

Comments for Planning Application 21/00131/FULL

Application Summary

Application Number: 21/00131/FULL

Address: Land At Rear Of Fairlea Watson Street Letham Forfar DD8 2QB

Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr A Florence

Address: Aelectrical Ltd East Den Brae Letham, Forfar DD8 2PJ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the proposed development at the land at the rear of "Fairlea" Watson Street Letham.

The development shall bring some much needed employment to the local area in the short term. The development shall furthermore harness long term carbon neutral technologies such as Solar PV, Battery Storage, Closed Panel Insulation or EV Charging for a more sustainable future whilst providing a beautiful non -standard open plan living style which is futuristic in comparison to the bog standard living style that is abundant and has become the expected standard of living in the county of Angus. On this basis I welcome the planning application at the rear of Fairlea.

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Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr Eric Brown

Address: Villa Greenhills East Den Brae Forfar DD8 2PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. There are still issues in the village relating to un-adopted roads. This development will have a major impact on this issue if approved. If approved there must be a clause stating that no vehicular access will be permitted from Greenhills.

2. The proposed site clearly has issues with drainage and standing water. The field is often flooded particularly in the area close to Greenhills. The work carried out by North of Scotland Water circa 2000 was continually hindered and delayed due to the unstable nature of the ground at Greenhills which resulted in a specialist tunnel being drilled. Originally the plans were to dig a trench but such was the risk of subsidence this was abandoned and a tunnel was 'bored' from Watson Street all the way past any properties at Greenhills.

3. Whilst I understand new developments will be different in nature, the proposed properties do not match compatibility with any of the neighbouring properties.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Ewan Cameron

Address: Noremac East den brae Letham DD8 2PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My family has owned Noremac since April 1974 which has an entrance at the foot of Greenhills and have never known of any problem with surface water or flooding or changes in that time.

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Case Officer: Damian Brennan

Customer Details

Name: Mr George Seaton

Address: Broome Cottage, East Den Brae Forfar DD8 2PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection is based on the following points:

- Impact on adjacent property and local area: Lived here for several months and have already noticed that during heavy rain fall the proposed field/property is prone to flooding and therefore we do not wish to be impacted with flood water periodically throughout the year.
- Road safety, parking and access: Greenhills is a private road and we would not wish for additional vehicles to be using it as access for either construction purposes/parking or future residents using is as an access through road or parking.
- Privacy and amenity: Our garden would be partially over looked by two story properties erected at the proposed site.
- Visual appearance and compatibility with surroundings: The proposed design of the dwellings do not seem to be in keeping with the surrounding village and certainly not with the surrounding historical stone built proprieties.

FAO Damian Brennan

Blunt Neuk, 21 The Den, Letham
Angus, DD8 2PY
18/03/2021

Ref. 21/00131/FULL
Alt. Ref. 100366072-001
Land at rear of Fairlea, Watson St. Letham DD8 2QB
Proposed erection of 5 dwelling houses, garages and associated works.

I wish to strongly object to the proposed development for several reasons.

1. Unadopted roads policy in Letham

As you will be aware there is currently a policy of not allowing development on any of the number of unadopted roads in Letham unless the area of the road has been brought up to adoptable standard.

I would suggest that this policy is of particular importance to enforce, at present, in the light of the very active and vociferous current campaign with numerous complaints regarding the condition of the roads and the vehicle use of the unadopted roads.

This development would exit onto an unadopted road and would lead to yet more traffic on this unadopted stretch and yet more traffic on the adjoining unadopted stretch of East Blairs Rd.

As the only resident on the lower end of East Blairs Road I have experienced ever increasing amounts of traffic in recent years, particularly with the increasing number of home deliveries, all the supermarket home deliveries now use East Blair's road daily (sat nav directs them onto East Blair's Road as the main route into the village!) The consequent deterioration of the road surface is not managing to persuade the drivers to use a more appropriate route or to persuade them to slow down to the new 20mph limit.

The Roads Department are already aware of the extremely difficult junction at the bottom of East Blairs' Road and the Den, it is a completely blind corner and is only wide enough for a single track. The only way to make it safe for traffic would be to knock my house down!

2. Water

The impact of further traffic on these unadopted roads is not the only problem with further development in this area, there is also the impact of any further soakaways into the already overburdened land.

I have spent many thousands of pounds protecting my property from run off coming off the land at the back of my property and from East Blairs Road, there being no gulley system to direct it.

Currently water runs constantly out of the land to the rear of my garage (and into my garage!)

Another property further along the Den also has a problem directing water coming constantly out of the land bordering Greenhills, around their property.

As climate change is clearly leading to a wetter local environment and with Letham having a high-water table a more sustainable plan for dealing with run off is of vital importance, water going into soakaways at the top of a hill comes out at the bottom directly affecting those of us living at the bottom of the hill.

It is very clear that the infrastructure of the unadopted roads in Letham is not suitable for supporting further development without a great deal of investment, this will involve much more than filling in a few potholes and is way beyond the means of current residents (or any local fund-raising efforts)

As Angus Local Plan clearly sets out the strategy

- to have regard to the unadopted roads policy in considering new developments:

- Safeguard and enhance the natural and built features that are key features of the village:
- Protect open spaces, the connectivity and functionality of the green network of paths.

In view of the need to look at the hierarchy for sustainable travel which emphasises the prioritising of sustainable travel; (ie walking/wheeling, then cycling, then public transport, then shared transport and lastly private cars) there is a clear need for an integrated review of all the unadopted roads and green paths in and around Letham before any further development takes place in order to make better use of existing capacity so that targeted, affordable infrastructure improvements can take place.

Yours
Isobel Sword

Sent from [Mail](#) for Windows 10

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Address: Land At Rear Of Fairlea Watson Street Letham Forfar DD8 2QB

Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr John Larmour

Address: Greenhill Cottage East Den Brae Letham Forfar DD82PJ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

My concerns are:-

A.. These 2 storey dwellings are incompatible with neighbouring properties and should be restricted to single storey as determined in previous applications 05/00241/FUL and 04/01303/FUL

B. FLOODING-North of Scotland Water laid a sewer across this agricultural paddock during The Letham Relief Sewer Project November 2000 with earthworks and infilling resulting in flooding of proposed Plot3, after persistent rain and significant snowfall. Floodwaters pour down the unadopted Greenhills Road on to East Den Brae overwhelming domestic drains

C. No vehicular access to this site can be gained from East Den Brae via Greenhills Road which is an unadopted private access Cul de Sac without footpath or positive drainage Ref application 04/01303/FFUL and 01/940427FUL

Angus Planning Dept

11 March 2021

To whom it may concern

RE: Planning Application 21/00131/FULL– 5 dwelling houses and garages Watson St, Letham

In reference to your letter, received Friday 04 March 2021, I wish to object to this proposal on the following grounds.

- Impact on adjacent property
- Noise and nuisance
- Privacy
- Impact on traffic movements
- Road safety
- Effect on safety of pedestrians
- Environmental impact
- Wider considerations

Impact on adjacent property

The submitted plans singularly and unfairly single out my property for the most detrimental impact of proposed building works, I will explain as follows.

The first and very serious point I wish to make is that the plans submitted detailing the development are incorrect and out of date. The plans submitted to me and which are also on the Angus Planning website do not take account of the approved extension to 10A Watson St on 27/11/2014 – please see planning ref: **14/00851/FULL**.

As can be seen on the correct plans, the proposed access to the site will be butted against my boundary fence, with no separation at all. This also means that the access to the side of my property (where the extension is) and where my elderly parents reside will be only 1 metre from the access road, with no separation at all from the boundary fence which sits directly on planned access to the site. I note that a 2-metre footpath has been suggested on the opposite side benefitting the resident on the other side of the proposed access. I note also that there is also a large area of garden between the proposed access/footpath and that house (Fairlea), which means that the impact of noise will mostly fall to me and my parents. In addition, the boundary fence of my property will also be at high risk of damage due to heavy plant machinery and then increased traffic both during and after construction due to lack of space.

Angus Council advice note 14 (Small Housing sites) states: 'Building on a boundary will not be acceptable, at least a one metre gap must be provided to allow for maintenance etc. A space has been provided for Fairlea, but not against my boundary fence as plans show.

The proposed development of plot 5 is directly opposite my property and is also closer to my property than any other existing property. Plot 5 is measured from the wall of my house instead of from the boundary fence, which is again different from how plot 1 is measured. Plot 1 adjacent to Fairlea is measured from the boundary fence not the actual house. This means that there will only

be approximately 13 metres from the wall at the back of my house and the garage wall of plot 5. This plot is also sited directly in front of my property and all the outfacing windows, which will have the most detrimental affect on light and privacy. The plot could have been sighted further over to the southern side of the plot, thus out of direct line and in between 10A and 10 Watson St, therefore reducing the impact of such a large building, instead of placing the whole dwelling solely in front of mine. As things stand, I will be bearing the biggest impact of such a large building on the site, this is both unnecessary and unfair. In addition, due to incorrect plans being submitted at this early stage, I am concerned that there may well be other 'mistakes' not yet identified.

Noise and Nuisance

As already stated, due the close proximity of the access to my property, there will be considerable noise and disruption from traffic both during and after building is completed. The noise created from actual building works will be significant and will have a serious and detrimental effect on my parent's health [REDACTED] This will effectively mean that my parents will see the end of their lives amid a noisy, messy building site. In addition, my office base is at home, which means that the noise and disruption will also affect my ability to work.

Privacy

Due to the close proximity of the access and plot 5 there will be a disproportionately higher impact on privacy and subsequent noise to my property. It also means that for the whole time of development of this site; the noise, mess and dust will effectively mean that we will not be able to enjoy our own gardens.

Impact on traffic movements

Watson street is an unadopted road and has until recently, been in reasonably good condition. The council bears no responsibility on its upkeep and maintenance, which as things stand falls to local residents. There are now 2 areas of damage that frequently break down at the top of Watson St. The increased traffic from heavy plant machinery and additional traffic will undoubtedly cause further damage to this road, which as things stand, neither the Council, the builders or the owners of the new dwellings will have any responsibility. There is a policy already in place to protect unadopted roads from additional building in order to protect from further deterioration. There are limited pavements on Watson St and cars are parked along the road at various points, which further decrease visibility and space.

Road Safety and effect on pedestrians

As already stated, there is no pavement cover in parts of Watson St. This road is a busy route for children, who use it to access the local primary school. It is also used by local children and walkers to access the play area at the Freuars area at Vinney Den. The increased traffic, especially on unpaved areas will increase risk of accidents on this road. All the proposed dwellings have space for a minimum of 2 cars, this could mean in excess of 10 additional cars accessing Watson St, in addition to delivery vehicles and also waste management and emergency vehicles accessing the proposed site.

The access road to the site is not sufficient to safely allow 2 cars to pass each other. New secondary roads are supposed to be a minimum of 13.1 metres wide, however the proposed access is only just over 7 metres wide at the narrowest point. Cars are generally assessed as requiring 6 metres each to pass each other safely and to allow access to emergency vehicles and pedestrians. This means

that the access is considerably short of this requirement and does not take account of space already added in respect of walkway for pedestrians, which will further reduce the space available.

Environmental Considerations

It is not safe or ethical to not also consider the impact of this site on the wider community. Whenever there is increased rainfall the river at the Den floods and breaks its banks, increasing risk of flooding to properties in this area and also to children and wildlife. The additional water demands and subsequent drainage of these new dwellings, will substantially increase the demands placed on an already struggling water drainage system, all of which drains into the many streams and rivers which ultimately lead to the Vinney Den area. We are seeing more incidents of very high river levels due to increased demands on the current drainage systems and evidenced after the building of the housing estate at Idvies View. Soak away is not sufficient to manage this, and it is already well known that increased building and loss of green areas substantially increase the risk of flooding.

The field is a valued green space, and corridor for hedgehogs, which are becoming much rarer in this community. Hedgehogs, song thrush, (which are red listed) and bats are regular visitors to this space and are protected or endangered animals. The proposed buildings and traffic on site will undoubtedly have a very detrimental effect on these animals.

Wider Considerations

Angus Council Local Development Plan (LDP) for residential habitation at Letham.

This plan clearly sets out its strategy, which states:

- ‘Continuing to have regard to the unadopted roads policy in considering new developments.’
- ‘Safeguarding and enhancing the natural and built features which are a key part of the character and identity of the village.’
- ‘Protecting open spaces and the connectivity and functionality of green networks.’

The current site at Watson St is not mentioned within this plan. There is already approved and agreed planning permission for a large housing estate on L3 of the plan for 20 houses, and a further 30 houses at L2 (Jubilee Court), which is yet to be developed and the impact of which has yet to be assessed on the wider local community. These builds will substantially increase footfall to, in and around Letham, placing the already failing road infrastructure at perilous risk. There is a clear contradiction in approving widescale planning whilst at the same time bearing no responsibility for the roads and safety of the people who must use them. **Appendix 3 L1: Letham Unadopted Roads policy, states that; ‘Letham has a unique problem which serves to constrain development, that is the number of unmade and unadopted roads. The roads in Letham have been inspected by the Roads Department and the following comments set out the position regarding the possibility of development being accessed from these roads. In general, roads would be required to be brought up to full adoptable standard before development of adjacent land would be possible.’**

Section 4.11 of the policy also states; **‘There is no budget allocation for bringing unadopted roads or footways up to the appropriate standard’.**

Much less wider considerations of impact of increasing amounts of water which end up in the rivers and streams that thread through and around the village.

The LDP states under DS1 Development boundaries and priorities

'Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development'.

As stated, there are already 2 significant areas already identified and approved for additional housing, which means that this site is not required.

With respect, I ask that full consideration of all these factors are fully taken into account when making final decisions about developing this site.

Yours sincerely

Julie Fisk,

10 A Watson St, Letham, Angus DD8 2QB

CC Councillor

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Address: Land At Rear Of Fairlea Watson Street Letham Forfar DD8 2QB

Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr Malcolm Cooper

Address: 8 Watson Street Letham Forfar DD8 2QB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i do not think this should go ahead as this is a unadopted road and not that a good a condintion and with more cars just going too get worse quicker

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Case Officer: Damian Brennan

Customer Details

Name: Mr Malcolm Cooper

Address: 8 Watson Street Letham Forfar DD8 2QB

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:ref the 5 house`s i have had a small extension too my cottage where i had was adviced by the water board too have a civil engineers report for a soak away so i did but it failed so would be most interesting if 5 soak aways pass and im only 50 mt from this site .ref the Road's dept i do not think this officer is thinking of the future as the road may not bad now after all the lorries diggers and the council not adopting the road it will deteriorate very quickly even with the help of the lottery

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Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr Murdo & Claire Culbertson

Address: 10 Watson Street Letham Forfar DD8 2QB

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As residents of Watson Street we would like to raise some concerns over this proposed development.

Firstly, the issues surrounding the unadopted access road via Watson Street. This road is in poor condition and would need a substantial amount of work to bring it up to adoptable standards, nearing on full construction from sub base up. The condition will deteriorate during construction with heavy goods vehicles and heavy plant using this access, meaning that the developer should be held responsible for maintaining the road during construction and ensuring adoptable standards are met at the conclusion of works. The added domestic traffic from 5 new houses will also increase deterioration of this road if not adopted. Another concern is that many children use this road daily and there is no footpath for much of it.

Secondly, it is our understanding that a mains sewer runs through this field which will limit where the plots can be placed and restrict surface water drainage systems layouts.

Our third concern is that any additional drainage may add to flooding issues already seen in the Den below the site.

Next, we would have expected this site to exceed the 0.5 hectare limit for inclusion of affordable housing but see that none has been included.

Lastly, we can see no details on proposed boundary fencing in the plans and it would be disappointing if the council were to allow the rundown barbed wire fence currently in situ from the rear of 10A Watson Street and along the Southern edge of the field to remain.

In conclusion, if this development were to gain approval we would hope that it be under the conditions that the developer maintains Watson Street during the construction and brings it to an adoptable standard to be handed over at conclusion of works. All boundaries be of a suitable standard for domestic purposes. All surface water drainage is dealt with in line with current regulations.

Thank you.

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Address: Land At Rear Of Fairlea Watson Street Letham Forfar DD8 2QB

Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mrs PHYLLIS JOLLY

Address: 8 THE DEN LETHAM DD8 2PY

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This comment in conditional support of the application is submitted on behalf of Letham's Village Lottery. The Lottery is presently engaging with AC seeking a review of the Letham - Unadopted Roads Policy to remedy its shortcomings. One failure of the policy is a lack of information that informs existing Frontagers of their rights and obligations under the Roads (Sc) Act 1984, regardless of whether or not any new development is in the pipeline. AC must formally consult with existing Frontagers before an unadopted road is added to the adopted list, on matters such as the road specification and any sharing of costs, if applicable. Ultimately, Frontagers have a right of appeal to the Sheriff whose decision is final. AC is also in the process of an ongoing review of the AC Local Development Plan and a change is requested to seek a developer contribution from all new houses in the village to feed into an unadopted road maintenance / upgrade fund.

Letham's unadopted roads are used to varying degrees by the general public in motor vehicles, pedestrians, horse riders, cyclists and other wheeled traffic such as motorised disability scooters, prams and pushchairs under a public right of passage (similar to a public right of way). Inevitably, the poor surface conditions put users at risk of harm or injury and in our correspondence, A C has accepted that it has a duty of care towards the general public as well as to Frontagers in regard to the safety of all road users. However, Frontagers carry a further financial risk of being required to meet the costs of upgrading a road to adoptable standard if AC exercises its statutory power in the public interest. As there is an over-riding public benefit to be had from enabling new development that directly contributes funds to upgrade roads, Letham Village Lottery supports this application providing a suspensive condition requires the full process of Frontager consultation to be finalised before construction starts.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs PHYLLIS JOLLY

Address: 8 THE DEN LETHAM DD8 2PY

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:CONTINUATION TO COMMENT ON BEHALF OF LETHAM'S VILLAGE LOTTERY:-

The section of Watson Street connecting the new development with West Hemming Street should become adopted as a minimum and ideally the short section connecting to East Blairs Road too. Safety on East Blairs Road is a concern and it is suggested that a Road Traffic Order or similar could enable one-way traffic to run from The Den to Gardyne Street, deferring the expense of an upgrade to adoptable standard to a later date when funds are available.

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Address: Land At Rear Of Fairlea Watson Street Letham Forfar DD8 2QB

Proposal: Proposed Erection of 5 Dwellinghouses and Garages and Associated Works

Case Officer: Damian Brennan

Customer Details

Name: Mr Stuart Mitchell

Address: 6 Watson Street Letham DD8 2QB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this development. In the 5 years we have owned our property in Watson Street we have seen a deterioration in the state of the unadopted road, and increased traffic and heavy plant to build this development will only make this a lot worse. In contrary to the Solicitors Statement, the road has very little kerbed walkways, and will pose a risk to pedestrian traffic, I recommend a risk assessment is carried out as a matter of urgency as there is a large number of Schoolchildren and Villagers that use this road. The connecting roads of East Blairs Road are in a very poor state and increased traffic will not improve this.

In the last 2-3 years especially, the standing water issues have increased significantly, the road down to the Den becomes a river in heavy rain, and this development will increase this further, exposing the area to flood risk.

Apart from the short term in construction, I see no opportunity for sustained employment that this development would create.

I see no evidence in the documents of consideration of the conservation, protection and enhancement of biodiversity and the possibility of presence of sensitive species so that the habitats can be taken into account in this greenbelt development.