind in both directions when trying to exit on to the A926. Any vehicle has to nose out to see approaching vehicles from both directions on the A926.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Michael McGregor

Address: 1, Balbirnie Cottages Ruthven By Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs / Madams,

I would like to take this opportunity as a local resident of Ruthven to voice my concerns about the proposal for a 41-pitch caravan park at Brighton of Ruthven.

Being a rural location, the proposed site will require transportation of some description to arrive at, whether it be to 41 statics or 41 touring pitches it will still result in a minimum of 41 vehicles using sections of unsuitable roads. Although the A926 is the main thoroughfare between Blairgowrie / Alyth / Kirriemuir, the immediate surrounding Ruthven community is that of approximately only 30 residential homes and farms. From those figures we can see this would see a significant increase in traffic in the area.

The Brighton / A926 junction is a hazardous junction as it is now an increase in traffic could see it become more so.

Currently a lot of residence in Ruthven, who require better broadband for working from home, are experiencing a very poor broadband / internet service to the point that a resolution is being investigated. To then have this bandwidth watered down by a further 41 occupancies would have a negative effect on local residents and their ability to conduct their business effectively and efficiently.

Due to the vast and varied outdoor pursuits available in the immediate surrounding I would have great concern in large bookings being taken for stag / hen parties and even large groups of golfers / hunters. Having myself worked in the hospitality industry it is common knowledge these tend to be the groups considered synonymous with bad behaviour, hence many establishments will not

accept these kinds of bookings.

People are worried about the potential for an increase in noise and a negative impact on privacy to occur, nobody can say it necessarily will happen, but likewise nobody can guarantee that it won't. Although something to note is, several months ago a local circular walk was featured in a daily newspaper resulting in an influx of ramblers to the area, this walk takes them through active farmyards and past private homes. From personal experience, I don't take kindly to strangers waving at me through my kitchen window while I'm at breakfast.

For the majority property prices are not the issue here, it is the impact on our surroundings and the wildlife we share it with. We have rare flora and fauna in the area and with no ill intention or purpose it could be harmed through lack of knowledge or attention. Again, with the amount of road and foot traffic this site would generate there is no guarantee that there would not be a detrimental impact. The fact that there could be up to 164 people on site at any given time will impact on the wildlife, no matter how quiet, respectful and careful they may be. These are beauty spots and they deserve to remain that.

We all want to see our small local businesses thrive and with the potential of increasing their clientele therefor their profits, it is no surprise they are more in favour than not, from where this clientele have come is of little consequence to them though as the impact to them is a positive. Interesting though that as far as I'm aware no local residents were asked either personally Pre-COVID-19 or by letter post COVID-19.

Another concern is that initial planning was proposed for a larger site in 2018, by reducing it to below 2 hectares it went from being a major development to a local development, does this leave the door open for further development of the original proposed site resulting in an even larger development and it becoming residential rather than holiday rentals and then for further developments down the line.

Yours sincerely Michael McGregor

.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Bill Pitt

Address: The Old Post Office Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned about the road safety aspect of this application. There is no mention of new passing places on the U100 in the application which is a single track road. This would mean vehicles having to reverse for long distances to allow cars to pass.

Also where the U100 meets the A926 the junction does not have good vision for oncoming traffic. This junction is close to Ruthven bridge which is a give way single lane road. Traffic often does not take account of the Give Way signage and unsafely speed through this area. A busy junction at the U100 will only add to the risk of an accident.

There are approximately 5/7 houses and 1 farm that the U100 serves just now. With this proposal the road traffic would increase by 93 journeys as specified by the applicant. I think this is a significant increase for the very quiet road it is just now.

The U100 also does not have any pavements which with the increase in traffic will make this unsafe for pedestrians. We use this road for walking, along with other local residents and the new holiday makers will increase pedestrian traffic significantly.

Another aspect of the application which is a concern is the effect an additional transitory population on the area may bring. An increase in population will mean an increase in noise and pollution, especially if the population are not permanent residents. The applicant may be targeting middle to high end income holiday makers but this does not necessarily mean they will take care of the local area. There are a number of other local holiday parks and the necessity for another is not clear. Especially when as the applicant does not appear to be offering any benefit to the local community.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr David Brough

Address: Easter Jordanstone Alyth Perthshire Ph118lz

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reason for objection.

The road system is unsuitable to carry the extra volume of traffic relating to this application on both physical ability & safety.

The c class road leading to Brighton from the A926 is very narrow with no passing places & no clear site line on this length of road ,also the junction at Kirkstyle cottage is blind to both the left & right at the junction with the A926.

The proposed development can also be approached by the same C class road from the B954 (Alyth to Meigle road). This road is narrow with several blind bends. sharp blind corners & a blind T junction at Balendoch.

This route is currently difficult to navigate at present given that much of the traffic is large agricultural machinery or HGV type vehicles.

As this route mainly passes through Perth & Kinross Council area, the PKDC roads department should be asked to give a few to the suitability of this road given the likely hood of increased traffic when the site matures & grows in the future.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Evelyn Connaghan

Address: Slieveview Ruthven Alyth PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to express concern on grounds of safety and of change of use from agricultural land in a rural area.

The road junction from the U100 on to the A926 has limited visibility and increased traffic poses a risk both to holiday visitors unfamiliar with the junction and to local traffic using the A926.

Road width near Ruthven Bridge at the bus halt poses a danger for those visitors wishing to use public transport, particularly when we envisage increased numbers of families with children on holiday.

I also have concerns about children playing near the river Isla, it is, at times a fast flowing and dangerous river. The river bank is uneven and fragile, posing a risk of injury or drowning.

In recent years the surrounding area has experienced flash flooding from high rainfall. It appears that this site is at risk of flooding from recurrence of such an event.

The site has been in agricultural use for generations, and while we recognise the need for diversity in farming, this seems a very high density plan..

The proposed number of accommodation units will surely be to the detriment of the ecosystem and infrastructure of the area.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Dr Roderick Cameron

Address: Kirkhowe of Ruthven Blairgowrie PH12 8RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I suggest this is not the right development in the right place.

It would be good to see a more rural proposal for the locality.

I am concerned about the change from agricultural use.

The proposal is outwith the local development boundary.

The design character does not fit with the rural area.

Contribution to the local community is not evident.

It is an unintegrated stand-alone tourist development.

Travelling is necessary to access shops and facilities.

Such a high-density plan is reliant on use extending into the surroundings.

Recreation in the countryside will impact the natural environment.

The future of the buildings and the remainder of the site is unknown.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mr Graeme Lyburn

Address: South Gask Farm Coupar Angus PH13 9LD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We farm next door to Brighton Farm, at Bridgend of Ruthven. Without any improvement to the current road traffic infrastructure, we consider the increased road traffic to be dangerous. We know the roads very well and have detailed our main concerns.

Entering the U100 from the A926: visibility is only 100 metres before the gradient of the road falls away. You therefore cannot see if there is any traffic on the bottom 300 metres before the Brighton site entrance. The road is too narrow for two vehicles to pass comfortably and there are no passing places in situ. It is not possible to back up with large agricultural machinery. The same issue arises if you exit Brighton to the west. Passing places have been installed on the internal Brighton access road but none on the narrower U100. The Transport Department should address this issue.

Exiting the U100 onto the A926: visibility from the U100 onto the A926, looking both east and west, is limited. This is dangerous given the number of unfamiliar road-users who will be using this T junction. From elsewhere on the Transport Report (para 4.29) I note a 'required distance of 33 metres' has been applied. If this is required for the entrance to the Brighton site, I wonder why it is not applied to the U100 /A926 junction.

For these reasons, we object to this proposal.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Mrs Tansy Faloon

Address: Rowan cottage, Balendoch, Meigle PH12 8RH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the road is unsuitable for increased traffic. it is in poor condition with pot holes and loose gravel. it has numerous blind corners , is single track with no formal parking places. For a large part of the year it is busy with large agricultural machinery and lorries delivering to local farms. Any increase in traffic would increase the danger to drivers, cyclists and pedestrians.

Comments for Planning Application 20/00252/FULL

Application Summary

Application Number: 20/00252/FULL

Address: Bellwood Tree Nursery Brighton Of Ruthven Ruthven

Proposal: Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans

Case Officer: Stephanie Porter

Customer Details

Name: Dr Trefor Woodford

Address: Lomond View Kinnaird Inchtore PH14 9QY

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I posted a letter to Angus Council on 15/05/20 on behalf of the Angus and Dundee Group of Scottish Wildlife Trust to object to this application. A copy of our reasons for the objection were emailed to Stephanie Porter. The application fails to comply with several policies listed in Angus Council Local Development Plan, principally PV4 and PV5, and DS3 and DS4.

Ms Stephanie Porter, Planning Officer
Angus Council
Orchardbank Business Park
Forfar
DD8 22P

Lomond View
Kinnaird, by Inchtute
Perthshire
PH14 9QY

14th May 2020

Dear Ms Porter

20/00252/FULL Change of use of former tree nursery land to form holiday caravan park including construction of pitches and associated infrastructure for the siting of 41 holiday caravans Bellwood Tree Nursery Brighton Of Ruthven Ruthven

I write on behalf of the Angus and Dundee Local Group of the Scottish Wildlife Trust (SWTADLG). With reference to the above application we wish to make the following comments:

SWTADLG **OBJECTS** to the proposed application because it fails to meet the requirements of the following policies stated in Angus Local Development Plan:

- 1. DS3 Design Quality and Placemaking:** this development would not contribute positively to the character and sense of place of the area
- 2. DS4 Amenity:** “Development will not be permitted where there is an unacceptable adverse impact on the environment or amenity of existing or future occupiers of adjoining or nearby properties”
- 3. PV4 Sites Designated for Natural Heritage and Biodiversity Value:** “Development proposals which are likely to affect protected sites will be assessed to ensure compatibility with the appropriate regulatory regime.” Although the former tree nursery has little biodiversity, it borders the River Isla, part of the River Tay Special Area of Conservation (SAC). According to SNH this international designation requires Angus Council to consider the effects of the proposal on the SAC to ensure that it complies with the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994. We are concerned that pollution from the construction and operation of the outfall pipe into the River Isla will damage protected species in the river.
- 4. PV5 Protected Species** As noted above the construction of the outfall pipe could release sediments and pollutants into the River Isla and damage lamprey and spawning salmon. Parts of the Isla contain the rare River jelly lichen, recognised internationally as a Vulnerable organism for which the UK has International Responsibility. It is a Scottish Biodiversity Listed Species and is listed in Section 2 (4) of The Nature Conservation (Scotland) Act 2004. Surveys should be made to assess the presence of protected species in this section of the river. We note that SNH advises that the “EU Habitats and Birds Directives oblige Government to avoid, in SACs, the deterioration of natural habitats and the habitats of species, as well as disturbance of the species for which the areas have been designated, in so far as such disturbance could be significant in relation to the objectives of these Directives”.

In addition, the area is home to European Protected species, namely brown long-eared bat, otter and beaver, and also to red squirrel, a UK Protected species. It is also close to Ruthven Oak wood, a site of great biodiversity and the only large oak wood in Angus. We are concerned that increased visitor numbers would damage this rare habitat.

The Scottish Wildlife Trust exists to advance the conservation of Scotland's biodiversity for the benefit of present and future generations. It is the Trust's policy to advocate, encourage, influence, advise and campaign for best conservation practice and land, sea and freshwater management practice in ways that favour biodiversity, ecosystem health and sustainable development.

SWTADLG maintains that application 20/00252/FULL does not comply with the above listed policies in Angus Local Development Plan, particularly in relation to potential risks to the River Tay SAC and Designated Species, and does not satisfy the commitment of SWT to conserve Scotland's biodiversity. For these reasons we OBJECT to the proposal. If Angus Council Planning Authority wish to discuss details or points raised in this letter please do not hesitate to contact me.

Yours sincerely,

Dr J.A.T. Woodford
Chairman, SWT Angus & Dundee Local Group, Scientific Sub-Committee
Lomond View
Kinnaird, by Inchtire,
Perthshire, PH14 9QY

Tel [REDACTED]

email [REDACTED]