

PLANNING APPLICATION REF. 17/00385/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE FROM CLASS 9 TO CLASS 8 TO PROVIDE RESPITE
ACCOMMODATION FOR ADULTS WITH LEARNING DISABILITIES**

AT

23 HOLYROOD STREET CARNOUSTIE DD7 6HF

REPRESENTATIONS

LeslieIA

From: Evelyn Baker [REDACTED]
Sent: 01 June 2017 18:04
To: PLNProcessing
Subject: Planning application ref.no. 17/00385/FULL

To
Service Manager
Angus Council
Communities
Planning&Place
County Buildings
Market Street
Forfar DD8 3LG

Dear Sir,

Thank you for your letter regarding the proposed development at 23,Holyrood Street, Carnoustie.Whilst I have no objection for change of use to provide respite accommodation for adults with learning disabilities, my only concern is the impact on traffic movements such as parking and road safety in the street. I am sure the owners of the above property were aware of the restricted parking amenities at the property when they purchased the house and I hope there will not be any problems in the future regarding this. Yours sincerely Evelyn Baker.

22,Holyrood St
Carnoustie
Angus
DD7 66HG.

June 1st 2017.

LeslieA

From: mary brown [REDACTED]
Sent: 25 May 2017 10:01
To: PLNProcessing
Subject: Fwd: Planning application ref 17/00385/Full

Mary - Sent from my iPad
Begin forwarded message:

[REDACTED]
Date: 23 May 2017 at 21:21:28 BST
To: <pinprocessing@angus.gov.uk>
Subject: Planning application ref 17/00385/Full

Dear Sir/Madam,

I strongly object to 23 Holyrood Street Carnoustie changing from a residential home to a Respite Home for adults with learning disabilities. Holyrood Street has always been a quiet well maintained street. Most residents have built a driveway or garage to take our cars off the road. I know people have to park there, however I have experienced 5 to 7 cars from Tus Nua Care Services Ltd at 23 Holyrood Street. A bit excessive, especially as no one is in the home as yet, even for a private company. Moreover, the skip in the driveway was often overflowing with rubbish which was blown into the road, down the street and into a few gardens. No attempt was made to pick up the rubbish or to tie rubbish down when breeze was strong. I have found this whole thing distasteful and underhand.

Lynda Reid said in her application form that she has 3 parking spaces within her property. I disagree. I'm not sure, but I think there may be a boiler in the garage? I am assuming Angus Council will check that what's on her Application form is true? As a neighbour, I received a letter from Lynda Reid saying she has been supported and encouraged by Angus Council, moreover that Angus Council has approved of her respite home. When I phoned the planning department at Angus Council they didn't know anything about it? Quite a few discrepancies here, especially when Mrs Reid has a Tus Nau care home in Dundee

For the last 3 months we have had at least 5 to 7 vans plus cars parked out on street, with neighbours having to ask them to move vans/cars so as we can take our own cars out of driveways.

I have lived here in Holyrood Street for nearly 30 years without problems. The constant comings and goings of 23 Holyrood Street will have a huge social impact in our street. Apart from the parking, I take it relatives, social workers, health visitors and hopefully the care commission people all visiting. The grounds of 23 H/ Street are not large, they should have chosen a larger piece of land, so that they could have their own car park, for deliveries etc not forgetting outside space for their clients.

This private company doesn't bode well for me. I already think they have been inconsiderate with the way they have behaved, and to think they are not in yet.

Article in The Courier 19th July 2013. About a carer slapping a boy in home. It appears he behaved in a sexual way towards staff and girl in the home.

I'm sorry, I don't want to be frightened to come and go from my own home. Also it just feels underhanded to me to change from a residential home to a HOUSE of MULTITUDE OCCUPANCY, surely this is a precedent for more of the same? Moreover, no matter what you say, it will certainly bring down the value of my home.

Questions;

Does Angus Council subsidise this private company? Or the Scottish

If Lynda Reid has only 2 adult learning disabilities people in her Home, will they be allowed to choose anyone else to move into H/ Street?

Perhaps if someone came to immediate neighbours to talk honestly and inform us more about residents of 23H/Street this would have avoided a whole host of problems.

Yours faithfully

Mrs Brown.

Mary

Sent from my iPad

Planning Enforcement Case Reference no. 17/00066/UNUSE

Planning Application Reference No. 17/00385/Full from class 9 to class 8

My name is Margaret McGill and I live at 1 Golf Street, Carnoustie, Angus Scotland

A situation has recently been brought to my notice about the proposed changes in zoning from a class 9 to a class 8 to allow the establishment of a business at 23 Holyrood Street.

I was a frequent visitor to my aunt, Kathleen McLaren at 21 Holyrood Street and knew her neighbour Peggy Murdoch at no 23 Holyrood Street. I am very concerned about the negative impact on this quiet, well maintained, single family, residential neighbourhood.

I would not agree with the zoning changes whether it be a Respite home, Dental Office or a Real Estate Office.

This intended Business Operation will increase car and pedestrian traffic, negatively impact on the safety of children walking to and from the neighbouring school. It would be very unfortunate if this business development is approved, resulting in the deterioration of the well maintained homes and the tranquility of this quiet and peaceful neighbourhood.

Yours sincerely

Margaret McGill

Dear Sir

I am writing to object to the change of use for 23 Holyrood Street from residential to business.

This is not because the change of use is for respite care because I would object if it were for a B&B or any other business. My objection is that this is a residential street and any business which causes an increase in traffic and regular residential movement will have a detrimental impact on the street community.

Lynda Reid of Tus Nua Care Services Ltd furnished near neighbours with a letter stating "As a courtesy I am writing to let you know that with support and encouragement from Angus Council the house at 23, Holyrood Street has been approved as a respite house for adults from Angus with learning disabilities". The contents were not factually correct as retrospective planning permission has now been sought as an individual and not a limited company.

I have detailed below my objections and observations in respect of the retrospective planning application

Initial Observations

- I note from information received from my local Councillor that Angus Council Social Work Department had notification in autumn 2016 that their "long-standing respite unit for Angus" was closing on April 1st this year. What work was undertaken to put this required resource out for tender? How many other limited companies did Angus Council approach to fill the gap in this provision? The information I have intimates "A great deal of effort went into identifying an alternative provider, in this instance Tus Nua" but no evidence is cited.
- It is also stated that "Most staff live locally, so we are assured by management in Tus Nua that parking should not be too intrusive". There is little evidence that this is the case. In fact there is no evidence that the home will be staffed with Carnoustie residents.
- On her planning application Mrs Reid offers subjective opinion in respect of the property. I was employed by the owner and her family to assist at the house and can state that it was indeed habitable and in a fit state to be lived in, although in need of redecorating and some refurbishment.
- The roof was partially re-slatted and the flashings re-newed in 2015 and a new gas boiler was also installed that year. The boiler was serviced annually and in good working order.
- Until the sale had been completed both myself and a gardener were employed by the family of the owner to ensure the property continued to be well maintained even though it had been emptied.
- Mrs Reid states that Angus Council requested she open more establishments to cater for respite for adults with learning disabilities. Where is the evidence for this and why was the decision taken to locate it so near to their Dundee facility? Why was it not located more centrally in Angus ?
- Does Angus Council have a development plan in respect of respite homes for adults with learning disabilities? I note that the Scottish Government have left it to local authorities to draw up such documents locally. If one exists, how can it be accessed for inspection as it is pertinent to the application.

Points for Consideration in respect of Objection to Planning Application

- There will be an impact on all adjacent properties. The house now has 5 bedrooms and therefore will have a large number of non-related people living there.
- There will be a social impact on the street. It will no longer be a street with long-term residents who know each other. Residents, some of whom are elderly and live close by, will need to adapt to a regularly changing clientele at the house with no prior knowledge of who will be living close by.
- I am unsure if there would be any noise or nuisance issues. I assume this will depend on the learning disabilities those service users at the property present with.
- Privacy may be an issue. Again this depends on the residents that will be accommodated. The house is set back slightly from the pavement, but the whole street is quite open. With the new dormer window to the rear of the property, residents overlook the allotments and also the rear gardens and rooms in houses on Newton Crescent.
- There are no visual appearance or compatibility issues on the street vista as far as I can tell. Assuming the garden wall is retained and the front garden area not turned into a parking area, there will be no detrimental impact on the visual appearance.
- Access is via the street and normal road safety issues will abound. I trust that the carers will have been suitably trained to undertake individual risk assessments in respect of any road safety issues that their clients may have and put procedures in place prior to their residency.
- There should be no parking problems. The application states that the property has three off road parking spaces which should be used in order to allow ease of access and egress for other drivers. That said the off street parking has not been used at all during the refurbishment or the "open" days which have taken place. This has resulted in a large number of vehicles parking at the roadside which in itself is not an issue, indeed it is seen as natural traffic calming, however, it also leads to driver frustration at times and I have witnessed risky driver behaviour and increased speeding. There is also the issue of vehicles parking half on the opposite pavement in order that they are not double parking as such and are leaving enough space for cars to progress through. Parking on the pavement narrows the footway and is a nuisance for all pedestrians but particularly those who are vulnerable.
- I note that the garage now appears to house a boiler in which case the number of parking spaces will be reduced.
- There *should be* no effect on pedestrians and cyclists unless the pavement is blocked or vehicular parking restricts the sight lines for crossing.
- Concerns are raised that this will create a precedent for similar projects to be undertaken within this residential area.

Other observations

- Did Tus Nua receive any grants and / or funding to refurbish and fit out 23, Holyrood Street? As a council tax payer this is a concern. Tus Nua will receive payment for the respite service which, I am sure will, come out of the local social fund and ultimately my council tax.
- Will Tus Nua employ any Carnoustie residents in any positions? E.g. Carer, Housekeeper, Gardener etc. They did not use any local companies during the refit process. The main re-

fitters and decorators were from Perth and Dundee and they used Everest for glazing related alterations. As far as I can tell the local economy received nothing.

- There is very little evidence that the street or the local area will benefit in any way from this business being located in residential Holyrood Street and therefore I am objecting to the application.

I trust this objection can be accepted in this format.

Yours faithfully

M. Scott

Holyrood Street

Comments for Planning Application 17/00385/FULL

Application Summary

Application Number: 17/00385/FULL

Address: 23 Holyrood Street Carnoustie DD7 6HF

Proposal: Change of Use from Class 9 to Class 8 to Provide Respite Accommodation for Adults with Learning Disabilities

Case Officer: James Wright

Customer Details

Name: Ms Kirsteen Soutar

Address: 12 Holyrood Street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am contacting yourselves to lodge an objection regarding the change of use from "residential" to "business" classification for 23 Holyrood Street, Carnoustie.

Immediate neighbours received a letter from Lynda Reid, on behalf of Tsu Nua Care Services Ltd, stating Angus Council had "approved" renovations to change the property to a respite house. This now appears not to be the case.

On 15/5/17 a notice for serving on neighbours was issued.

This advised Tsu Nua Care Services Ltd were "applying" for proposed planning permission for change of use.

I had been under the impression planning permission had been properly granted as building works were approaching conclusion and that an open day had been held with representatives from many related agencies attending.

On checking previous planning permission application 16/00699/Full submitted on 30/8/16 -

Mrs Lynda Reid (applicant)

Part - Agent Details -

Is the applicant an individual or an organisation/ corporate entity?

" Individual" was selected.

No mention of Tsu Nua Care Services Ltd?

Report of Handling document 27/10/16 -
Policy TC4 : Householder / Domestic Development

Main objections -

Before embarking on construction/renovation works for future business use appropriate planning permission should be granted and approved?

Why was this not the case in this instance?

Why no intimation at that point of the future intentions to apply to open business premises?

Planning application - 17/00385/FULL

It is stated 3 parking spaces are available on the application site.

Does application site include the public road outside the property?

There is only 1 in the driveway at the front of the house.

It is with regret I have had to put on these concerns to you but would appreciate further clarification from yourselves.

Thankyou.

LeslieIA

From: WrightJ
Sent: 30 May 2017 16:10
To: LeslieIA
Subject: FW: Planning Application Ref: 17/00385/FULL - 23 Holyrood Street, Carnoustie, DD7 6HF

From: Ann Torrie
Sent: 30 May 2017 15:52
To: WrightJ
Subject: Planning Application Ref: 17/00385/FULL - 23 Holyrood Street, Carnoustie, DD7 6HF

Dear Sir

We wish to express our strong objection to the above being changed from a residential dwelling to a place of business. We have enjoyed living in this quiet area for many years and do not relish the fact that a business is to be erected in the middle of our street.

We do not care whether it is a Respite Accommodation or a Hairdressers that fact that the upheaval of cars and visitors coming and going at all times of day and night is a situation we do not wish to experience.

It has come to our attention that people were not fully informed of what exactly what changes there was to be and there appears to be quite a few discrepancies in this application but the renovation has gone ahead anyway and it appears that the Respite Home is to go ahead regardless of the wishes of residents in the surrounding area.

yours faithfully

Mr & Mrs J Torrie
7 Holyrood Street

PLANNING ENFORCEMENT CASE REERENCE NO. 17/00066/UNUSE

PLANNING APPLICATION REFERENCE NO. 17/00385/FULL FROM CLASS 9 TO CLASS 8.

I am the owner of the bungalow at no.21 Holyrood Street and as such am very concerned about the proposed conversion of the adjacent single family home at no.23 Holyrood Street into a business operating as a *Respite for Adults with Learning Disabilities*. We are presently in Mexico but we fully intend to retire to Scotland and live in our home.

Please accept this letter as my official objection to this proposal based on the following concerns:

- 1) The area surrounding Holyrood Street comprises principally of single family homes, a Bowling Club and former Council Housing. It is a safe, quiet neighborhood with little traffic and a popular route for School Children to access their nearby Schools. *I believe that this proposal will have a negative and disruptive effect on the nature and tranquility of our neighborhood.*
- 2) In addition, as noted in many other documents, (freely available on the internet) that Learning Disabilities are often accompanied with other issues such as mental or emotional - Maybe it would be more accurate to disclose that their clients are likely to be Adults with Special needs. The report of July 10/2013 refers to a Center operated by Tus Nua and states: young people with learning disabilities including autism and emotional and/or behavioral difficulties are housed at Tus Nua. *Can the owner's give assurances that their clients will not fall into the category of Adults with special needs. Can the owner's give assurances that there will be for "short breaks" and not permanent residents? These concerns directly address the question of safety and the disruption of the neighborhood.*
- 3) I am concerned about an unpleasant situation that was reported in a local newspaper in July 2013 where a carer had a court case against her for slapping a 16 years old mentally disturbed young adult. Lynda Reid, director of Tus Nua Care said "He had an Attention Deficit Hyperactive Disorder and could be quite aggressive". *We need to be assured that this type of situation would not reoccur.*
- 4) I have heard several comments from neighbors concerning no. 23. There are many cars and vans parked in the street and at times construction garbage is allowed to blow into the street. *This is possible a temporary situation whilst modifications are being made in anticipation of a favorable determination, it also may be an indication of the owners lack of concern for the area around their property.*

- 5) The proposal as detailed in the undated, unsigned letter from Lynda Reid (attached) as a Respite house for adults from Angus with Learning Disabilities. She goes on to say it is anticipated that it will house 4 adults at a time staying from between 1 and 14 days. Whilst this is a very commendable objective, *I suspect that, at a minimum, this will lead to 8 new adults being housed on average each month. This is a lot of activity involving new adults, care providers, nurses, admiration staff, and maintenance personnel.*
- 6) *I do expect that the property at no.23 will be properly maintained in accordance with the high standards of the neighborhood.*
- 7) *I will not agree to any easement of the property lines that are adjacent to my property at no.21 that may be requested in the future.*

In closing, I reserve the right to take follow up action if the rentability or value of my property at no.21 is negatively impacted.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Kathleen Alison Hall

May 30-2017

PLANNING ENFORCEMENT CASE REFERENCE NO. 17/00066/UNUSE

PLANNING APPLICATION REFERENCE NO. 17/00385/FULL: CLASS 9 TO CLASS 8

Further to my letter dated the 30th May 2017 I would like to add some more comments.

I have further reviewed the situation and feel that the residents of Holyrood Street have been discouraged from submitting comments after receiving the undated/unsigned letter from Lynda Reid stating *"with support and encouragement from the Angus Council the house at 23 Holyrood Street has been approved as a respite house for adults from Angus with learning disabilities"*.

We have since learned that the application for a Zoning Change has not yet been adjudicated and the above statements made by the applicant were very misleading and less than forth-right.

In response to my enquiry, one of the Councillors for Carnoustie and District gave the following information attributed to Kate Cowey, Service Manager, Planning and Place Angus Council in respect to the closing of the Bearhill Respite home run by Four Seasons (April 2017):

"...These resources are very scarce as the care provision is complex and resource-intensive. A great deal of effort went into identifying an alternative provider, in this instance Tus Nau..." .. This closure left a significant gap in our service provision and the Tus Nau unit will help fill this gap and allow us to fulfil out statutory duties..."

These comments indicate that there is considerable pressure to replace the closed Respite Home and, in my opinion, it does not seem as if sufficient consideration has been given to the suitability of this particular location.

"...We do not anticipate any problems with behavior from service users which might disturb neighbours, although it would not be possible to rule this out 100%..."

Unfortunately, this comment does not include any reassurance by Angus Council to monitor the situation and take the necessary corrective steps to remedy any behavior problems.

In closing I confirm my continued objection to the change in zoning of 23 Holyrood Street.

Yours sincerely

K Alison Hall (Owner of property No. 21, Holyrood Street, Carnoustie, Angus)

June 7-2017