

# Comments for Planning Application 21/00254/FULL

## Application Summary

Application Number: 21/00254/FULL

Address: Land Surrounding 2 And 4 Hillhead Road Monikie Angus

Proposal: Erection of 8 Dwellings and Associated Works

Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Alex anderson

Address: 4 Hillhead Road, Monikie Broughty Ferry Dundee DD5 3QR

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to submit objections to the above planning application as follows.

This application will impact on my property as I will have housing at the side and rear of my property therefore creating noise and disturbance.

Plots 2&8 gardens run along both sides of my property. This will create noise and nuisance as this is the only area of privacy I have.

This application will cause a problem with traffic movement as we are on a farm road with large farm vehicles and lorries accessing the farm every day.

At present there can be issues with the parking of vehicles so the addition of more housing is going to impact heavily on parking.

The planning shows garages and private drives but this only caters for the residents but not visitors.

Since the opening of the adjacent Cafe on Panmure Road this has only added to parking being very dangerous particularly at the blind bend and junction with Hillhead Road.

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Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Gordon Millar

Address: West Hillhead Farm Monikie Dundee DD5 3QJ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I farm at West Hillhead Farm and so am very concerned about access to my farm if the application for 8 houses at the bottom of my farm road goes ahead.

There are many heavy goods lorries come up and down the road and also large arable tractors and equipment.

Hillhead Road is not wide and is heavily congested at present which can cause us access problems at present without the proposed additional houses being built.

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Address: Land Surrounding 2 And 4 Hillhead Road Monikie Angus

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Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Graeme Whaley

Address: 11 Hillhead Road Monikie Dundee DD5 3QR

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to submit my objections to the above planning application. This application will further compound a problem with traffic movement and road congestion on Hillhead Road. There are currently 10 houses on Hillhead Road. There is also one property already under development and this introduction of another 8 properties will amount to a near doubling of the existing residences which will impact on noise, traffic and light pollution, as well as adding strain to existing infrastructure. The road also provides through access to West Hillhead Road and the local farm, and exits into the village at a blind bend.

Hillhead Road is also frequented on foot and bicycle by many Monikie residents going to and from Monikie Park (closest foot entrance to the park for the majority of village houses is via Hillhead Road, including all of Affleck Gardens and Broomwell Gardens). The increase in traffic, congestion, and driveways on already poorly maintained footpaths and an infrequently maintained road poses a danger to pedestrians.

Finally within the existing site plan there are a number of very established trees omitted from the plan. In the section marked "BUSH AREA" there are ten to twelve trees which are 30-40ft high and have not been recorded on the site plan. The felling and removal of these will drastically reduce the amount of greenery in the immediate area, leaving no natural green space within sight for existing residents, changing the natural aesthetic and causing a detrimental effect on the existing landscape character and thriving wildlife populations.

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## Application Summary

Application Number: 21/00254/FULL

Address: Land Surrounding 2 And 4 Hillhead Road Monikie Angus

Proposal: Erection of 8 Dwellinghouses and Associated Works

Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Terry Farrell

Address: 15 hillhead road Monikie Angus Dd5 3qr

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The original planning was for 5 dwellings which would have created problems with access on a road that's already congested and is a farm access road which also has HGV lorries using it as well. Access from the road on to and off my driveway could also be impeded. So to add more houses and vehicles will only compound the problem. Therefore, I am objecting to the proposed increase in number of dwellings.

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Address: Land Surrounding 2 And 4 Hillhead Road Monikie Angus

Proposal: Erection of 8 Dwellinghouses and Associated Works

Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr neil young

Address: 1 Hillhead Road Monikie Dundee DD5 3QR

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The added traffic to what is already a very congested street will be a problem for the lorries and farm traffic going to and from West Hillhead farm. Instead of a path going onto main rd could the access rd not be positioned here instead.

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Application Number: 21/00254/FULL

Address: Land Surrounding 2 And 4 Hillhead Road Monikie Angus

Proposal: Erection of 8 Dwellinghouses and Associated Works

Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Peter Ramsay

Address: 33 Dalhousie Street CARNOUSTIE DD7 6HE

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having reviewed the submitted proposals, this looks like a very proportionate use of the vacant land formerly occupied by Monikie Railway Station.

Once completed it will greatly enhance the area to the benefit of adjoining neighbours compared to what has been there historically. Development of this brown field site has been long overdue.

In this context I hope Angus council will support this application.

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Case Officer: Fraser MacKenzie

## Customer Details

Name: Mr Peter Ramsay

Address: 33 Dalhousie Street CARNOUSTIE DD7 6HE

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am re-submitting this as I don't believe my first comment registered on your website

having reviewed the documents submitted, I feel this is a very proportionate application, which make the most of the dual lanes available at Hillhead Road. This brownfield site has been long overdue development and upon completion will greatly enhance the immediate environment for neighbouring properties and the village as a whole.

In this context I hope that Angus council will support this application.

**PLANNING APPLICATION 21/00254/FULL**

In the knowledge that this site has been identified by Angus Council as an area for development, Monikie and Newbigging Community Council wish the following taken into consideration when addressing the planning application submitted by the developer.

- In the first instance we would wish the development to be consistent with the character and pattern of dwellings in the older part of the village in which the site occupies a central position.

In this respect we question both the design and the number of houses intended.

This area of the village consists of traditional dwellings added to by the erection of bungalows in later years around the village.

This development afforded residents good sized gardens front and back with ample off street parking.

This observation is self evident on examination of the site plan in context with the surrounding dwellings.

The number of houses as proposed is, in our view excessive and would create congestion of building and the design of the buildings as two storey houses is at odds with the style of the neighbouring village houses.

- TREES

The character in the centre of the village is determined, in part, by the row of mature trees opposite the café and the well established trees flanking Kirkton Road.

The former are subject to a TPO but the latter have been deemed unviable despite being a feature of the village for decades and they form an integral part of the green corridor between Monikie Park and the village.

If these trees have to be felled then new tree planting would be appropriate as a replacement and we suggest that the redundant area of the site close to opposite the park gates could be used.

This proposal will prevent this area remaining as an area of wasteland and a further eyesore adjacent to dwellings.

- DYKES

In addressing the matter of conservation of the character of the village the stone dykes along Panmure Road should be refurbished as a condition of development.



We would also suggest that this dyke should be continued along Kirkton Road and for consistency along Hillhead Road , thus encircling the site in its entirety.

There is a precedent in the village, namely the residences within the cul-de-sac off Panmure Road (The Fiddlers), a development which fits well into the context of the older village.

Here stone dykes have been built anew to enhance the aspect of the development.

- **TRAFFIC**

We draw you attention to the possibility of traffic congestion if the number of residences increases.

At present Hillhead Road is often close to being a single lane as a result of on street parking.

We are reminded that this road is used for access to West Hillhead Farm by heavy goods vehicles and large farm equipment.

The proposal for some of the houses to have their access on Hillhead Road has the potential to add to this congestion through use of on street parking.

With this is mind we suggest that none of the dwellings should have frontage to Hillhead Road and that all new build should be contained within the site where a reduction of the number of proposed houses would provide adequate areas for parking within the site.

The C/C has in the past discussed the inadequacy of the land legislation which allows planning applications to be made and granted and where developers then stall on completion of building. This is, in our opinion, land banking to the detriment of villages where areas which are unmanaged can become eyesores.

Unfortunately Monikie has been subject to this and we wish all development to enhance the village for future residents.