

## Carnoustie Community Council



### Response To The Proposed Panbride Road/ Carlogie Road Development (Ref: 21/00523/FULM)

#### Context To The Carnoustie Community Council Position

##### 1. Public Comments Submitted To Angus Council Planning Portal Between 10th July and 7th August 2021

According to the Angus Council planning portal, on Saturday 7th August 2021\* there were 26 members of the public indicating support for the proposed development at Panbride Road, Carnoustie and 29 expressing their opposition to the development. Consequently, the development had a similar number of expressions of support and objections. There were two further comments one of which was registered as in favour of the development but the comments highlighted concerns about the development whilst the second made comment about hedging but did not specifically indicate either support or opposition to the proposal. It would therefore seem that public opinion was fairly evenly split between those in favour and those opposed to the development (48% in favour, 52% opposed). Interestingly, 13 comments (50%) supporting the development came from people who are not currently resident in Carnoustie. These included comments from individuals giving their home address as being in Arbroath, Dundee, Piperdam, Monikie, Monifieth, Montrose and Portlethen. By contrast, only one comment (3.4%) opposing the development came from an individual living outside the Carnoustie and District boundary (Broughty Ferry). Another notable difference between those expressing support for the development and those objecting to the development is that 13 (50%) of those indicating support did not provide any reason or comment to explain their position whilst all of those indicating an objection provided one or more reasons that illustrated their concerns.

Amongst those expressing support for the proposal, the provision of new housing on the east side of the town was welcomed by some despite the location being on a greenfield site. Some also thought that there would be an economic and possibly an employment boost for the town. However, no information was provided to substantiate this claim.

Amongst those objecting to the proposal, concerns about the impact of further demand on public service infrastructure including Primary Health Care, Dental Health and Education Services were reported most frequently. There were also concerns about both the environmental and social impact of the proposed development on the town.

#### \* Update to Public Comment Data

By 12:00 noon on Thursday 19th August 2021, there were a further 35 comments all of which bar one were in support of the proposed development at Panbride Road. Ten of the comments in favour of the development were posted on 16th August and 24 on 17th August. It would appear that these comments were elicited as a result of the public consultation event held by Kirkwood Homes in Carnoustie on Wednesday 11th August and subsequent canvassing activity carried out by the Developer and/ or its representatives. Closer inspection of these more recent public comments makes it difficult to avoid the conclusion that contributors may have been willing to

## Carnoustie Community Council Comment continued (2/4)

put their name to one of a number of pro forma templates which were then submitted to the planning portal en bloc. For example, there is a strong similarity within the content of the most recent comments and in several cases the contents are identical. Thus, several mentioned the £15 million investment would aid Carnoustie's recovery from the pandemic and many more emphasised the Developer's reputation for building high quality homes. There was also a high concentration of comments from specific locations within the town including Corbie Drive, Henry Cotton Place, Prosen Bank, and Terrace Road. Whilst there is an understandable over-representation of comment opposed to the development from within the Panbride Road area, amongst the comments lodged on the 16th and 17th August, both the number of comments and home addresses of respondents would suggest that some form of active canvassing work has been undertaken on behalf of the developer. Whilst such activity may be legitimate, it seems to be at odds with the spirit of an open and transparent planning process in which the concerns and aspirations of local people are addressed through consultation and involvement in place making discussions and the development of local place plans and local development plans rather than being shaped by the interests of developers and land owners.

## 2. The Angus Local Development Plan (2016-2026)

Although the Panbride Road development may need to be assessed by Angus Council Planning on its own merits, the Community Council believes that all major developments should be considered within the context of similar, existing consented projects and also in the light of those areas currently designated for housing under the ALDP. This principle is particularly important where new proposals are being considered on greenfield sites. The development strategy for Angus is set out in the introduction to the ALDP. For Carnoustie and Barry this means 'supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including Woodside/Pitskelly, Barry Road, Greenlaw Hill and the former Maltings'. The Panbride Road proposal is for the development of a greenfield site outside the town boundary.

Carnoustie Community Council would also highlight that whilst a phased development for 250 houses has been consented at Pitskelly Farm, concerns were raised by some members of the community during the planning process about the scale of this development and the potential adverse impact that this might have on the identity and sense of community within the town and also on access to public services. Any additional, large-scale residential development would only heighten those stated concerns. Despite this, there is a current proposal for 56 houses across two phases at Greenlaw Hill which is designated as an opportunity site (ALDP, C4). Moreover, 2.5 hectares of land at Woodside/Pitskelly has been identified as an opportunity site (ALDP, C2) for 'residential, Class 4 (business) and Class 11 (assembly and leisure) uses where they are compatible with surrounding activities' and a further hectare of land at Barry Road for similar purposes (ALDP, C3). Finally, the Panmure Industrial Estate, which comprises 3.7 hectares, has also been identified as a potential opportunity site (ALDP, C5). Consequently, 10.4 hectares of land have already been identified for sole residential or mixed residential and business use which raises the question as to whether there is a need to further reduce the supply of prime agricultural land to meet the forecast demand for housing? Presumably, the Panmure Industrial Estate site would only be utilised for housing if existing tenant businesses relocated to new and presumably better premises at one of the designated employment sites. It is therefore a matter of great concern to CCC that not one of the employment sites identified in the ALDP has yet to materialise, not least at the designated site at Carlogie.

The View of Carnoustie Community Council on the Panbride Road / Carlogie Road Proposal

The Community Council cannot support the proposal for the following reasons;

1. The proposed development is counter to the current (2016 - 2026) Angus Local Development Plan (ALDP). If consent is granted, this would undermine the integrity of both the current and importantly, any future development plans. The current ALDP also identifies a number of opportunity sites for housing that have yet to be developed and hence raises a question as to whether there is a need to develop on a greenfield site at this time.

2. TAYplan - Strategic Development Plan.

Carnoustie is defined as 'a Tier 3 principal settlement which has the potential to play an important but more modest role in the regional economy and will accommodate a small share of the additional development.' The Community Council take the view that development of greenfield sites in or around the Carnoustie for housing should only be permitted following consultation and agreement with the wider community. The normal process for this would be in the course of consultations for both the Local Place and Local Development Plans.

3. In a joint application with Muir Homes in October 2015, the landowner submitted a proposal for 300 homes at a site west of Carlogie Road maintaining that without this residential development, the previously consented Business Park would not be viable. Although this proposal was rejected both by Angus Council Planning and at appeal by the Reporter to the Scottish Government (December 2016), there is a concern that if the current proposal is granted, this will lead to further residential planning applications at adjacent sites once the precedents of breaching both the ALDP and also the town boundary have been established. By reducing the acreage of available arable land, this will reduce the viability of cultivating crops in neighbouring fields. Should these fields remain fallow for a prolonged period, the case in favour of further 'windfall sites' being made available for residential development will probably strengthen.

4. The majority of the objections raised about the development express concern over the inevitable impact that this will have on the public service infrastructure of the town. Primarily, this is centred on the increased demand that will be placed on Primary Care Health and Dental services and also on school capacity. Whilst CCC understand that Angus Council does not currently take health and dental services into account when considering major planning applications of this sort, this would seem to represent a major failing within the planning process in Angus and it would be helpful to understand the rationale for this omission particularly as other Local Authorities do take such matters into consideration. In addition, following reform of planning policy in Scotland in 2019, all future LDP's are 'required to "take into account" matters including the housing needs of the area's population; the availability of housing land; the health and educational needs of the local population; and the desirability of maintaining cultural venues'. Given the level of concern expressed over the impact of new developments on access to health services there seems no obvious reason why Angus Council should not consider this as a material consideration for all new developments.

5. Whilst the provision of affordable homes is a welcome feature of the Panbride Road development proposal, there is some concern that all such homes are clustered together rather than being integrated throughout the development. The justification given for this is that it suits the needs of the Housing Association selected to operate this aspect of the development. Whilst the proposed arrangement might well have merits, it would have been preferable if the reasons given had been drawn from an evidence-base demonstrating benefits for the tenants rather than simply to meet the apparent needs of the landlord.

6. Although the Developer has taken some steps to utilise renewable energy resources within the proposal, it is disappointing that the primary heating systems for all the proposed homes is to make use of combination boilers and are therefore reliant on fossil fuels. This means that within a period of 10 - 15 years, it is likely that homeowners and also the social housing operator will need to

Carnoustie Community Council Comment continued (4/4)

replace these systems with greener alternatives. Given that the most cost-effective point at which to install greener heating systems is at the time of construction, this aspect of the development seems to be a missed opportunity.

7. The voices of residents who are most impacted by the development, namely those who currently live in the Panbride Road area, have to be given consideration. Without exception, this group of individuals are opposed to the development. It is all-too-easy to dismiss such objections as merely an example of 'not in my backyard' opposition to development of any kind. However, examination of their concerns reveals both thoughtful and considered objections including that the proposed development violates the current ALDP and town boundary as well as other material considerations such as the clash of architectural styles between the proposed and existing developments and also the intensity of development is not in keeping with the surrounding area. There have also been concerns expressed about the environmental impact not only on wildlife but also through the proposal to divert part of the drainage system into the Lochty Burn. Although SEPA have not objected to the development on the grounds that the site is to be drained into the Lochty Burn and hence is not considered to be at risk of flooding, the rate of discharge has to be agreed with Angus Council. There is no information provided as to how this rate of drainage is to be monitored nor who will be responsible should the rate exceed the agreed rate and potentially cause flooding further downstream.

The final draft of this comment was compiled on 23rd August 2021 and approved with one change at the Carnoustie Community Council Meeting on Monday 30th August 2021.

Submitted by Alasdair Murray, Planning Contact, Carnoustie Community Council.

Cc [REDACTED], Chair, Carnoustie Community Council  
D [REDACTED] Secretary, Carnoustie Community Council

Name: AILEEN HEGARTY

Address: 17 DALHOUSIE STREET, CARNoustIE

Postcode: DD7 6EH



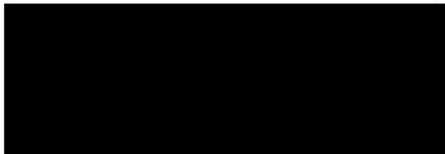
Date:

11.8.21

Dear Sir / Madam,

I am writing today to indicate my support for the Panbride Road planning application submitted by Kirkwood Homes (reference number 21/00523/FULM). Carnoustie is a growing town and we need more houses so that local, especially young, people can stay in the area.

Yours,



Name: *Duncan Lornie*  
Address: *5 Macdonald Smith drive Carnoustie*  
Postcode: *1007 7NR*



FAO Angus Council Planning Department  
Planning Application 21/00523/FULM

Dear Sirs,

I am writing today to express my support for the above-mentioned planning application, for 62 homes on Panbride Road. The inclusion of 15 affordable homes is welcome, and the remaining homes will be high-quality development which suits the character of the town and will support its economic development.

Our existing housing supply is stretched to capacity, while local services can support additional residents without difficulty. I urge you to approve this development which will help to meet the housing needs of the local area.

Yours sincerely,



Name: AWLSON OGILVIE

Address: 15 BOYACK CRESCENT, MONIFIETH

Postcode: DD5 4EW

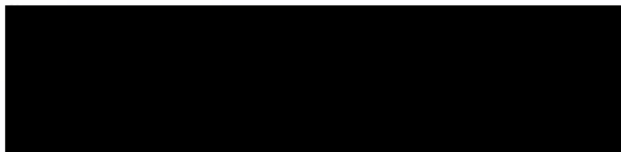
Date: 11/8/21

To whom it may concern,

I am writing as a supporter of Kirkwood Homes' planning application (Ref. 21/00523/FULM), located on Panbride Road, submitted to Angus Council. I support this application wholeheartedly: Kirkwood Homes' plans have been considerably designed and I believe that they will be greatly beneficial to the local community.

While I do have reservations about the impact on local services I am confident that these can be resolved and I would encourage Angus Council to discuss these issues with Kirkwood Homes.

Yours faithfully,



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr John Maidment

Address: 7 Arbroath Road Carnoustie DD7 6BP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carnoustie's support services, i.e. Health Centre, Schools, Care Services are drastically under pressure.

With every new development this pressure is exacerbated. But there are never commensurate increases in funding from either local or national government.

The footfall in the High Street continues despite the ever increasing population, few of whom seem to visit, instead driving off to Arbroath or Dundee.

I have been in Carnoustie since 1978 and I hate to think the total area of greenfield sites that have been lost, I know for example the Carnoustie House Grounds have shrunk considerably to accommodate a school and a tip which we now have to make an appointment to use and non drivers need not apply.

I cannot fathom out, and nor can anyone I have spoken to where the 'support' comes from each time another growth is mooted. Is admission to these 'consultations' limited to Carnoustie residents, who after all are the ones that have to live with the consequences? If not, why not? It makes a mockery local democracy.

I do hope the Community Council are successful in their representation and the plans are called in.

The whole question of planning applications and their seeming 100% success rate is a source of wonder to many.



**From:** Alistair Murray  
**Sent:** 19 July 2021 13:11  
**To:** PLANNING  
**Subject:** Ref 21/00523/FULM. ( Comments for Planning )

In Ref to the above project it is the intension of the developer to retain a hedge row on the north side of Panbride Road ,I would like to point out that this hedge is very close to the kerb edging and in the summer grows over on to the road. Unfortunately it is very rarely cut and cars have to brush along the hedge when passing another.

Can we have this removed and if required replant with a nice beach hedge back from the kerb all as has been planted on previous developments in the village, the existing hedge is not a particularly good hedge as declared by others previously.

Regards.  
Alistair Murray  
Craigmeron Panbride  
Carnoustie  
DD76JJ

# Comments for Planning Application 21/00523/FULM

## Application Summary

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Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Ann Alexander

Address: 39 Barry Road Carnoustie DD77QN

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely agree with Carnoustie Community Council's objection to this planning application so there is little more I can add. This land is not a brownfield site and at the gateway to Carnoustie would be an eyesore.

Name: AUDREY FINDLAY

Address: 16 TERRACE ROAD, CARNOUSTIE

Postcode: DD7 7AF

[REDACTED]

Date: 11/8/21

Dear Sir or Madam

I write concerning Planning Application 21/00523/FULM, for additional homes on Panbride Road including affordable housing. Although the definition of affordable is always questionable there is no doubt that new houses are urgently needed in the local area and I strongly believe that this development must go ahead if we are to meet our local housing needs.

I also feel that the development is suitably attractive and will benefit the local area with its effective layout. Traffic considerations are always a concern but I have some confidence that the developer's plan for this will ensure appropriate management.

[REDACTED]

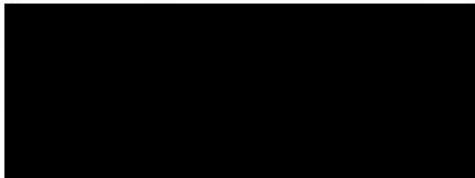
Name: CALLUM LEWIS  
Address: 54 Ravens by road Carnoustie  
Postcode: PP7 7NU



To Angus Council:

Please vote in favour of Kirkwood Homes' planning application for housing at Panbride Road (reference number 21/00523/FULM). Carnoustie is in need of investment to recover fully from the coronavirus pandemic, and Kirkwood say their plans represent an investment of £15 million in Angus – if it's anywhere near that, it's worth having. The 50 construction jobs they mention would also provide huge benefit to the local community.

Kind regards,



16.08. PC  
019

Name: Cassie Mackenzie  
Address: Brickeen Statler Road Barry  
Postcode: DD7 7R 5

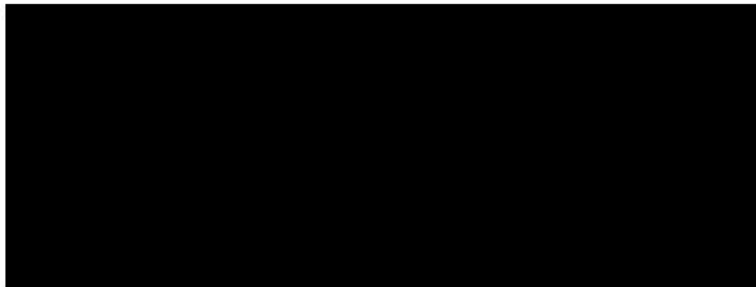


Date: 11/08/21.

FAO Angus Council

Please accept this letter as a demonstration of my support for the recent planning application for homes on Panbride Road (21/00523/FULM). Eastern Carnoustie has seen little inward investment recently, with much of the growth being focused on the West, and it is important for people to have options, in order for the town to remain attractive.

I believe that this application, if approved, would help to meet housing demand in the area, and that its appropriate and sympathetic layout makes it a suitable candidate for approval.



Name: CHRIS COOPER

Address: 8 Gulse place TAYPORT

Postcode: DD6 9LR

[REDACTED]

Date: 11/8/21

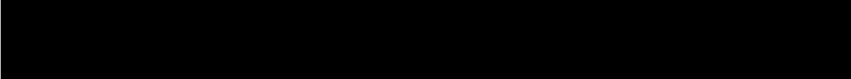
To Angus Council Planning Department,

Please accept this letter as a show of my support for Kirkwood Homes' Planning Application on Panbride Road. Their plans are thoughtful and will have no adverse impact on the community while creating more choice and bringing money into the local area.

Best wishes

[REDACTED]

Name: CAROL AOWIG  
Address: 20 SPENCER CRESCENT  
Postcode: DD7 6DS



10/8/21

Dear Sir/Madam

I would like to share my views on the recently submitted planning application for Panbride Road (21/00523/FULM) from Kirkwood Homes. I have been impressed by the proposals put forward by Kirkwood. They are sensitive to the local area and the layout seems appropriate for the site. The proximity of the bus routes should also help to minimise the travel impact and I understand there is capacity at the local schools for additional pupils. Carnoustie is a lovely place to live and I think the Panbride Road development would benefit the community.

Regards



REPRESENTATION BY D J LAING HOMES LIMITED

PLANNING APPLICATION 21/00523/FULM

PROPOSED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE,  
ACCESS, LANDSCAPING, DRAINAGE, SUDS AND OPEN SPACE

ON

LAND WEST OF JANEFIELD COTTAGE, PANBRIDE ROAD, CARNOUSTIE

FOR

KIRKWOOD HOMES AND ANGUS ESTATES

AUGUST 2021



## Contents

1. Introduction and background
2. Site history
3. Development Plan position
4. Applicants case
5. Discussion
6. Conclusions and reasons for objection

## **1. Introduction and background**

1.1 A major planning application has been submitted by Kirkwood Homes and Angus Estates for residential development with associated infrastructure, access, landscaping, drainage, SUDS, and open space on land north of Panbride Road and east of Carlogie Road, Carnoustie (Application 21/00523/FULM refers).

1.2 The site extending to approximately 3.7ha is located outwith but contiguous with the development boundary of Carnoustie and is open arable land. The site is generally rectangular in shape with road frontage along Panbride Road. A single new access point approx midway along the frontage will service the new development. Immediately to the east of the proposed site is a small roadside development of single house plots and a recent brownfield redevelopment housing group, which are all within the development boundary. To the west is Carlogie Road (A930), and the submitted proposal allows for the safeguarding of land associated with implementing the realigning and upgrading of Carlogie Road as required by Local Development Plan (LDP) Proposals C6 Working - Land at Carlogie and C8 - Realignment of Carlogie Road. The Angus Local Plan Review (2009) allocated 15ha of land at Carlogie Road for employment purposes and planning permission in principle for employment development and associated realignment of the A930 was approved in August 2014. LDP Proposal C8 therefore safeguards the land required to enable the implementation of an upgrade to the A930 Carlogie Road that would improve linkages between the eastern end of Carnoustie and the A92 road (Dundee to Arbroath). No development has yet occurred.

1.3 The current planning application is for the delivery of 62 houses - a mix of market (47 units) and affordable housing (15 units). The new houses are a blend of detached, semi detached and terraced properties. Other than the main access point there is no other vehicular access to Panbride Road and the houses are set out around an internal loop road.

1.4 As was required by a major housing planning application, a Proposal of Application Notice (PAN) was submitted to Angus Council on 28 January 2021 for development of the site at Panbride Road (reference 21/00068/PAN). A letter of response was issued by the Council setting out the current requirements and timescales for public consultation on 15 February 2021. In addition Report 85/21 to the Development Standards Committee (9 March 2021) was approved. This report advised that a PAN had been submitted for a major housing development and identified key issues at that stage to be addressed by any subsequent planning application. The applicants were made aware of the report contents.

1.5 This current planning application is supported by a substantial quantity of drawings (layout, house types and elevations) together with specialist studies/statements (dealing with transport, infrastructure needs, energy, ground conditions, landscaping, ecology, waste management, car and cycle parking etc. Of particular note is the Planning and Delivery Statement, Design and Access Statement and Pre-application Consultation Report. The Planning and Delivery Statement sets out and assesses the development plan policy context for the proposed housing and the material considerations that should be taken into account in determining the planning application.

1.6 Also submitted was a pre application consultation (PAC) report associated with the earlier PAN 21/00068. This is important because it suggests that there is a measure of community support for the housing proposal. Paragraph 1.4 of the Report indicates that the consultation team were "very

*much encouraged by the level of community interest in the site and the overwhelmingly positive feedback". (June 2021).*

## **2. Site history**

2.1 The north east sector of Carnoustie (land north of Panbride Road and both west and east of Carlogie Road) has a long planning history leading back many decades. Pressure for development (particularly housing development) has been resisted by successive Angus Councils'. Indeed the original Carnoustie Local Plan (1980) used Panbride Road as a development stop line. Over time, with the recent exception of the redevelopment of a brownfield site at Middleton of Panbride - a site within the defined Carnoustie development boundary - for 12 new houses (planning application 17/01036/FULL refers), no outward expansion for housing has been allowed in this sector. The housing land requirements for Carnoustie have all been met through a mix of brownfield redevelopment within the town, previous limited land release at Newton Road and most recently by the Angus Local Development Plan (LDP)(adopted September 2016) led expansion of the town at Pitskelly. ( LDP proposal C1 Housing - land at Pitskelly, refers).

2.2 Successive adopted local plans/local development plans - 2000, 2009 and 2016 - have maintained Panbride Road as the northern limit of the Carnoustie development boundary, as it relates to housing development. Given this, the current planning application is therefore at significant odds to this long term held development policy position.

2.3 Although not part of this current site (but fairly close to it is worth noting that a planning application for some 300 houses on the west side of Carlogie Road was subject of an appeal and ministerial decision. The applicants Angus Estates and Muir Homes Limited appealed against non-determination of the planning application (15/00922/PPPM refers) in April 2016. The appeal was dealt with by way of written submissions and the Inquiry Report submitted to Scottish Ministers who in accepting the reporters findings and conclusions dismissed the appeal for housing development outwith the Carnoustie development boundary at that location. (Inquiry reference PPA-120-2041). The Reporter concluded that the development did not accord with the relevant provisions of the development plan and there were no material considerations that would justify approval of planning permission in principle. Key elements in this decision were the countryside location, the current effective housing land supply and loss of prime agricultural land.

2.4 Also worthy of note is a similar situation with regard to a planning application on the west side of Carnoustie - Fields 525m south east of Pitskelly Road, Carnoustie. The proposal for some 260 houses etc was refused by Angus Council in December 2018. (Application 18/00778/PPPM refers.) The applicants appealed the decision and the Scottish Reporters upheld that decision confirming the reasons for refusal as being Contrary to TAYplan policies 1 and 4; Angus Council development plan policies DS1 Development Boundaries and Priorities; TC1 Housing Land Supply and Release; TC2 Residential Development; TAYplan policy 9 and Angus LDP policy PV20 as they relate to loss go Agricultural Land; and TAYplan Policy 2 and Angus LDP policy PV12 as they relate to flood risk management (Appeal reference PPA-120-2050 refers).

2.5 There has therefore been a fairly consistent approach to dealing with planning applications for outward expansion of the town outwith the development plan process.

### **3. Development Plan position**

3.1 Under the Town and Country Planning (Scotland) Act 1997 as amended decisions on where and how development will take place in Scotland are influenced by three tiers of statutory document - National Planning Framework; Strategic Development Plans and Local Development Plans.

3.2 National Planning Framework (NPF) 3 was published by the Scottish Government in June 2014. It sets out Scottish Ministers' strategy and priorities for spatial development in Scotland. Work on a NPF4 is currently underway and may be expected some time in 2022. Timing has of course been significantly affected by the COVID pandemic. When approved it will become part of the statutory development plan and also incorporate Scottish Planning Policy.

3.4 For the present however the **development plan for the majority of Angus** consists of two documents - TAYplan Strategic Development Plan (approved October 2017) and the Angus Local Development Plan (adopted September 2016).

3.5 TAYplan - the Strategic Development Plan (approved by Scottish Ministers in October 2017 and covers the period 2016 - 2036. It provides the directions for the whole of Tayside. In addition to establishing strategic planning policy it also provides the housing supply targets and housing land requirements which is the basis for local plans. The main policies relevant to this planning application are: Policy 1 Locational Priorities, Policy 2 Shaping Better Quality Places, Policy 4 Homes, Policy 6 Developer Contributions and Policy 9 Managing TAYplan's Assets.

3.6 The Angus Local Development Plan was adopted in September 2016 and together with a range of supplementary guidance provides the local strategy and detailed policy framework for considering this application. There is a wide range of policy that may be relevant to this proposal. While many cover specialist requirements such housing layout, design and placemaking, affordable housing, developer contributions, infrastructure and surface water management, green networks, open space, access and informal recreation, landscaping, woodland, trees and hedges, energy efficiency, renewable and low carbon energy development the nub of the locational aspects are primarily dealt with by Policy S1 Development Boundaries and Priorities, Policy TC1 Housing Land Supply and Release, TC2 Residential Development and PV20 Soils and Geo-diversity. These will be discussed later in this objection.

### **4. The applicants case**

4.1 The applicants case is set out fully in the Planning and Delivery Statement. This document includes an executive summary, planning policy review, material considerations and conclusion. The document acknowledges that the application site is lying outwith but abutting the settlement boundary of Carnoustie as established by the adopted Angus Local Development Plan. Acknowledgement is also made that there were two previous appeal decision issued by Scottish Ministers which refused planning permission for new housing sites outwith but abutting the Carnoustie development boundary namely, planning application 15/00922/PPPM for 300 houses west of Carlogie Road (PPA-120-2041) and planning application 18/00778/PPPM for some 260 houses south east of Pitskelly Farm (PPA-120-2050). In addition to the fact that these sites were not allocated for housing development, the Inquiry Reporters concluded that there was currently sufficient housing land in the South Angus Housing Market Area to meet the minimum five year effective housing land requirement. There were no material circumstances that would justify a departure from the development plan position.

4.2 The applicant now believes that this position is no longer tenable and that Scottish Planning policy and local plan policy would allow for other sites to come forward through the planning application process. The applicant considers that there is proven public interest and social, economic or environmental considerations are such that would justify a departure from the current position. They also consider that the proposals are essential for the implementation of the local development strategy, particularly given a perceived shortfall in the 5 year effective land supply.

4.3 Consideration of many of the other LDP policies and Supplementary Guidance suggests that the development would make a positive contribution by creating a quality residential environment. It is also considered that there was a groundswell of support for the new housing project from the earlier consultation associated with the Proposal of Planning Application Notice (21/00068/PAN); this is documented in the Pre-application Consultation Report.

4.4 In addition the applicant considers that the Development Plan is out of date. While the TAYplan Strategic Development Plan (2017) remains up to date, the Angus Local Development was due for review by 2021 and that review is now on hold with no prospect of it being completed by 2022. Accordingly they contend that while the policies may remain relevant there has been no review and/or augmentation of the effective land supply and hence less weight should be attached to that part of the plan. It would allow other policies to be considered in determining a planning application. In promoting material considerations to be taken into account the applicants make specific reference to Scottish Planning Policy (2020) in relation to headline economic benefit, good design and the six qualities of successful places, making efficient use of existing capacities of land, buildings and infrastructure, accessible housing and principles of sustainability. Reference is also made to Planning Advice Note 2/2010 which indicates that the planning system should identify a generous supply of land for each housing market area to support delivery of housing land across all tenures. Where a shortfall emerges, development plan policies for the supply of housing and will not be considered up to date and that introduces a presumption in favour of development that contributes to sustainable development.

## **5. Discussion**

5.1 As with many land use planning matters it is a question of interpretation of the known information. Planning legislation requires that decisions in respect of planning applications be made in accordance with the development plan unless material circumstances indicate otherwise.

5.2 The application site is not allocated for housing development and is contiguous with the development boundary for Carnoustie. The primary issue is one of location and whether that meets the terms of the LDP strategy and key policies. However as this is a full planning application the proposal will require to meet several other topic specific policies and the Councils Supplementary Guidance on Design and Placemaking (approved October 2018) and Developer Contributions (approved October 2018). The detailed assessment for such matters is for the planning authority to undertake with cognisance to the various Consultees. Therefore this objection primarily focuses on the question of location, housing land supply and efficacy of the local development plan.

5.3 Consequently policy DS1 Development Boundaries and Priorities is initially key in considering the application. The overall development strategy of the Angus Local Development Plan (ALD) seeks to guide the majority of development including local housing and employment opportunities, to locations within towns that have the capacity to accommodate new development well integrated with existing infrastructure and which serve as locally accessible centres serving a

diverse rural hinterland. TAYPlan SDP identifies Carnoustie as a Tier 3 principal settlement which has the potential to play an important but more modest role in the regional economy and will accommodate a small share of the additional development. The housing land requirements for the period 2016 to 2028 are set out by TAYplan. The South Angus Housing Market area is part of the Greater Dundee Housing Market area. In South Angus there is a Housing Supply Target of 70 (average yearly planned building rates) and a Housing Land requirement of 77 per year. The level of housing land requirement and land allocations for Carnoustie are established through the adopted Local Development Plan.

5.4 Considerable weight has been attached by the applicant to the shortfall of effective housing land. However the recently published (on the Councils web page) draft of the Audit of Housing Land in Angus (July 2021) has surveyed and reviewed the housing sites and current situation across the 4 housing market areas. The statistics, methodology and conclusions are open for scrutiny and consultation has been ongoing with the development industry etc during July and August. The Audit will be finalised in due course. A key conclusion of the draft Audit as evidenced by Table 2 Five Year Housing Land Requirements (based on TAYplan 2 SDP (2017) is that at March 2021 there is a generous 5 year effective land supply of housing across all 4 housing market areas and across Angus in general. This conclusion is clearly at odds with the opinion set out by the applicants. Nonetheless it remains the most up to date and composite picture of the housing land position in Angus and should be weighted accordingly.

5.5 Turning back now to the Local Development Plan policy and in particular Policy DS1 Development Boundaries and Priorities, it is unarguable that the site is not allocated for development. Equally it is contiguous with the development boundary. Consequently the question is whether the proposal meets that part of the policy which deals with this situation, namely *“Proposals for sites outwith but contiguous with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm that there is a need for the proposed development that cannot be met with a development boundary”*.

5.6 A key strand of the applicants justification is the lack of effective housing land in Carnoustie. Clearly the draft 2021 Housing Land Audit casts cold water on that argument. The major site at Pitskelly is currently being readied for development to commence later this year; that will deliver a mixed housing development of some 249 houses in the period to 2026 and beyond. In addition, and since publication of the draft Audit, planning applications have been made to bring forward an allocated site at Greenlaw Hill (LDP site C4) (Applications 21/00558/FULL and 21/00557/FULL refer).

5.7 Mention has also been made to longstanding brownfield sites within the town at Barry Road, Woodside Pitskelly and Panmure Industrial Estate (PIE) and in particular to their failure to come forward. The draft Audit categorises these as part of the constrained supply and therefore not part of the effective land supply for counting purposes. In short these are bonus sites augmenting the effective supply when they are developed. The redevelopment of the PIE site has been a longstanding objective of D J Laing Homes (as landowner) and the Council; however the master plan was predicated on the development of a new employment land site which would allow opportunity for relocation of existing business and subsequent redevelopment of the site. Bringing forward a new business park has been full of frustration, however planning approval has been given for the overall layout and an initial phase of units, and work is now underway with road access and

servicing works. (Application 19/00927/MSC refers). This will allow building works on site early in 2022. However as one hurdle is cleared another appears. The fairly recent JBA Consultants (Consulting Engineers) flood study for Angus Council raised the issue of potential flooding at PIE and this matter is being addressed with both SEPA and Angus Council. This is a new position, not one that was in place when the concept of brownfield regeneration was initially being promoted nor when earlier phases of the project were being implemented. By way of background the draft development guidelines and masterplan for the Victoria Street /Kinloch Street of Carnoustie was promoted by DJ Laing Homes Limited with planning policy support and approval by Angus Council. (Report 999/06 refers). This has been longstanding project and is now nearing the final stages. Notwithstanding this new issue there is a confidence that a technical solution will be found that will enable development to proceed. The sites at Barry Road and Woodside are also being taken forward with additional specialist studies ongoing. Ultimately these sites will come to fruition and contribute to the overall housing supply.

5.8 With regard to public interest, the PAC Report indicated a weight of interest in favour of the earlier proposals. Initial analysis of the public representations to date (circa 100) to the current planning application (21/00523/FULM) tends to support that position with more than two to one respondents broadly in favour of the development. This was on the basis generally of a good looking development; support for town centre and services; and welcome new housing including affordable housing for the area. Several responses had no reasons behind the support; just a base note of support. Of those objecting the main themes were the location outwith the boundary; planning policy and recent previous decisions; issues relating to capacity of existing facilities such as doctors, health centres, schools etc; creeping urban expansion; loss of agricultural land; development does not fit in; and impact on climate change issues. It is evident that there is no consensus locally.

5.9 Criticism has also been made to the relevance of the existing development plan. However para 2.1.1 of the Planning and Delivery Statement acknowledges that ‘the general policies of the plan (Angus LDP) remain relevant .....’. The issue is in relation to relevance of housing land supply and that matter has been addressed above. The Housing Land Audit 2021 indicates there is an effective five year land supply. Clearly there are differing opinions on this matter. It will be for the planning authority to determine the voracity of the arguments.

5.10 However in relation to the timescale associated with replacing the current adopted Local Development Plan (LDP), Angus Council like most planning authorities in Scotland have found themselves (through no fault of their own) in a perfect storm. The Angus Development Plan Scheme (2019) had envisaged a new LDP by late 2021/early 2022. However the Coronavirus pandemic and the significant disruption caused to all sectors of society by that; the delays affecting the implementation of the Planning (Scotland) Act 2019 and in particular delays to the secondary legislation and regulations have slowed that prospect. In addition the significant changes to the way in which new LDP’s are to be prepared and the emphasis placed on the emerging National Planning Framework 4, particularly with regard to clarification on the 10 year minimum all tenure housing land requirements, has also had a significant effect.

5.11 Given the critical need for clarity on future housing needs it is hardly surprising that Angus Council did not want to commence a replacement LDP under the older approach to find that that work needed to be revisited and/or replaced. The 2020 Angus Development Plan Scheme clearly articulates that position and is one supported by Angus Council members. The forthcoming 2021 Development Plan Scheme update (understood to be in September 2021) will no doubt clear this

matter up and set out realistic targets for a replacement LDP taking all the legislative changes in account.

5.12 The application site is prime quality agricultural land; a feature of the land that generally surrounds Carnoustie. Paragraph 80 of Scottish Planning Policy indicates that development of prime quality agricultural land should not be permitted except where it is essential as a component of the settlement strategy where no other sites exist. This broad theme exists in TAYplan Policy 9 Managing TAYplan's Assets and in particular Angus Local Development Plan policy PV20 Soils and Geodiversity which indicates that *"Development proposals on prime quality agricultural land will only be supported where they - support the delivery of the development strategy and policies in this local plan; are small scale and directly related to a rural business or mineral extraction; or constitute renewable energy development and are supported by a commitment to a bond commensurate with site restoration requirements.*

*Design and layout should minimise land required for development proposals on agricultural land and should not render any farm unit inviable".*

5.13 Turning back now to Policy DS1 Development Boundaries and Priorities, our argument is that there is no public interest, social, economic, environmental or operational considerations that would justify a departure from the adopted Local Development Plan position. The situation has not changed significantly to depart from the recent consistent position taken by both Angus Council and Scottish Ministers in refusing two previous applications for development outwith the development boundary, namely Carlogie Road and south of Pitskelly.

5.14 The long held development boundary at Panbride Road and the two planning appeal decisions, refusing planning for housing development, still have relevance and development planning by application is not the most appropriate way forward. Major housing land release should be in the context of a replacement Local Development Plan. This would allow a comprehensive review of development options around Carnoustie and an open discussion involving consultees, the local community and those with land interests with regard to a future development strategy and land allocations for Carnoustie.

## **6. Conclusions and reasons for objection**

6.1 The development strategy, policies and land allocations of the adopted Angus Local Development Plan (September 2016) remain pertinent.

6.2 The Angus Development Plan Scheme will be updated in September 2021 and will set out a realistic timetable for a replacement Local Development Plan taking account of the requirements established by the Planning (Scotland) Act 2019, secondary legislation/regulations and the National Planning Framework 4 with particular regard to future 10 year minimum all-tenure housing land requirements.

6.3 The draft 2021 Angus Housing Land Audit has demonstrated that there is no shortfall in the effective five year housing land supply in either Carnoustie or the South Angus Housing Market area. There is no justification to augment the current land supply.

6.4 The site is not allocated for development by the adopted Angus Local Development Plan.



- 6.5 The site is outwith but contiguous with the Carnoustie development boundary.
- 6.6 The site is prime agricultural land.
- 6.7 The proposals are therefore contrary to the following policies:
- A. TAYplan Policies 1 (Location Priorities) and 4 (Homes) as it involves large scale residential development on a site outwith principal settlement where there is alternative land available within principal settlements across the South Angus Housing Market area capable of providing a 5 year effective housing land supply and where development would result in release of housing land in excess of the housing requirements established by TAYplan.
  - B. Angus Local Development Plan Policy DS1 (Development Boundaries and Priorities), Policy TC1 (Housing Land Supply/Release) and Policy TC2 (Residential Development) as it involves large scale residential development on a site outwith but contiguous with the development boundary for Carnoustie where the development is not required to address a shortfall in the 5 year effective housing land supply; would support delivery of the development strategy; is not in conformity with other policies of the Plan; and where there is no social, economic, environmental or operational considerations which confirm there is a need for the proposed development that cannot be met within the development boundary
  - C. TAYplan Policy 9 (Managing TAYplan's Assets) and Angus Local Development Plan Policy PV20 (Soils and Geo-diversity) as it would result in the loss of prime agricultural land where development is not required to support delivery of the development plan strategy and the advantages of development do not outweigh the loss of productive land.

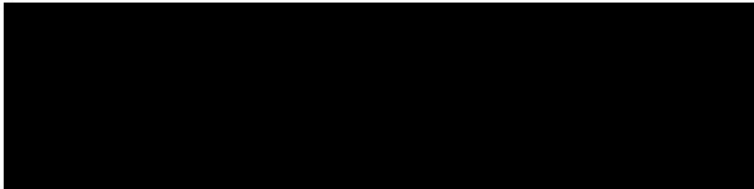
16.08. PC  
007

Name: Dale Petric  
Address: 17 Anderson Place  
Postcode: DD7 7HU

To Angus Council:

Please vote in favour of Kirkwood Homes' planning application for housing at Panbride Road (reference number 21/00523/FULM). Carnoustie is in need of investment to recover fully from the coronavirus pandemic, and Kirkwood say their plans represent an investment of £15 million in Angus – if it's anywhere near that, it's worth having. The 50 construction jobs they mention would also provide huge benefit to the local community.

Kind regards,



1608 PC 035

Name: Daniel Smith  
Address: 24 Henry Cotton place, Carnoustie  
Postcode: DD77GZ

Date: 11/08/21

Dear Council Planners,


I am writing to encourage you to grant planning permission to the planning application for new homes on Panbride Road, 21/00523/FULM. The town is in dire need of new homes, both high-quality and affordable, and I believe that this development will be an extremely positive step for the town.

The proposals are well-produced, and the layout seems both appropriate and sympathetic. I do not believe that it would create pressure on local services and am aware that both of the local schools are operating below capacity meaning that there is room for the additional pupils brought in by this development.

I hope you will approve the application.

168 PC  
002

Name: DAVID BROWN  
Address: 22 Links Ave  
Postcode: DD7 7HR



**Letter concerning Planning Application 21/00523/FULM**

Dear Sirs/Madams,

Kirkwood Homes' recent planning application, reference 21/00523/FULM, for 62 homes off Panbride Road, represents exactly the sort of proposal that Carnoustie needs, and as a local resident I encourage you to approve it. The 15 affordable homes will be greatly beneficial to people who would otherwise be unable to afford a home in the town, and the remaining homes will help to meet the housing supply needs of Carnoustie and the wider area, supporting the council's own stated housebuilding goals.

The nearby parks, links to public transport, and proximity to shopping and the town centre all mean that the development will be a desirable and attractive place to live, and we should be encouraging this sort of development, rather than allowing other less well-regarded developers to run roughshod over the town.

On this basis, I believe that you should approve the proposed scheme.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: David Cant

Address: 3 Prieston Road Dundee DD3 0LZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Dundee Civic Trust

## 'Encouraging the Best'

St Bride's Cottage  
South Kingennie  
Broughty Ferry  
Dundee  
DD1 3PA

Ms Margo Williamson, Chief Executive  
Angus Council  
Orchardbank  
Forfar  
DD8 1AN

17 September 2021

Copies to: Councillor David Fairweather, Leader of the Council  
Councillor Mark Salmond, Communities Committee

### Head of Planning

Director of Communities

Dear Ms Williamson

#### Development proposals on greenfield sites

You may be aware that Dundee Civic Trust was established in 1973, and part of its remit is to consider, and comment upon, aspects of the built environment, its preservation, enhancement and development. The Trust has long been concerned about the proliferation of applications from house builders for development on greenfield sites in and near the City of Dundee, at a time when the threat of climate change should demand expansion on brownfield sites instead; excessive commuting, congestion and pollution are only a couple of factors that militate against this trend.

The Trust is concerned at the pressure from house builders to develop the many greenfield sites on the edge of Angus communities which are clearly aimed at the nearby Dundee area housing market. In particular, I refer to recent proposals to extend the Taylor Wimpey estate at Victoria Grange, Monifieth, and Kirkwood Homes' application at Panbride on the northern edge of Carnoustie. Both these sites are on greenfield sites which are not allocated for development in the Angus Local Development Plan between 2016 -2026, nor in the housing allocations included in the TayPlan strategic plan. The Trust also has concerns about the proposals for a substantial amount of housing on greenfield, unallocated land on the west side of Forfar which will also increase commuting to Dundee and additional pressure on the already congested A90.

Approval of these planning proposals would set an unacceptable and undesirable precedent for other sites nearby where housing developers are known to have a strong interest. These homes are clearly aimed at commuters to Dundee. Indeed, Taylor Wimpey advertise their site as being convenient for Dundee.

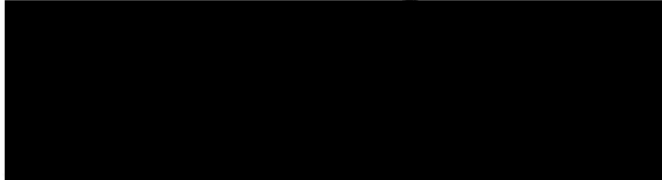
These proposals will add to the already considerable congestion on the A90, and also on Arbroath Road towards the city, and the costs which are associated with that activity, and will also further reduce the incentive to develop brownfield sites within the Angus towns and Dundee. These brownfield sites invariably have good public transport, schools, shops, GP services, leisure and other facilities that can be easily accessed on foot or by bicycle, and your Council's encouragement to develop on them will support

existing services in our communities. You will know that this is advocated in the well-known, and developing, concept of the **20-minute** neighbourhood. The development of brownfield sites and the

resisting of urban sprawl must surely be a priority for both Dundee and Angus Councils. We note that Carnoustie Community Council have raised similar concerns in respect of the Panbride development.

Dundee Civic Trust therefore urges Angus Council to resist these and similar greenfield proposals when they come before the Council for consideration.

Yours sincerely



Donald Gordon  
Chairman  
Dundee Civic Trust

16.08.20  
OIS

Name: **EUAN ROBERTSON**  
Address: **14 HENRY COTTON PLACE, CARNoustie**  
Postcode: **DD7 7C7**



FAO Angus Council Planning

To whom it may concern:-

I am writing to share my thoughts about planning application 21/00523/FULM for the new housing development off Panbride Road, to the north of Carnoustie. I am in favour of the development for several reasons:-

- There is a need for high-quality new homes in this part of Carnoustie, with the Panbride Road development representing an appropriate extension to the town in a natural location
- Given that we need new houses, I would prefer for them to be built by Kirkwood Homes, who have a good reputation, rather than by some of the other large housing developers who skimp on quality
- Developments such as this one, within walking distance of shops and buses, are much more sustainable than unconnected developments in the middle of nowhere with no public transport – essential for tackling the climate crisis.

Thank you.

Best wishes,



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Gill strachan

Address: 36 Carlogie Road Carnoustie DD76HA

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Health and Education services will be adversely impacted. It's impossible to get a GP appt now let alone with additional population pressures. Will there be additional and long term investment guaranteed from Kirkwood Homes to pay for additional teaching staff and health centre staff?

Can Angus Council confirm if this development is in the Housing Development Plan? my understanding is that the commitment for additional houses in the area has already been met through other agreed developments in Carnoustie so no policy basis for this development.

Also object on basis of loss of green site.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Gregory Morrison

Address: 15 Dobson Drive Carnoustie DD7 6GQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning should be rejected if the houses are not going to be eco friendly, all new builds should have solar power, ground source heat pumps, air source heat pumps, the highest quality insulation so that houses need very little power to heat.

Electric car chargers should also be included as normal.

Time for councils to stop sitting on the fence and implement tougher rules for the future, forget the token gestures that housebuilders put forward.

16.09.19  
031

Name: GREG CLARK  
Address: 15 ISLA AVE CARNODDIE  
Postcode: DD7 6SL

Date: 11/08/21

Dear Council Planners,

I am writing to encourage you to grant planning permission to the planning application for new homes on Panbride Road, 21/00523/FULM. The town is in dire need of new homes, both high-quality and affordable, and I believe that this development will be an extremely positive step for the town.

The proposals are well-produced, and the layout seems both appropriate and sympathetic. I do not believe that it would create pressure on local services and am aware that both of the local schools are operating below capacity meaning that there is room for the additional pupils brought in by this development.

I hope you will approve the application.

Name: **Wm Leslie**

Address: **12 HENRY COTTON PLACE, CARNoustie**

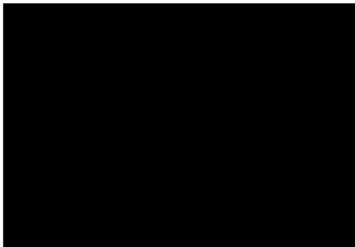
Postcode: **DD7 7LZ**



Date: **11/08/21**

Dear Sir/Madam

I would like to share my views on the recently submitted planning application for Panbride Road (21/00523/FULM) from Kirkwood Homes. I have been impressed by the proposals put forward by Kirkwood. They are sensitive to the local area and the layout seems appropriate for the site. The proximity of the bus routes should also help to minimise the travel impact and I understand there is capacity at the local schools for additional pupils. Carnoustie is a lovely place to live and I think the Panbride Road development would benefit the community.



Name: Ian Pearce

Address: 88 Queen Street

Postcode: DD7 7AB



Date: 11/08/21

Please accept this note as a sign of my support for Kirkwood Homes' planning application 21/00523/FULM for 62 new homes in Carnoustie, which will help to meet local housing targets.

Regards,



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Iris Symon

Address: 10 Lownie Road Carnoustie DD7 6dw

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note my objection to this proposed development. We have little green space left. Angus Council are in a state of disarray, sadly we'll publicised in the press, and do not appear to making decisions in the best interests of the community. There is no adequate infrastructure. We desperately need a better healthcare system in that health centre is overwhelmed and appointments are like gold dust.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: James Barr

Address: 17 smieton street Carnoustie Dd77na

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: All for the new houses, would be a welcome addition to the town of Carnoustie

Name: Jamie Scorgie  
Address: 23 Corbie Drive  
Postcode: DD7 7NT



Date: 11/08/21

To Angus Council

As a Carnoustie resident I would like to show my support for planning application 21/00523/FULM submitted by Kirkwood Homes. The homes proposed are attractive and will benefit the local community. More options for housing locally can only be a good thing.

Yours sincerely



Name: Janice Reid  
Address: 7 Prosen Bank, Carnoustie  
Postcode: DD7 6GX



Date: 11-08-2021

*FAO: Angus Council Planning Department*

*Letter of Support for Kirkwood Homes Planning Application Ref. 21/00523/FULM*

Hello,

I have recently learned of Kirkwood Homes' planning application for a residential development on Panbride Road, Carnoustie. I am writing to show my support for these plans. They will benefit the local area and increase the opportunity for people to live in Carnoustie. I support the plans fully and hope they are approved.



Name: JENNI MITCHELL



Date: 11/08/21

To whom it may concern,

I am writing as a supporter of Kirkwood Homes' planning application (Ref. 21/00523/FULM), located on Panbride Road, submitted to Angus Council. I support this application wholeheartedly: Kirkwood Homes' plans have been considerably designed and I believe that they will be greatly beneficial to the local community.

While I do have reservations about the impact on local services I am confident that these can be resolved and I would encourage Angus Council to discuss these issues with Kirkwood Homes.

Yours faithfully,



Name: *Kenny Stewart*  
Address: *27 Corbie Drive, Carnoustie*  
Postcode: *DD7 7NT*



Dear Sirs,

I am writing in support of Kirkwood Homes' planning application ref 21/00523/FULM. Kirkwood Homes have an outstanding reputation for high-quality housing and I feel that these new homes will be an asset for the town without creating undue pressure on either Carlogie Primary or Carnoustie High School. Its close proximity to the town centre also means it will boost local businesses in addition to the construction jobs created during development. I hope you will consent this application.



Name: KIM MIRROJ  
Address: 11 CORRIE DRIVE  
Postcode: O07 ANT

FAO Angus Council Planning

To whom it may concern:-

I am writing to share my thoughts about planning application 21/00523/FULM for the new housing development off Panbride Road, to the north of Carnoustie. I am in favour of the development for several reasons:-

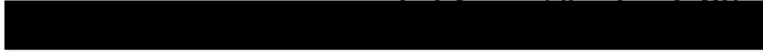
- There is a need for high-quality new homes in this part of Carnoustie, with the Panbride Road development representing an appropriate extension to the town in a natural location
- Given that we need new houses, I would prefer for them to be built by Kirkwood Homes, who have a good reputation, rather than by some of the other large housing developers who skimp on quality
- Developments such as this one, within walking distance of shops and buses, are much more sustainable than unconnected developments in the middle of nowhere with no public transport – essential for tackling the climate crisis.

Thank you.

Best wishes,

[Redacted signature]

Name: KIRSTEN MCINTOSH  
Address: 54 RAVENSBY PARK GARDENS  
Postcode: DD7 3NY



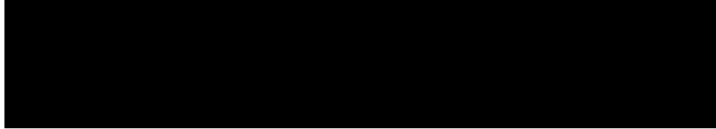
Date: 11/08/21

Dear Sir/Madam

I would like to share my views on the recently submitted planning application for Panbride Road (21/00523/FULM) from Kirkwood Homes. I have been impressed by the proposals put forward by Kirkwood. They are sensitive to the local area and the layout seems appropriate for the site. The proximity of the bus routes should also help to minimise the travel impact and I understand there is capacity at the local schools for additional pupils. Carnoustie is a lovely place to live and I think the Panbride Road development would benefit the community.



Name: LAURA MCKIMMING  
Address: 35 HOLYROOD STREET  
Postcode: DD7 6HL



**Panbride Road Planning Application – Ref. 21/00523/FULM**

Dear Angus Council Planning Department:

Please support and approve the above planning application. The proposed plans meet the obvious need for high-quality housing in this part of town, and will be developed to a high quality, which Kirkwood Homes is known for. This part of town has seen little development recently and the proposals represent a natural extension of the town in a good location. The inclusion of 15 affordable homes is also a strong positive for the town.

Thank you for considering these views.

Name: LISA DORIAN

Address: 5 MACDONALD SMITH DRIVE

Postcode: 007 7NR

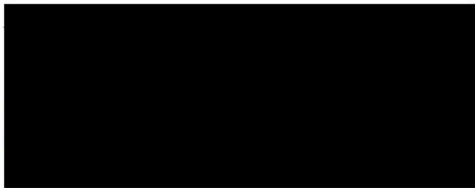


Date: 11/07/21

Dear Sir or Madam


I write concerning Planning Application 21/00523/FULM, for additional homes on Panbride Road including affordable housing. Although the definition of affordable is always questionable there is no doubt that new houses are urgently needed in the local area and I strongly believe that this development must go ahead if we are to meet our local housing needs.

I also feel that the development is suitably attractive and will benefit the local area with its effective layout. Traffic considerations are always a concern but I have some confidence that the developer's plan for this will ensure appropriate management.



16.08. PC  
000

Name: LORNA HAY  
Address: 20 LETHNOT GREEN, CARNOUSTIE  
Postcode: DD7 6GU



To Angus Council Planning Department,

Please accept this letter as a show of my support for Kirkwood Homes' Planning Application on Panbride Road. Their plans are thoughtful and will have no adverse impact on the community while creating more choice and bringing money into the local area.

Best wishes





Name: Lucy Conway  
Address: 24 Henry Cotton Place Carnoustie  
Postcode: DD7 7QZ



FAO Angus Council Planning Department  
Planning Application 21/00523/FULM

Dear Sirs,

I am writing today to express my support for the above-mentioned planning application, for 62 homes on Panbride Road. The inclusion of 15 affordable homes is welcome, and the remaining homes will be high-quality development which suits the character of the town and will support its economic development.

Our existing housing supply is stretched to capacity, while local services can support additional residents without difficulty. I urge you to approve this development which will help to meet the housing needs of the local area.

Yours sincerely,



16.08 PC  
018

Name: MOLL HEGGARTY

Address: 17 DALHOUSIE STREET, CARNOUSTIE

Postcode: D57 6EH

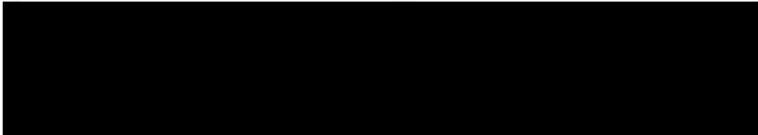


Date: 11.08.21

To Angus Council

As a Carnoustie resident I would like to show my support for planning application 21/00523/FULM submitted by Kirkwood Homes. The homes proposed are attractive and will benefit the local community. More options for housing locally can only be a good thing.

Yours sincerely



Name: *Melanie Pearce*  
Address: *8B Queen Street, Carnoustie*  
Postcode: *DD7 7AB*



Dear Council Planners,

The recent planning application put forward by Kirkwood Homes, reference number 21/00523/FULM, would be a benefit to Carnoustie, and should be approved. The strength of the designs is clear, and the investment of £15 million in Angus would be extremely significant in an area which has struggled from the Coronavirus pandemic. The transport connections of the area are excellent, with buses stopping nearby and the train station just a walk away. The value of this scheme is obvious and it should be approved.

Thank you.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Cassie McKenzie

Address: 7 Wetherby road Dundee Dd3 6sr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this development. As a member of the community who has lived in Carnoustie all my life and struggled to find a new build. The land being utilised for quality new homes and bringing jobs into the town can only be positive.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss claire richardson

Address: 38 angus drive monifeith DD5 4ua

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:far too many people need housing and none are available ive been there myself and its not a nice situation , really hope this goes ahead.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Elaine Wiseman

Address: 11 lethnot gardens Carnoustie Dd76gy

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A house will not stand without a solid foundation just the same as a growing community will not thrive without proper infrastructure to surround it. We need a new school, dentist, doctors, supermarket and a petrol station to cope with this as they are not at the moment. Providing this will keep people spending money in the town supporting local business rather than going elsewhere. Visitors spending more money in the town because of more options to them. Build the foundation of infrastructure first with more houses second.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Emma Brand

Address: 196 ravensby road Carnoustie DD77NN

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Irene Mitchell

Address: 23 Anderson Court CARNOUSTIE DD7 7GX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a Carnoustie resident, I feel that the town cannot withstand additional housing and people. Carnoustie's resources, such as medical health centre and dental surgeries will struggle to deliver an effective service to the community. Will the sewage system struggle to cope with the demands of extra waste? Is it safe for housing to be built within such close proximity to the mobile phone mast and the cell tower?



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Karen Smith

Address: 73 dundee street Carnoustie Dd77pn

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposal would bring much sought after quality new homes including needed affordable housing to the east side of the Town where most of the shopping facilities and other amenities are located including the railway station. The Site itself is well served by regular scheduled bus services and is only a few minutes safe off street walking distance from Carlogie Primary School currently operating significantly below capacity. In addition the Recreation Ground on Newton Road lies adjacent the Site as do Core Path connections. The High School again with capacity is also in short walking distance.

I wholeheartedly support such development in this part of Carnoustie.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Kim Harvey

Address: 9 Malt Loan CARNOUSTIE DD7 7GW

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is a need for more adequate houses in Carnoustie

Finding it very hard to buy just now as not willing to get into a bidding war

So inly opinion for us is to buy new

I'm looking for a 4 bed minimum

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Kirsten McIntosh

Address: 54 Ravensby Park Gardens Carnoustie DD77NY

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing to declare my support for the proposition of 62 newly built family homes in Carnoustie. Whilst I understand that Persimmons and DJ Laing have commenced their building works at the Barry end of the town, the quality, price point and attractiveness of the Kirkwood homes are unmatched. I currently live in Carnoustie with my partner in a small bungalow. The price and demand of homes in Carnoustie has sky rocketed in recent years and this makes it incredibly hard to not only find a home within budget but as soon as it is up for sale it has sold within no time at all. There is a clear demand for homes here and I appreciate that the schools and doctors surgeries are at maximum capacity however this was a known issue long before these houses were proposed. With the addition of 300+ new builds it is obvious that these demands need to be met however I don't think this should impact the support for these homes as these are also in demand. We are an ever growing community and it should be taken as a compliment that so many locals would like to settle here.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Paula Soutar

Address: Wards Avenue Carnoustie Dd77qx

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Sara Wood

Address: 6 houghton Drive Hillside Montrose DD109FD

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this new development.

1608 PC  
028

Name: MR + MRS. M. WATERMAN  
Address: 15 PROSEN BANK - CARNOSTIE  
Postcode: DD7. 6GX

Dear Sirs,

I am writing in support of Kirkwood Homes' planning application ref 21/00523/FULM. Kirkwood Homes have an outstanding reputation for high-quality housing and I feel that these new homes will be an asset for the town without creating undue pressure on either Carlogie Primary or Carnoustie High School. Its close proximity to the town centre also means it will boost local businesses in addition to the construction jobs created during development. I hope you will consent this application.

Yours faithfully,



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Barry Platford

Address: 42 Balunie Street Dundee DD4 8TS

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr C Scott

Address: 4 Cochrane Gardens Monifieth DD5 4US

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support of proposed development which, having reviewed the supporting documents, appears to have been prepared with the future in mind (car charging ports, solar panels, provision for cycles etc).

Comments regarding healthcare infrastructure should be taken on board as this is a regular issue across the council area, and is regularly raised during new build consultations. Albeit it appears a number of the supporting comments are coming from Monifieth/Carnoustie residents suggesting that they are prospective buyers. Therefore perhaps not a massive increase in population.

Schooling doesn't appear to be a massive issue either as 2019 figures put both Carlogie PS and Carnoustie HS at 77% capacity. It is appreciated these figures will have likely since changed/increased and this will need to be addressed if both schools are at/nearing capacity. I have been unable to find more recent information on both schools' current roll numbers however.

Parking within the development also appears inadequate according to the plans. I currently reside on another new build development which has the appropriate parking for residents however also a variety of parking bays for visitors. However there is still occasionally on street parking. Parking bays should be implemented somewhere if possible to prevent a high level of on street parking.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Chris Smith

Address: 13 lochend road Carnoustie Dd77pz

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Town dosnt have enough facilities for extra houses . Will not look good either.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Christopher Rudd

Address: 9 Panbride Road Dundee DD7 6HS

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that this proposed development will reduce the ecological habitat that is currently provided to the wildlife in the area. This development will also see an increase in the pollution levels along the already busy Panbride road with the extra traffic that will be generated with the addition of the 62 dwellings and approximately 124 vehicles. This development will also look out of place as the length of Panbride road is currently furnished with single story bungalows and these bungalows will all become overlooked and lose privacy at the front of them.

Furthermore, the public services (Health center, dentists and schools) in Carnoustie are all currently oversubscribed. So, the addition of this development and the other developments planned in Carnoustie will further exacerbate the issues seen with the public services currently offered to the locals of Carnoustie.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Connor Berg

Address: 1a Carnoustie Dd76le

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these proposals as they don't provide infrastructure support and enough affordable houses for the people in the town.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Daniel Thompson

Address: 2 Keith Avenue Carnoustie Dd7 6hj

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Has the council considered that Carnoustie is already overwhelmed for local facilities?

We currently have no petrol station and no major supermarket but worse than that will be the impact on our local healthcare.

We have a GP surgery that is working hard to keep going despite being pushed beyond breaking point. We have people queuing up in double figure lines before 8am in the morning to try and get an appointment. We have a phone system that, despite the hard work of the receptionists at the centre, means that you phone as soon as they are open and can be number 25 or beyond in the queue.

Has all this been taken into consideration when looking at the plans to build more houses?

It hasn't and for that reason I must object

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Darren Smith

Address: 14 Strathyre place Broughty Ferry DD53WN

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will increase the volume of cars going in and out of Carnoustie and reduce the views to the houses at the top of the road

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr David Hovell

Address: 9 Ravensby park Gardens Carnoustie Dd77ny

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application on the grounds of loss of first class farmland  
Out with the Carnoustie Boundary

And the services in Carnoustie ie. health centre ant cope as it is , the schools are full and can't cope with more of an influx of more pupils

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr David Smith

Address: 52 Newton Crescent Carnoustie DD7 6JB

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Dennis Middler

Address: 146 Dundee Street Carnoustie DD7 7PP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support this for the community



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Garry Cooper

Address: Aston House Panbride Road Carnoustie DD7 6JJ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application by Kirkwood to build 62 dwellings to the North of Panbride Rd must be regarded as speculative. It seems they believe there is now a re-appraisal of land uses to the North of Panbride Rd following approval being granted to Guild Homes to build 14 properties on the site previously occupied by Middleton of Panbride Farm. This ignores the fact that the land acquired by Guild Homes was not previously used for cultivation purposes nor had it been for some considerable time.

5 years ago an application by Angus Estates to build 300 homes to the North of the recreational ground on Newton Rd was rejected by Angus Council on the grounds that their Local Development Plan (2015) identified the focal point for future housing development in Carnoustie should be focused around Pitskelly where neither road access or future development would be issues for existing home owners.

Should the subject application to build 62 properties to the South East of Carlogie be approved it would undoubtedly be followed by a further application to extend the development by circa 238 homes all built on prime Angus agricultural land of the highest quality that has always been cultivated year on year! It's loss would ruin the only quality visual gateway into Carnoustie.

Traffic movement along Panbride Rd has increased immeasurably in recent years and includes agricultural vehicles, buses, delivery vans and cars. Flow is aggravated by parents parking adjacent to the lane leading to Carlogie Primary School to drop off and collect children. The Kirkwood Homes new development proposes a single access/exit point for a minimum of 62 vehicles directly onto Panbride Road only metres from Craigmill Gardens entrance and within circa 100m of joining Carlogie Rd. During morning and evening rush hour attempting to exit/join

Panbride Road will lead to massive congestion making the Carlogie Road junction an accident blackspot.

On these grounds the application should be rejected. We

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Glyn Roberts

Address: Janefield Cottage Panbride Carnoustie DD7 6JJ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not an approved area for development according to the Angus plan. A large scale development was rejected just a few years ago in favour of the Pitskelly application. Approving this opens up the likelihood of large scale development applications extending across agricultural land to the north east of the town. The most recent houses built further east on Panbride Road were at least built on a brown field site and repurposed derelict farm building land. Panbride Road is busy as it is, especially at school drop off and pickup times. I am concerned regarding the safety of children crossing a busy road with fast cars. The junction with Carlogie Road is already busy and will get busier. There will be openings onto Panbride Road from 2 large housing developments very close to each other causing congestion.

The houses are not in keeping with those around which are mainly bungalows or chalet style. These houses are taller with 2 full storeys and more tightly packed together. Even the developer has acknowledged that this estate will have more houses per hectare than their usual developments.

There is already an issue with flooding coming down the hill from the fields and the drainage system is struggling as it is.

The infrastructure of the town can not cope with further expansion. Health is a particular area of concern as local provision is currently struggling with the current population. Schools and other council provided services will be under more pressure. We don't currently have access to a fully operational refuse and recycling centre. Bins are not always being collected. Roads are not being gritted and cleared in winter. There is no petrol station and inadequate affordable supermarket/grocery providers in town.

This site is currently prime agricultural land and an important green area on the approach to our town which I would not like to see lost.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Graeme Robertson

Address: 9 South Kinloch Street Carnoustie DD7 7HP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I attended the initial online consultation and asked what provisions had been made for the displacement of wildlife from the greenfield site. I was told that would be dealt with in due course. The truth is that there is no plan and that this is another attempt to profit from the beautiful location in which we live. Unfortunately the location is becoming less and less attractive with every small building application such as this one. Our current services are overstretched and the roads are becoming busier. It's time to stop building outwith the agreed town boundaries and stick to the boundaries that have previously been agreed as nothing has materially changed since the original agreement. No more building on greenfield sites. Our council is elected to serve the will of the people and the people want to keep our town beautiful. Please do not let this application through.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Graeme Robertson

Address: 9 South Kinloch Street, Carnoustie DD7 7HP Carnoustie DD7 7HP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is my understanding that the builders intend to heat the properties with Worcester boilers rather than heat pumps. This goes against the Scottish Government's green economy policy and the application should be rejected on this premise alone. Part of the development is outside of Angus council's Development Zone so if we are going to grant this application then why bother with a Development Zone in the first place? Finally I think that 95% of current Carnoustie residents will be against this application on the grounds that our schools, doctors and sewers are already beyond comfortable capacity without any more new housing. Please reject this application!!!

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Graham Nobes

Address: 15 Silport place Carnoustie Dd7 7jp

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no objection to these houses being built the more good housing opportunities for people the better

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Graham Wilkinson

Address: 29 Kinloch Street Carnoustie DD7 7EL

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased demand on infrastructure (schools, health services). Loss of agricultural land. To protect the environment, reduce global warming and improve food security we should be growing more food not less.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Gregor MacQueen

Address: 23 Rattray Street, M Rattray Street DUNDEE DD5 4JU

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Support



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Ian Easton

Address: 3 Panbride Road Carnoustie DD7 6HS

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not an approved area for development according to the Angus plan and is prime agricultural land. A large scale development to the west of Carlogie Road was rejected recently in favour of the Pitskelly application. The council should stick with its proposed town plan as agreed with electorate of Carnoustie and reject this application.

The present Town infrastructure can not stand another housing development, the medical centre is at capacity, schools are under pressure and the dental practices are at capacity. Bins are infrequently emptied and there is currently no local access to a fully operational refuse and recycling centre.

The proposed house designs are not in keeping with those on Panbride Road which as Angus council stipulated over the years were to be bungalows all at the same height so as to be aesthetically pleasing to visitors entering the town on Carlogie Road. No attic conversions were allowed for present owners on Panbride Road.

Panbride road is relatively narrow and on a bus route. The junction onto Carlogie road is busy at present and with the number of vehicles that ignore the speed signs entering and leaving the town, more traffic will ultimately lead to accidents at the junction.

There is no controlled crossing over Carlogie Road for the increase in children that will have to cross the road for school and recreational purposes.

I please this development will be to the detriment of Carnoustie.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr j bowen

Address: 107 Ravensby Road Carnoustie DD7 7NJ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As with other developments eg Lethnot green area, there are no parking bays, and cars are parked on pavements, hanging out of drives etc because of the lack of additional parking areas. This will be worse when parking on pavements is made illegal. So 2 bedrooms 2 parking spaces on site, any more bedrooms 1 additional parking space per bedroom to be made available, and if there is a garage, it is never to be converted to living space.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Jamie Stewart

Address: Wards avenue Carnoustie Dd7 7qx

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Leigh Reeve

Address: 22 Newlands Drive Portlethen Aberdeen AB12 4LX

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Marc Jameson

Address: 49 Queen Street Carnoustie DD77AX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We all know how stark the consequences of the current climate emergency are (see recent Western European flooding) and yet myopic and profit-obsessed companies still make endless ill-thought out plans such as this right here to councils who know no better but to accept them.

Carnoustie already lacks any major supermarket, youth facilities, reasonably-priced gyms and recreation centers with adequate capacity and a litany of other services which other towns and cities enjoy. For this reason it is virtually impossible to live, let alone sustain a family without owning and regularly driving a car. And many families often have two or three.

This proposal will add two-hundred more car reliant people to the town, congesting the roads and further endangering anyone who dares ride a bike - on roads that have zero cycling infrastructure, not even the embarrassing cycling-gutters recently installed on Arbroath's west way. This is to say nothing of the greenhouse gasses caused by the driving and manufacturing of the cars and their associated roads which will be obligatory for the residents of this development. This is again to say nothing of the fact that the majority of working residents will have to drive to Dundee or Arbroath on a daily basis (due to the lack of work in Carnoustie) which will cause the aforementioned problems to be multiplied and affect many outside of Carnoustie as well.

If government, both national and local want to get real about the existential issue of climate change they need to seriously consider the ramifications of developments like this and look past short term quotas and corporate profit.

Finally, at risk of having a belligerent environmental focus, I should add that this development will

also further exasperate the problems of the over-occupied schools, the totally undersized and understaffed health center and rising levels of drug use and anti-social behavior among the young who have nowt-else to do with their evenings.

Thanks, Marc

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Martin Gibb

Address: 1 Panmurfield Road Monifieth Dundee DD5 4QT

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Matt Christie

Address: 8 milton street Monifieth Dd5 4qg

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Neil Allan

Address: 10b Burnside street Carnoustie Dd77eu

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr O Jameson

Address: 49 Queen Street Carnoustie DD7 7AX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is just another incidence of creeping urban development with the bare minimum done to make the new houses feel like part of a town. Carnoustie which is already totally lacking in basic local infrastructure, is becoming the textbook definition of an obsolete commuter town.

This development like all the other new developments of its kind, completely throws out any ideas of social urban planning, with emphasis placed on the individual in their semi detached island home and their car to get them to the shops. Will there be any developed shops, recreation facilities, public houses, or even a half decent park etc within a short walking distance from the new homes? Of course not. Will there be significant investment in Carnousties lacking amenities? Probably not either.

Why even build here? One of the only nice views coming into Carnoustie will be spoiled, and for what gain? There is nothing modern about this proposition, just greed.

A modern development would see houses placed in areas of work or social interest, where basic human needs can be met without the use of a motor vehicle.

City centres are ghost towns, and now we develop on the edge of towns with nothing in them?

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Oliver Turner

Address: 60 Carlogie Road Carnoustie DD76EY

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:With Carnoustie schools already bursting at the seams why pass this application when no mention is made of school requirements, especially when there are more houses going up near Pitskelly Park,again with no schools provision. Council need to assess school and teacher viability before issuing approval for this plan.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Philip Mulholland

Address: 19 Osprey Road Piperdam Fowlis by Dundee DD2 5GA

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sirs

Having looked over the plans and information supplied by the applicant I think this proposal fits very nicely within the Panbride area and is very much sought after along with the much needed affordable housing provision.

Kirkwood Homes have a fantastic reputation for building a high quality home and would urge planners and councillors to support this project which will bring much needed jobs to the area as well.

Phil Mulholland

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Richard Jarvis

Address: 3 Wards avenue Carnoustie DD7 7 QX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

why don't we build affordable housing for the elderly

Fit for purpose,a nice small development of bungalows

Carnoustie has an over average population of elderly

We just want somewhere suitable for our needs ,

somewhere we feel safe and somewhere our neighbours get to know each other

I have 2 daughters ages mid thirties,they both drive, and live in areas designed for

For young families looking forward to bringing there kids up close to amenities

But also close to countryside walks etc

Kind Regards

Richard

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Robert Forsyth

Address: 7 Panbride Rd Carnoustie DD76HS

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment:1. I believe a few months back there was a comment from Angus council refusing planning permission to some builder in Angus stating that there was enough houses in Angus. So we have a site on the east side of Carnoustie and now this new site and not so long ago on the other side of Ashton house Panbride Rd was new homes built there do we really need anymore
2. At present Panbride Rd is very busy with bus route, farm vehicles and also parents dropping of the kids for Carlogie school so we build another 62 homes to which i believe will be an average of another 100 cars or more coming and going would it not be a better idea to have the entrance and exit on the existing Carlogie Rd
3. We do have a town which now consists of more Charity shops and hairdressers, a small supermarket which everyone knows is to expensive so are all the people from these new estates going to spend money in the town no i don't think so they will jump in there cars and head else where
4. Have the council gave any consideration to the extra amount of the growing population between the 2 new estates to see if our schools, health centre, dentists, too which everyone would agree its very hard to get appointments especially at the health centre as i have lived in Carnoustie all my days i have seen the changes over the years it seems to be more houses and nothing else getting built the good people of Carnoustie deserve a bit more ??????

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Ross Martin

Address: 36 Granary Wynd Monikie Dd5 3wp

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Scott Geddes

Address: 32 Newton Crescent Carnoustie DD7 6JA

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be great for the community, but the local authorities would have to step up and support the local amenities. The schools and the health centre are already at full capacity.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr stephen mcfarlane

Address: panbride rd . Carnoustie dd7 6jl

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Spread over two submissions due to 2000 character limit. Objecting based on concerns these being:

1. Proposed residential site is outwith boundary of Angus Development Zone-

I understand this is currently under review. However at the time of application this proposal is not within the permitted boundary.

2. Transparency of Public consultation document-

I note that the submitted public consultation document omits certain questions that were asked via an online platform held in March 2021. I'm unsure whether this is an admin error, an oversight or a deliberate omission of information. All queries/concerns/questions asked as part of the consultation should be submitted for full transparency. Whether they are deemed relevant or irrelevant is for the consideration of Angus Planning and the Community Council.

3. Traffic document submitted-

I could be mistaken - but from reading this it appears the TRICS info dates from 2011. Can current information be obtained from a residential site within Panbride Road for an accurate output?. Also noted that the conclusion is drawn that a dropped kerb and sufficient lighting equate to safe passage for children to Carlogie Primary school. No mention of 'lolly pop lady" or speed bumps that cover every other passage into the school. There is insufficient depth to this document. Dropped kerb is also positioned just short of the Panbride Rd/Carlogie Rd Junction. A busy and at times dangerous junction due to traffic leaving a 60mph zone and entering the 30mph zone on Carlogie Rd.

4. Potential negative impact on local health and education provisions.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr stephen mcfarlane

Address: panbride rd . Carnoustie dd7 6jl

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:objections part 2 due to 2000 character limit:

5Limitations of Ecological Survey - narrow , limited findings and insufficient mitigating measures- Composed from a single site visit in April and online data search. It does not consider changes in weather , seasons , day/night and migratory behaviour. Due to its narrow scope several species have been omitted. To name a few - red deer , shrews , field mice , frogs, fox, migratory geese, red kites, buzzards, pheasants, grouse etc. All of which can be observed in the site over the course of a year - sheltering , foraging, commuting and hunting. I also note that the fish population within Lochty burn ( site of SUD pipe discharge ) is omitted from the survey - Grayling and Brown Trout can be seen there. Also noted that the survey concludes that otter population within SUD discharge site is sparse - this conclusion is incorrect and needs revisited. Mitigating measures are insufficient - a border of beech trees and crocuses. This does not create a diverse eco system. Also noted that consultation with Landscape department draws the same conclusion and recommends resubmission of plans with increased biodiverse landscaping. To be curt - planting some bulbs and a border of trees is like putting a plaster on a bullet wound. Building on the site will inevitably lead to the death and displacement of local fauna.

6Aesthetics of the proposal. - Comparison drawn by Kirkwood homes with recent guild homes development in terms of developing/extending of boundary of Carnoustie. I want to highlight that the Guild homes project has a marked difference - It is sparser, and they aesthetically match adjacent and opposite residential sites. E.g- bungalows street side - with 2 story building set back from the road. There is also a communal green area.

Ta

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Steven Sinclair

Address: 14 Lethnot Green Carnoustie DD7 6GU

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This build will in no way benefit the community. The local health care and primary schools are already overloaded.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Tariq Khan

Address: 52 hight street Carnoustie Carnoustie Dd76ad

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Terence Staddle

Address: 76 Caesar Ave Carnpustie DD7 6DS

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local facilities are strained now. Health Centre and Dentists. Had to move out of town for dentist as couldn't get appointment for weeks to fix tooth.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Tommy Mitchell

Address: 3 Ruxton Place Carnoustie Dd7 7ej

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Before we build more houses can the council and building firms please start to think about the local schools, health centres, dentists which are over stretched already.

Am I wrong in saying when a town gets to a s certain amount of people do we not need a full time fire station as well as a full time paramedic station. This has some how slip by tha council and builders which seem to be interested in profit rather than safety of the people of Carnoustie.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Victor Lyndhurst

Address: Camus Avenue Carnoustie dd7

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this in support of the Health Centre, Doctors, Schools and amenities., such as drains etc

Carnoustie CANNOT handle this. Spare some consideration for current facilities



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Barbara Wilkinson

Address: 29 Kinloch Street Carnoustie DD7 7EL

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carnoustie does not have the infrastructure to support more housing. The schools, Health Centre and dentists are already stretched. It is increasingly becoming a dormitory town with additional residents contributing nothing to the local economy but placing additional demands on local services.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Carol venables

Address: 1a knowes loan Barry DD7 7RF

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carnoustie infrastructure cannot cope with all these houses being built, schools are full, medical centre struggling to cope as it is. Carnoustie is not a big city and doesn't want to be one, we are losing too many green spaces and local people are not being listened too, it looks like councils are trying to build everywhere between Dundee and Arbroath and it has to stop. Carnoustie does not have enough shops etc to cope with influx of new residents.

Our council planners need to stop listening to the sound of money and start listening to the local people whose lives are affected.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Georgina Keane

Address: 97 Bents Road Montrose DD10 8PX

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have been looking to move to the area but trying to find houses is difficult because they are so limited. This will be a welcome project for many.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Heather Petrie

Address: 23 thomas street carnoustie dd7 7ll

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: happy for this to go ahead as hope to buy one of these houses

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Irene Hoar

Address: 4 Silport Place CARNOUSTIE DD7 7JU

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The schools in Carnoustie cannot cope with the number of children they have already. The health centre is vastly over subscribed with patients and will not be able to deal with additional numbers. There are only 2 dentist practices in the town, again oversubscribed. There are no petrol stations, parking is at a premium and pollution levels are rising.

What Carnoustie needs is more green space, more trees facilities for people to be able to grow their own produce, shops that are plastic free.

Carnoustie does not need more housing unless all the above is provided first. We are not and do not wish to be a commuter town with residents not interested in making the most of the lovely friendly town in which we live.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Jackie Beierlein

Address: 52 Brown Street Carnoustie DD7 7HF

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly object to the land being built on. We need more green spaces in Carnoustie, not less, for mental and physical wellbeing, climate issues, to increase local food production, for wildlife etc. More housing also takes away the essence of the town I grew up in. I don't want to live in a "mini Dundee". There are also not enough services, such as GP's, for people who live here already. Therefore, I hope this project does not go ahead.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Kerry Birdsall

Address: 31 Dobson Drive Carlogie Court Carnoustie DD7 6GQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We would welcome this housing as we are keen to continue to stay in this area and have been waiting for a modern new housing development.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Kirsty Cobb

Address: 35 Isla Avenue Isla avenue Carnoustie Dd76gl

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Linda Murray

Address: Craigmeron Panbride Carnoustie Dd76JJ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:62Family homes with no provision for children, when asked I was told children could use the park on the other side of a busy main road into town, who would allow children to cross into an empty park. Also object to the hedge along Panbride road to be left in place , instead of including the estate into the village the plan is segregating it . Concerns also with provision for school and health centre facilities

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Linsay Barraclough

Address: 15 Ferrier Street Carnoustie DD77HT

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to our town being pushed to bursting point !! I doubt whether the infrastructure can support the added load these houses will bring. There are already problems with the sewers , how can it handle more ?

The medical centre already is overwhelmed , there are no public toilets, no school places, no banks, no fuel stations , no where in that area for kids to play safely away from busy roads - besides all this, our community green space is fast disappearing ! What kind of legacy are we leaving for our kids and grandchildren? It seems to me Angus council have given the long term implications no thought whatsoever! Overcrowded schools especially will bring many problems further down the line if the teachers are constantly pushed to their limits and through no fault of their own we then end up with sub standard education for our young people!! All of whom will end up paying extortionate council taxes to pay for Angus Councils short term greed!

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

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Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Linzy Evatt

Address: 48 Maule street Carnoustie Dd7 6ab

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current infrastructure in the town just could not cope with the additional numbers of families. Schools and health services are all at breaking point this is an atrocious decision to remove more of the town's beautiful landscape to build unattractive crammed in houses. I have lived here for 38 years and now bringing up my children here adding in housing like this is pushing us all out.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Louise Martin

Address: 20 Ireland Street Carnoustie DD7 6AT

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am really hoping planning permission is granted for this development. We are looking for a family home where our kids can go out to play with other children and become part of a small community. Our children go to Carlogie primary and nursery so this is the area we're looking for a house. I believe the houses will be of a high quality and with affordable homes being proposed I feel they can only be an asset to Carnoustie.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Maria Ritchie

Address: 1 Clapham Lane Arbroath DD11 5LH

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development will greatly enhance the area providing jobs, boost the local economy and provide much needed new and affordable housing for the local community,

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Mrs Shirley Lorimer

Address: 4 Maclagan Road Carnoustie Dd7 7lr

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I actually don't mind houses being built but make them all 2/3 bedroom houses so our young people have a chance of living in the town and also bungalows As these are in short supply. It should not all be big houses where you make maximum profit from. make provision for a play park. We need to be encouraging kids to go out and play without asking them to cross very busy roads

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Ms Elizabeth Mcainsh

Address: 35 Millar Street Carnoustie DD7 7AT

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1) Will these houses be built to zero-carbon, passive-energy, Green New Deal standards?

2) If not, does the project include a budget for the inevitable retrofits that will be required to bring them to this standard by 2045?

3) If not, does the project include a budget for the demolition and replacement of these houses with GND compliant ones before 2045?

4) If not, why is the council approving projects that stand in breach of their declaration of a Climate Emergency?

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Ms Katie Dunn

Address: 16 Isla Avenue Carnoustie DD7 6GL

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am absolutely against yet another development in the town. The Pitskelly development should never have been permitted either. The schools are at breaking point as it is, my daughter's school has recently informed us they are having to do away with half the library to accommodate another classroom. Other schools in the town are also overstretched as it is too. We moved here for a better quality of life, and are now seriously considering selling up and moving elsewhere.



# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Ms Nicola Doherty

Address: 35 Newton Crescent Carnoustie DD7 6HW

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carnoustie does not have enough public amenities to support this development. Also traffic on Carlogie Road is a concern, school crossing area with heavy traffic

Name: Nadiya Petre

Address: 17 Anderson place, Carnoustie

Postcode: DD7 7HU

Dear Angus Council Planning Department,

As you are aware, demand for housing in Carnoustie has gone up a great deal as of late. Kirkwood Homes' planning application 21/00523/FULM would contribute to your housing targets including affordable homes which would help to enable people to stay in the local community especially as more and more young people are being priced out of the market. I very much hope that you will approve the proposals.

Yours sincerely,



Name: Natalie Clark

Address: 15 Isla Avenue, Carnoustie, Angus

Postcode: DD7 6GL



Date: 11-08-21

**Panbride Road Planning Application – Ref. 21/00523/FULM**

Dear Angus Council Planning Department:

Please support and approve the above planning application. The proposed plans meet the obvious need for high-quality housing in this part of town, and will be developed to a high quality, which Kirkwood Homes is known for. This part of town has seen little development recently and the proposals represent a natural extension of the town in a good location. The inclusion of 15 affordable homes is also a strong positive for the town.

Thank you for considering these views.

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Neil Mackenzie

Address: 128 Linefield Road Carnoustie DD76DT

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: Disappointed that the proposal does not include any bungalows

# Comments for Planning Application 21/00523/FULM

## Application Summary

Application Number: 21/00523/FULM

Address: Land West Of Janefield Cottage Panbride Road Carnoustie

Proposal: Proposed Residential Development with associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space

Case Officer: Ruari Kelly

## Customer Details

Name: Niamh Arbuckle

Address: 10 high street Carnoustie DD7 6AQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

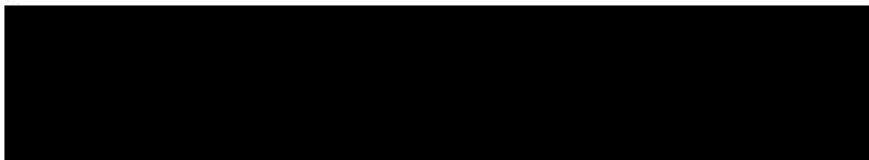
Comment Reasons:

Comment: Schools, dentists, doctors are already so oversubscribed in the town, there is no room for 200 more homes to go in!

Name: *PAUL MITCHELL -*

Address: *36 West Path, Carnoustie, DD7 7BX*

Postcode:

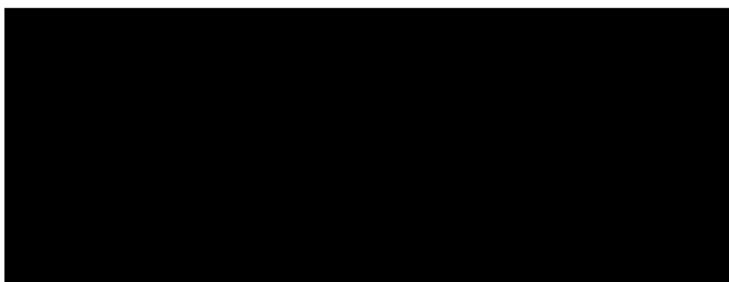


*FAO: Angus Council Planning Department*

*Letter of Support for Kirkwood Homes Planning Application Ref. 21/00523/FULM*

Hello,

I have recently learned of Kirkwood Homes' planning application for a residential development on Panbride Road, Carnoustie. I am writing to show my support for these plans. They will benefit the local area and increase the opportunity for people to live in Carnoustie. I support the plans fully and hope they are approved.





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**PERSIMMON HOMES NORTH SCOTLAND**

Broxden House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RA

Tel: 01738 500820  
[www.persimmonhomes.com](http://www.persimmonhomes.com)

Ruari Kelly  
Planning Officer (Development Standards)  
Place Directorate  
Angus Council  
Angus House  
Orchard Business Park  
Forfar  
DD8 1AN

26 August 2021

**21/00523/FULM - Proposed Residential Development, Land West of Janefield Cottage,  
Panbride Road, Carnoustie**

Dear Ruari,

We have reviewed the above application submitted by Kirkwood Homes and wish to make a formal objection on behalf of Persimmon Homes North Scotland to this proposal.

It is considered that the proposed development is contrary to the following Angus Council Policies:

- **Policy DS1 Development Boundaries and Priorities;**
- **Policy DS3 Design Quality and Placemaking;**
- **Policy TC1 Housing Land Supply / Release;**
- **Policy TC3 Affordable Housing;**
- **Policy PV2 Open Space Protection and Provision within Settlements.**

**Policy DS1 Development Boundaries and Priorities and Policy TC1 Housing Land Supply / Release**

The site of the proposed development is outwith but adjacent to the settlement boundary of Carnoustie as defined in the adopted Angus Local Development Plan 2016 (LDP). Policy DS1 states that *'Proposals for sites outwith but contiguous with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.'*

The applicant has submitted a supporting Planning & Delivery Statement proposing that due to a shortfall in effective housing land supply within the South Angus Housing Market Area (SAHMA) through other sites within Carnoustie not progressing, the adopted LDP plan being



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more than 5 years old and insufficient housing land allocations that additional sites should be released in advance of the next LDP review. It identifies that a number of sites have not progressed or will not deliver housing completions in the short term. This includes Site C1 at Pitskelly and Opportunity Site C4 at Greenlawhill.

Planning consent for 249 units has been approved at C1 Pitskelly under planning reference 19/0927/MSC and the site has started. The projected housing completions from this development are as follows:

Year	21/22	22/23	23/24	24/25	25/26	26/27
Private Units	0*	50	25	45	31	35
Affordable Units	0*	25	24	0	14	0
Total		75	49	45	45	35

\* Work is underway but the first occupations are due May/June 2022

Two planning applications have been submitted for C4 Greenlaw Hill for a total of 57 units which are currently under consideration by Angus Council.

These applications are:

**21/00557/FULL | Erection of 29 Dwellinghouses, Formation of Access Roads, Open Space, Landscaping and Associated Infrastructure, Site At Greenlawhill Farm, Greenlaw Terrace, Barry**

**21/00558/FULL | Erection of 28 Dwellinghouses, Formation of Access Roads, Open Space, Landscaping and Associated Infrastructure, Field 70M North West Of Greenlaw, Greenlaw, Terrace Barry**

It is the view of Persimmon Homes North Scotland that this proposal is contrary to Policy DS1 and Policy TC1 on the basis that it has not been demonstrated that there is a shortfall in housing land supply in the SAHMA and that this application is premature in advance of a comprehensive review of all future potential development sites through the Local Development Plan Process.

### **Policy DS3 Design Quality and Placemaking**

**Policy DS3 require a new proposals to be** *'Distinct in Character and Identity: Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.'*





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The site sits on the northern rural edge of Carnoustie. The existing properties on Panbride Road are bungalows creating a low rise well integrated edge to the settlement which graduates into the rural landscape. The proposals are in the most part two storey suburban properties which do not reflect the existing neighbouring character. The development is inward looking with 1.8m Close Board rear garden fences forming the boundary with Panbride Road and the agricultural fields beyond. It does not provide for a relationship between the existing and new development which enhances the character of the area.

Within the development itself the streets are very car dominated with a standard suburban layout formed of frontage car parking. This does not accord with the aspirations of the Design and Placemaking Supplementary Guidance 2018 which seeks to reduce the impact of frontage car parking on street scape.

It is the view of Persimmon Homes North Scotland that the proposals fall short of the requirements of Policy DS3 and the Design and Placemaking Supplementary Guidance 2018.

### **Policy TC3 Affordable Housing;**

There is a requirement for 25% affordable housing to be provided as part of the development. Based on the 62 unit proposal this requirement is 15.5 units. The development layout identifies the provision of only 15 affordable housing units which creates a shortfall in the necessary provision. There should be a requirement for the provision of an additional affordable housing unit to ensure that the 25% requirement is fully met.

### **Policy PV2 Open Space Protection and Provision within Settlements.**

A development of this scale in line with Policy PV2 is required to provide 0.38 Hectares of useable open space including the provision of informal play areas. The proposed layout provides limited unusable open space with this being linear in nature around the site perimeter. The main open space to the eastern part of the site has a footpath at the centre which limits its use for informal play. There is limited space provided around the SuDS pond as well. A review of the open space requirement should be undertaken to provide a single more substantial area of open space which can be fully utilised by residents.

### **Conclusion**

Persimmon Homes North Scotland wish to lodge a formal objection against the proposals by Kirkwood Homes for 62 units at Panbride Road on the basis that it does not accord with the



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Local Development Plan and is premature in advance of the next Local Development Plan review.

The proposed site layout does not fully accord with the relevant Local Development Plan Policies for the reasons stated above.

We would be grateful if you could acknowledge receipt of this letter.

Yours Sincerely,

Euan McLaughlin MRTPI  
Development Planner  
Persimmon Homes North Scotland

Name: ROBERT FINLAY  
Address: 16 TERRACE ROAD CARNOUSTIE  
Postcode: DD7 7AF



**Letter concerning Planning Application 21/00523/FULM**

Dear Sirs/Madams,

Kirkwood Homes' recent planning application, reference 21/00523/FULM, for 62 homes off Panbride Road, represents exactly the sort of proposal that Carnoustie needs, and as a local resident I encourage you to approve it. The 15 affordable homes will be greatly beneficial to people who would otherwise be unable to afford a home in the town, and the remaining homes will help to meet the housing supply needs of Carnoustie and the wider area, supporting the council's own stated housebuilding goals.

The nearby parks, links to public transport, and proximity to shopping and the town centre all mean that the development will be a desirable and attractive place to live, and we should be encouraging this sort of development, rather than allowing other less well-regarded developers to run roughshod over the town.

On this basis, I believe that you should approve the proposed scheme.



Name: Scott Reid

Address: 7 Maxem Blvd.

Postcode: DD7 6GJ.



Date: 11/08/21.

Dear Angus Council Planning Department,

As you are aware, demand for housing in Carnoustie has gone up a great deal as of late. Kirkwood Homes' planning application 21/00523/FULM would contribute to your housing targets including affordable homes which would help to enable people to stay in the local community especially as more and more young people are being priced out of the market. I very much hope that you will approve the proposals.

Yours sincerely,



Name: Shannon Farquharson

Address: 23 Corbie Drive Carnoustie

Postcode: DD7 7NT

Date: 11.08.2021

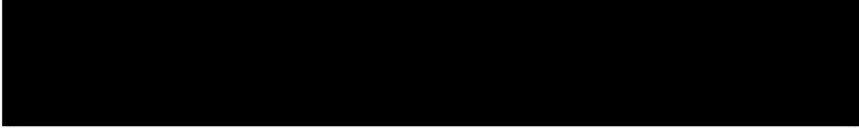
Dear Sir / Madam,

I am writing today to indicate my support for the Panbride Road planning application submitted by Kirkwood Homes (reference number 21/00523/FULM). Carnoustie is a growing town and we need more houses so that local, especially young, people can stay in the area.

Yours,

16.08. PC  
012

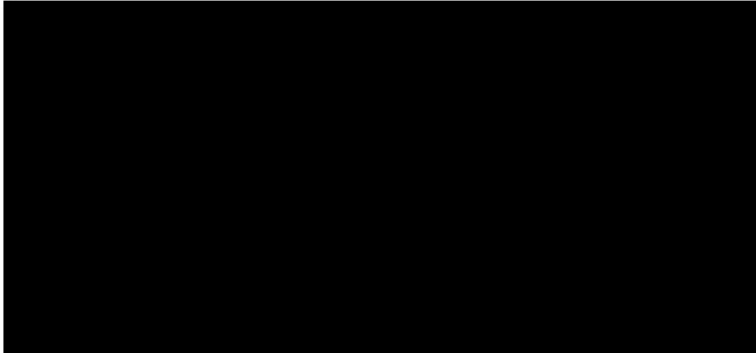
Name: STEVEN DUNNO  
Address: 72 CLANGMILL GARDENS  
Postcode: DD7 6HU.




To whom it may concern,

I am writing as a supporter of Kirkwood Homes' planning application (Ref. 21/00523/FULM), located on Panbride Road, submitted to Angus Council. I support this application wholeheartedly: Kirkwood Homes' plans have been considerably designed and I believe that they will be greatly beneficial to the local community.

While I do have reservations about the impact on local services I am confident that these can be resolved and I would encourage Angus Council to discuss these issues with Kirkwood Homes.



Name: *Tracey Cooper*  
Address: *Brierley Station Road Barry*  
Postcode: *DD7 7RS*



Dear Angus Council Planning Department:

It will not have escaped your notice that the local area is significantly stretched in terms of local housing options. There is a particularly acute shortfall in the domain of affordable housing. To that end, I am writing to suggest that you approve the Kirkwood Homes Planning Application, Ref. No. 21/00523/FULM, which proposes to construct 62 homes on Panbride Road, 15 of which will be "affordable". These homes would help to allay some of the difficulties faced by people attempting to move into the area, and would encourage further inward investment to maintain the economy of our community. It would be a boon for the town and I support Kirkwood Homes' application for this reason.

Kind regards,

