

Comments for Planning Application 21/00155/FULL

Application Summary

Application Number: 21/00155/FULL

Address: Stewart Milne Housing Site Buick Drive Arbroath Angus

Proposal: Erection of 48 houses and associated works, including formation of roads, junctions, turning space, landscaping, drainage infrastructure, boundary enclosures and landscaping

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Alena Leanovich

Address: 62 Moonlight Gardens Arbroath Dd11 5le

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Monarch rise is a big development, many young families here with little kids but there is no playpark or playfield for them to play. If there is a plan there for playpark why not build it sooner?

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Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Alex Hughes

Address: 37 Earl Matthew Avenue Arbroath DD115JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There should be speed calming measures put in place before any more houses are built in this area. This area is already extremely busy and it is unsafe for children and pets to be near the entrance of the estate as the volume and speed of cars on EMA is excessive. There is also no play park or social areas within the estate as promised in the initial planning. The continued building of new homes also makes it more difficult for those who have bought homes during the first phase and were told it would be a 5 year maximum development. I feel as there is a disregard for improving the area for those who are currently living in the estate and that new builds are a priority.

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Customer Details

Name: Mrs Amandine Clarke

Address: 39 Earl Matthew avenue Arbroath dd115JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A children play park need to be created before further development as promise numerous time by Stewart Milne House.

Before new development, you should consider installing speed bumps on all the roads in the estate to reduce traffic speed and guarantee the safety of the children.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Ashley Keith

Address: 16 Moonlight Gardens Arbroath DD11 5LE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Further thought required for Bearfaulds Road and extending the pavement.

Traffic calming measures need further thought regards to people out with the estate using Montrose Road through to Earl Matthew Avenue as a short cut.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Caroline Bruce

Address: 35 Earl Matthew avenue Arbroath DD11 5JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been made aware of this planning application through other residents on the estate. As a resident of Earl Matthew avenue I object to this proposal.

The reason I object is due to the added amount of traffic this will create on Earl Matthew avenue. There is already a large amount of speeding on our street and with approximately 190 houses having to use this street as their only entrance/exit to the estate, the added houses and then a through fare of traffic from surrounding areas with the new exit onto seaton Road is only going to escalate this issue.

I have lived here for nearly 7 years and the traffic has become a real concern. For this proposal to go ahead, speed limiting measures need to be put in place along Earl Matthew avenue to reduce speed and prevent surrounding areas using the road as a through road.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Forrester

Address: 18 Buick Drive Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. I have been a resident of Monarchs Rise for 5 years and was told when I bought that a playpark would be built within 18 months. This is not the case and I know several families since were told same and are still waiting. The council should make this a priority in this phase as there is nowhere for kids to play currently.

2. The lack of pavement and streetlights on Beaufaulds Road is a major safety issue as it is already a busy thoroughfare with dogwalkers, joggers, fruit pickers and traffic and will only get worse with the further dwellings that are proposed. The limit should be dropped to 30mph and traffic calming measures introduced either by way of bumps, a chicane or flashing signs.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Emil Belu

Address: 55 Buick drive Arbroath DD11 5LF

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi, I do object to this because when we bought the house in 2016, they said that in maximum two years will be a big play park in that area and now they are building up now houses. They are just scammers...they got our money and don't care about anything now...

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jill Henderson

Address: Buick Drive 24 Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am writing to comment on the proposed further development of the Stewart Milne Monarchs Rise site. While I do not object to the proposal in general, I would like to make three points that I feel Angus council should work with Stewart Milne to take forward for the benefit of the many families living in the estate at the current time.

1. Footpath along Bearfaulds Road to be extended to the top and bottom of the estate to join up with current path at the roundabout at Montrose Road, and to the top of Seaton Road. While I am pleased at the recent speed limit reduction put in place on Bearfaulds Road, I feel this further step would improve road safety even further.

2. Children's play park and open area - I understand this may be planned for the last phase of development, however I would strongly encourage Angus Council to work closely with Stewart Milne to prioritise a play park and open area for the children already living in the estate before undertaking further development.

3. The proposed new phase of development adds a significant number of houses which will have access from the quiet residential culdesac Buick Drive. A slight rearrangement of the proposed phase could allow for some of the additional traffic to be routed from the main distributor road through the estate, Earl Matthew Avenue, which already supports the bulk of traffic. As this road will eventually be linked with Seaton Road, it would make sense for this to be the main thoroughfare for the estate, and would improve road safety overall.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Julie Adams

Address: 23 Buick Drive Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: There are several points which need to be taken into account when granting permission for the next phase of Monarchs Rise. The development has greatly increased and traffic calming measures will be essential- down to 20mph within the development. Furthermore while the speed limit on Bearfaulds Road has dropped to 40mph, the road is constantly used by dog walkers and runners and a pavement all the way up is required. The long promised playpark has yet to materialise. I should also like to know if there are plans for additional pedestrian access routes at Seaton Road.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Karen Johnston

Address: 22 Earl Matthew Ave Arbroath DD115JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm aware of the new phase being developed at Monarch rise and wondering if you've any plans to make alternative route to the houses as Earl Matthew Ave traffic is already too much and the safety with such heavy traffic is never a good thing with it only being a matter of time before an accident happens. There should be another rd access leading to the new streets as the only one at present is Earl Matthew.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lee Donaldson

Address: 17 Buick Drive Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Based on these plans, I am concerned that the new road running from Seaton Rd to Montrose Rd will be a shortcut for traffic and worry of speeding traffic, as there is already speeding on Earl Mathew Avenue. There appears to be no control measures in place for speeding. Stewart Milne are still to provide a play park. A promise they have been making for 8 years! Bearfaulds Rd requires a footpath running the length of the road, as they have created an access inviting people to walk onto a dangerous road. The bottom of Buick Drive is an eyesore, and could do with a re-vamp! I think Stewart Milne really need to tidy up these issues first, before dragging them into the new phase.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Matt McLeod

Address: 6 Clapham Wynd Arbroath DD115JZ

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the basis that I have concerns over the lack of traffic calming measures. We already have an issue with speeding in the area without making it a throughfare.

Also a lack of play area for the large number of young families in the area. Promised a playpark 8 years ago and always told 'next phase'. Yet more families and still no area for the kids to play.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Maureen Dickson

Address: 54 Buick Drive Arbroath DD115LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I live on this estate and I'd like to raise some concerns about the lack of pavement on the main road at the side of the estate. Also what speed restrictions will be placed down Earl Matthew Drive to ensure kids, pets and adults are safe and that the road is not used as a short cut causing a speeding hazard. Finally there are no details on this plan of where the play park will be, I'd like to know exactly where it will be as SM keep changing their minds and avoiding answering direct questions.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mihai Butnaru

Address: 42 Earl Matthew Avenue Arbroath DD115JU

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello all,

I been in this estate since they start building it and had enough of lies, dust, noise and irregularities from Stuart Milne.

None of our complaints have been taken seriously and with this new phase will get even worse. We are the last house on the corner, right opposite the field where the work should be done and will be a 3 way junction which will connect the 2 major streets, where one will be used as a bus stop also.

My concern are:

- with all this work carried so close to our property we will see movement which will result in cracks and major damage in the structure.
- dust and noise will be a major issue also, what is already too much to bare.
- Earl Matthew street, is so straight, this will be use as a race course and we need something to be used as calming measure.
- not enough parking built up at properties which resulted in allot of cars parked on the streets or near junctions which is a major issue if any emergency services try to get to the streets up the back.
- playing area for children is another issue as so many young families are in the estate and we've been lied from the start as we will have a play park.
- the property maintenance fees, which we are paying since we've moved in and we were told that when the council take over this will stop but 8 years on and nothing, why do we pay council tax?

Thanks!

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Customer Details

Name: Mrs Nicki Robertson

Address: 36 Earl Matthew Avenue Arbroath DD11 5JU

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of Earl Matthew Avenue I'm concerned by the extra volume of traffic especially without speed limiting measures being in place.

I'm also concerned that Earl Matthew Avenue will be used as a short cut, sunken drains have just been sorted.

We've had no end of problems with bt son in also concerned that additional homes will further dilute quality & also lead to further connection problems.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sheena Keeley

Address: 14 Buick Drive Monarch Rise Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Need for better signage on entry to Buick Drive, i.e. cul de sac. Speed reduction thru out scheme, path need full length of Bearfaulds rd. Playpark urgently needed to keep children safe whilst playing outside. Smells from drains particularly summer months needs attention.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Stephanie Wren

Address: 5 Buick Drive Arbroath DD11 5LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Stewart Milne will need to seriously consider traffic calming measures to ensure that an estate which is heavily inhabited by families remains a safe environment. Earl Matthew Avenue is already being used inappropriately by drivers and with additional traffic and through way from Montrose Road to Seaton Road, this is likely to increase.

It would be prudent to consider better pathways, particularly along Bearfaulds Road and consider parking areas within the estate for visitors to residents.

Finally, a play park has always been identified however, it is always planned for the next phase.

This will be phase 4 and a play park needs to be a priority.