

Comments for Planning Application 21/00957/MSC

Application Summary

Application Number: 21/00957/MSC

Address: Strathmartine Hospital Strathmartine Dundee DD3 0PG

Proposal: Matters specified in conditions 2(a)(i) - (vii), 1(b)(i) - (vii), 2(c)(i) and 3(a)(i) - (vi), (b) and (c) of planning permission 20/00120/FULM resulting in a development of 212 new build residential units, roadways, landscaping, drainage and open space

Case Officer: Ruari Kelly

Customer Details

Name: Billy Beattie

Address: 8 ashton terrace Strathmartine

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the site using Ashton terrace as an access road. And workmen using it as a car park.

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Case Officer: Ruari Kelly

Customer Details

Name: Euan Anderson

Address: No 4 Ashton terrace Strathmartine

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to ask for a 28 day extension to the following application for the following reasons

1

Ashton terrace residents did not receive Any notice of this consultation until 22/12/2021-23/12/2021. This is a bit underhand considering that all families involved will have been busy with other matters at that time.

2.

There has been no consultation between residents, developers, planning dept and local council, where residents may voice any issues we have.

3.

There has been no thought or compassion offered to the local residents, with regards extra traffic coming along an already narrow street (Ashton terrace), and the siting of some properties very close (within 2-3m) to residents who have lived in their properties for over 40yrs.

4.

We would like to see a dedicated plan, regarding the use of Ashton terrace during the construction phase, as the street isn't suitable for large volumes of heavy trucks etc accessing and leaving the site.

5.

During works, due to the nature of the road network around the site, how will traffic be managed as access via harstane road and baldovan road isn't the best, and coming from the bridge foot direction is a congested area due to the narrow road lay out, school drop off and collections, etc

I think another 28 day extension to allow the parties involved to meet via video chat, or preferably in person would possibly help to address these issues, or at least make the residents aware of what lies before them

With thanks

Euan anderson

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Cari Gaffney

Address: Cherrytree cottage Rosemill Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am requesting that a 28 day delay be given to this application as a resident of the area we have been given no consultation to the largest development this area has ever had. Documents were served just before Christmas as everything was shutting down not giving people a chance to deal with it and we have had no community council involvement due to no fault of the residents.

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Kirsty Mckay

Address: 6 Ashton Terrace, Strathmartine, Dundee DD3 0RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself along with my neighbours have major concerns regarding the new development that is currently being planned on the former strathmartine hospital site. I originally submitted this objection in April 2020 and I haven't heard a word back!

The previous plan submitted in 2010 left Ashton Terrace with the space it currently has at present, i.e. turning point and extra spaces for cars, spare ground for the children to play, (this being the ONLY place children CAN play)

The new plan however, is taking away all of our free space mentioned above and positioning new houses right beside existing ones. Not only do we have concerns around space, but we are also very worried that all these houses are going to be affordable housing! We understand these have to be in new estates but are very against them ALL being positioned right beside us.

There has been no consultation with home owners in Ashton Terrace. The community council has been non-existent which has left us residents without a say! The council have stated those of us living within 20 meters have received letters. In actual fact you have given the owners furthest away from the plot these letters.

Those of us that have young children play on the spare ground and there is no consideration to this at all! Where would they have free space outdoors? (That is widely encouraged). Visitors will have no place to park either with most houses having more than 1 car which means extra space is essential!

I am also concerned about the volume of traffic that will be using Craigmill Road and the entrance to Balmydown farm road leading to Ashton Terrace. There is a blind bend on the latter and is already dangerous. The roads I believe were deemed safe the last time. Will this be re-inspected?

The condition of some are debatable and the flooding is horrendous at times. We are not for 1 second saying that these houses are a bad idea, we are simply saying give us more space and keep our kids safe!

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Case Officer: Ruari Kelly

Customer Details

Name: Mr A Barnett

Address: 13 Ashton terrace Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the following grounds:

My wife and I are both keyworkers who are now based at home due to the pandemic. Whilst at home, we need to plan for work and complete paperwork. This will be very difficult with the noise of a building site during our working hours.

The children within the terrace including our young children have played on the grassy area at the turning point, for generations. This is a central point of our community where children and adults from the terrace congregate. An area of the ground is well maintained by a neighbour for this purpose. The grassy area is important for all our emotional and physical well-being. Removing it as the plans suggest would significantly impact on us. Given the extensive size of the plot, I cannot comprehend why the new houses cannot be built beyond the mound/grassy area at end of terrace. Leaving the terrace with a grassy area and protecting it from the extensive amount of traffic which is likely to be created by using Ashton terrace as an access point to new housing.

I am concerned about the impact of increased traffic on the farm track immediately behind our house. When you turn onto the track from Craigmill road and just before you turn onto Ashton terrace, it is tight. With huge increases in traffic, there is a greater likelihood of a collision. The road needs to be widened to accommodate this. I am also concerned about the speed traffic will come down the farm track and would want to see traffic calming measures.

I object to the farm track behind our house being used as a major access to the site and cannot understand why exits/road need to filter onto the track. Instead they could run via the main road of

the new estate. With young children in the terrace, a major route running so close poses a safety risk especially with the proposed removal of the grassy play area. The grassy area at end of terrace offers a safe space to play with minimal traffic if left in current condition.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr David Smith

Address: 11 Ashton Terrace Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a long term resident in the area , i cannot understand why Ashton Terrace will be extended , this will double the use of vehicles using this narrow street . the terrace built in the late 50s was only designed for the front row of 10 houses , the rear row of 6 houses were added at a later date , this narrow short piece of roadway only has a foot path on one side in front of NOs 11 - 16 , all other houses have no footpath outside , bring more vehicles you have using any road , you then increase the danger of accidents from residents leaving their property , either by car or on foot when there is no footpath to give them time to stop and avoid any moving vehicles .

Why access to the affordable homes cannot be from a roadway from the main drive , this would cause less disruption to the Ashton Terrace residents , 16 families who have supported the plans to breath new life into the hospital site ,

If the development company Miller homes do not want to provide a street of the Main Drive for the affordable homes do i assume they are doing this for monetary benefit by selling this estate as 100% private homes , the rented part of the development being properties they do not really want ???

Thanks

David Smith

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Ian Mckay

Address: 6 Ashton terrace Strathmartine Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to put in an objection for this. We as a community haven't had the chance to put our point across. We have had no consultation regarding this build and it's highly unfair that you expect the residents to just accept this proposal. Our street as it stands is perfect. The neighbours are great it's very quiet and our kids have a place to play safely.

You haven't thought about how this will affect us! What's wrong with keeping the boundary line as it stands with the metal fencing? That way the current residents still keep their extra space that's needed for the children to play and visitors cars to park.

The roads are another issue. They are not made for the sheer amount of traffic that you will be bringing to the village. The bend on the lead up to Ashton Terrace from Craigmill Road is already an accident waiting to happen and that's with minimal traffic at present. We feel this hasn't been thought through properly and strongly advise you seek alternative arrangements for these points stated.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr JAMES FYFFE

Address: 2 the steading pitempton farm pitempton road Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We at Pitempton Farm which is in front of this development have not been notified at all with regards to this proposal.

Pitempton road is in no way suitable for more traffic as it's hard enough when one car is coming from the opposite direction and you have to stop to let them get past.

If this development goes ahead there will be a huge risk of accidents on Pitempton Road.

I put forward that Pitempton Road is put as a no through road with access for bicycles etc.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Kyle Payne

Address: 12 Ashton Terrace Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application in its current form.

Mainly I have concerns about access and egress at the east drive (Farm road) from Craigmill road.

The current junction is poorly sighted and tight to navigate when meeting a vehicle coming in the opposite direction. I would request that the grass verge and mound is substantially altered to accommodate the increase traffic flow on this road. There are a couple of blind spots on the egress point from Ashton terrace to Craigmill road, and I have nearly crashed into other road users or horses / farm traffic because of this.

The current width of the east drive is also too narrow for traffic to navigate without giving way. I have also seen delivery and personal vehicles drive up the brae at high speed. I would request some form traffic calming measures be considered for this area. I'm aware that farm traffic cannot navigate speed bumps however I think priority system would work well in this area with a legal speed limit of 20mph.

I also have concerns about primary school capacity. I attended this school as a child and it has no spare capacity even in the 1990s. There needs to be consideration into the impact of potentially overloading the current school. As I assume the demographics of the potential occupants will be primarily young professional families with young or adolescent children.

I am happy to see some green space being retained within the old hospital site garden and

creation of a play park. I do worry about the lack of new and loss of recreational green space for ball games. It's devastating to hear the large area beside Ashton terrace is to be lost for housing. I played in this area as a child.

I also object on the grounds of sewage and gully drainage around Ashton Terrace being quite poor. There has been numerous blockages to the shared domestic waste water drains in this area over the years. I would request that these need to be widened and the street and road gullys on the east drive also increased in size and number to catch rivers of surface rainwater that come from the site when it rains heavily.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Michael Bell

Address: 2 Ashton Terrace Strathmartine Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads

Craigmill Road is the main access point. It needs upgrading- too narrow for any traffic increase. There are signs of subsidence into the Dighty den. 214 houses suggests 214 extra cars on these roads. Water mains in the area are situated under the Eastern peripheral road and Pittempton Road. There have been burst on the Eastern road due to heavy traffic. Scottish Water are objecting to do any further repairs.

Road safety

Construction and demolition vehicles will cause safety problems for children going to and from school. There will be problems of safety with riders from the riding school at Balmydown. Cyclist and walkers will also suffer.

Drains

Hospital drainage is inadequate. SEPA made some costly suggestions to the last applicant to deal with the problem.

School

The school is small and has no room to expand and therefore could not cope with the influx of children from such a development.

Water and electricity

These are supplied to Ashton Terrace via the hospital site. Supply has been known to fail in the past. During the construction Ashton Terrace residents will suffer from lack of water or and

electricity.

Bats

There is an existing bat colony. Surveys over the last 20 years proved its existence. Surveys should be done again to ascertain the extent of the colony.

Trees

Trees control global warming and supply oxygen. No trees should be felled on this site. Saplings are not adequate replacements.

Noise

The area will be greatly affected by the demolition and construction on the site because of the proximity to the houses.

Boundaries

Development on the site will tempt a neighbouring authority to annex the land. This is something they have attempted before.

Amenity

The land at the Northern end of Ashton Terrace has been used for the children's play area since the houses were built in 1955. By law this should remain for this use after so many years of usage.

The impact will be to swamp the area with nearly double the residents that already exist.

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Catriona Anderson

Address: 4 Ashton Terrace Strathmartine

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise a number of concerns/objections to the proposal for the development to the Strathmartine hospital site.

1. The sending out of the notice on the 21st of December did not allow time when people are busy and trying to get in touch with people is very difficult, with this in mind I think that it would be appropriate to extend the consultation period for a further 28 days.
2. I think that it would also be pertinent to have a full consultation with all the residents who will be affected by the building works. There has been very little communication and details for the residents and there are many unknown factors to this building development which are likely to have a negative impact on the current residents. Many of the Ashton terrace residents (including myself) have lived here for more than 20 years.
3. There is no information on the use of Ashton terrace by works vehicles, this is a very narrow street which is easily overwhelmed by vehicles, there are also children in the street who have been very used to a nice quiet play area around the terrace, there is only pavement on one side of the street and I am concerned for the potential dangers. Also in this vein it is concerning that the planned housing appear to be using the existing entrance to Ashton terrace which will more than double the number of vehicles in the street.
4. The affordable housing that is planned for the end of Ashton terrace is far too close to the existing housing and for the residents who chose to live in a quiet area this is very unsettling.
5. The grass at the end of Ashton terrace has been used by the children of the terrace for as long as the street has been here I find it very unfair that they will lose this area, particularly as it has never been fenced off as part of the development.

I am not against the development of the site but with particular regard for the affordable housing

and the way in which this has been brought about I am extremely disappointed

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs E Barnett

Address: Ashton terrace Strathmartine

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons:

- 1) we have had no time to consult with relevant persons to seek a clearer view of plans. I think providing a notice of planning on 23 Dec is unfair.
- 2) I am concerned about the implications for Strathmartine Primary school. It is a small rural school. I anticipate complications with expanding the school to accommodate the new housing estate given the school is near capacity and there is no physical space for expansion on current land.
- 3) The increase in traffic is a real concern for residents in Ashton terrace given the narrow road that runs through the building traffic, increased need for parking, only one side of terrace has pavement.
- 4) Phasing schedule shows that the turning point/grassy area at end of terrace will be replaced with housing. I am concerned about the implications this has upon the children and families who currently use this area. It is a safe space outdoors which is important for play opportunities, mental health and wellbeing. It has been used for this purpose for many years. Removal of this during phase two, removes the children's play area and replaces it with nothing in the meantime. I do not understand why this grassy area and turning point needs to be encroached upon at all. The lack of consultation with the residents about the proposed plans or any thought as to how it will impact on the children and families who currently live here, is disappointing.
- 5) I am concerned about the increased traffic coming from Craig mill road up towards Ashton

terrace. The turn immediately before coming onto the terrace is an area of potential risk in its current state - too narrow.

6) Using the farm track as a main entry point to access the estate worries me. I am concerned about the increased traffic running so close to our house especially without a means of managing the speed drivers go.

I welcome a development of the site, but I have too many unanswered questions therefore I must object

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Case Officer: Ruari Kelly

Customer Details

Name: Mr William Stott

Address: 16 Ashton Terrace Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: My neighbour Alan Raitt 1 Ashton Terrace does not do Internet so I am submitting this as a joiny query. We are both supporters of the development but have reservations about the delay in proceeding and the lack of consultation & general information that leaves us with some burning questions.

After a socially distanced meeting we agreed that I would like to pose the following questions

- (1) Why was there a delay till after the expiry date issued to Mr Robert Evans (Ryden) by the Scottish Government ref NA-ANG-009 before this new 'Notice for serving on neighbours' was received on Dec 23rd 2021?
- (2) Why are some of the recommendations in the aforementioned document by the Scottish Government not being addressed?
- (3) The parking area/turning space adjacent to both our properties (No's 1 & 16) is a major concern. These parking spaces have always been used by our families and other visitors to the terrace also to park a works vehicle if home for a weekend etc also a turning place for delivery/service/attending vehicles. Is this about to change & if so we would oppose that?
- (4) Why is all affordable housing adjoining our property & how far is that from our boundary walls.
- (5) When will the hospital unit close [REDACTED]
- (6) Do we need to contact the Scottish Government again?

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Name: Mr William Stott

Address: 16 Ashton Terrace Strathmartine Dundee

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(4) Why is all affordable housing adjoining our property & how far is that from our boundary walls.

(5) When will the hospital unit close [REDACTED] We have been promised this would be moved for the last 5/6 years & are still waiting. I believe this could deter house sales if no plan of closure is imminent as this is only a medium secure unit.

(6) Do we need to contact the Scottish Government again?

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Joan Stott

Address: 16 Ashton Terrace Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Ashton Terrace for over 40 years and while I agree that something needs to be done to develop the former hospital site, I am really concerned by what appear to be very vague outline plans.

When an earlier planning application was recalled by the Scottish Parliament for review, very specific rules were set in place governing any proposed development.

We; the residents of the 16 houses already in Ashton Terrace were assured that any proposed new buildings could not be erected any closer than 15 metres from the boundary of the existing houses here.

I have been trying to study the proposed development plans and am finding that it is very much hit or miss as many of the pages are simply "not available to view".

I am voicing specific concerns about why, on a site of this magnitude, it should be deemed in any way acceptable to be thinking about placing what looks to me like 28 affordable housing units all in one area of this huge site and absolutely at what looks to be very much closer to the boundary of existing houses than the aforementioned 15 metres.

I have absolutely no objection to affordable housing being built and I fully understand that there is a governmental quota of affordable homes to be included in all new build housing developments but I do question the logic of placing all of them in what looks like it is going to be a really congested area.

I can see no honourable reason why these cannot be erected in smaller numbers and placed in

varying areas within such a large development.

I personally consider it to be more than offensive that while planning to build what will probably be lovely 3, 4 and 5 bedroomed homes elsewhere on this site that architects and planners cannot see how disrespectful these plans are to the residents of the 16 houses which are already here.

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Joan Stott

Address: 16 Ashton Terrace Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following on from meeting with some neighbours yesterday, I wish to raise the following points;

1. That we request extra time prior to any decision being made as the letters received by the residents of Ashton terrace were dispatched to arrive on 23rd Dec, in the full knowledge that we wouldn't be able to contact anyone as all services were closed over Christmas+New Year.
2. Why anyone would think it reasonable to erect all the affordable housing at the end of Ashton Terrace as there is a huge site which could easily accommodate the houses in several other areas.
3. That no-one here was actually objecting to the need for the site to be developed, just to the way that this has happened--- and specifically that many features from the previous application, as warranted by the Scottish Government, have disappeared from this new application.
4. Perhaps most pertinent of all---that this has the appearance of being railroaded through and that we, the community here, have had absolutely no consultation from anyone.
5. There is an agreement among us that we request at least a 28 day delay before anything further happens so that, within that time, we should be afforded the opportunity of a public meeting with Angus councillors, community councillors, planning officials and hopefully representatives from the developers themselves as we have now been led to believe that, although the planning application

is in the name of Miller Homes, there are in fact several development companies involved.

I am aware that this is a second missive from me but I would ask that it be taken into account also.

Thankyou, Joan Stott.

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Proposal: Matters specified in conditions 2(a)(i) - (vii), 1(b)(i) - (vii), 2(c)(i) and 3(a)(i) - (vi), (b) and (c) of planning permission 20/00120/FULM resulting in a development of 212 new build residential units, roadways, landscaping, drainage and open space

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Karen Deuchars

Address: Birkdale Pitempton road Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The consultation of the proposed development at Strathmartine Hospital to neighbouring properties and residents in this area, in my case has been Nil. I would like to raise a few issues as a long established resident with experience of the concern of danger to general public, walkers, horse riders and vehicle users. Living on Pitempton road I have concerns with the dangers of increased traffic resulting from the development and completion of the proposed Strathmartine Park. This road is lethal and a single road with 2 way traffic and no pavement or passing places. If 2 cars are on road at same time one must pull up onto verge to allow other to pass. It is a fast road with current national speed limit and if you walk it you take your chances as it has no lights and is verged by trees and bushes. At the top of Pitempton road it filters into a bottle neck allowing space for only one vehicle to pass on a blind bend often with a parked car further up causing risk of head on collision.

I have ongoing issues with Dundee city council re an underwater spring that is flowing freely under the top of Pitempton road disturbed recently by gas and service work weakening the road and undermining the verge that already has a severe drop and now has deep gullies causing risk to walkers and vehicles.

I have an access gate that is used for livestock and is blind and well as a blind driveway onto the road and current danger has been evident but further increased traffic due to hospital development would cause harmful danger.

I would ask that all this be taken into consideration at the next Angus council planning meeting with Miller homes re Strathmartine park

This is a tranquil rural area and this should be giving consideration in future development.

Comments for Planning Application 21/00957/MSC

Application Summary

Application Number: 21/00957/MSC

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Karen Deuchars

Address: Birkdale Pitempton road Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the proposal to using land outside the boundary fence and build new affordable housing into Ashton terrace I must strongly object to this as this is an established existing historic private residential street and should remain separate from the New planning for Strathmartine park and allow already set aside green area to the end of the terrace as a safe zone for existing residents young and old. This already proposed large development will impinge on local residents and this I am sure is a step that can be rectified with alternative planning reducing upset to local long established residents.

Please can this be noted as a strong objection in support of neighbouring families.

Comments for Planning Application 21/00957/MSC

Application Summary

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Lesley Brackenridge

Address: 5 Ashton Terrace Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Letter notifying community of proposed plans for housing on the old Strathmartine Hospital site dated 21st December not received by us until 23rd December! How is this giving us time to study and then state any objections. This was the festive season when council services were greatly reduced. Being Ashton Terrace residents we are extremely opposed to the proposed number of houses planned for the end of our terrace and the removal of the grass areas currently used by the resident children.

Comments for Planning Application 21/00957/MSC

Application Summary

Application Number: 21/00957/MSC

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Shona Keiller

Address: 4 Pitempton Farm Strathmartine Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Insufficient information provided around roads infrastructure, safety issues due to increased traffic and effect on surrounding properties. No consultation to property occupiers on Pitempton Farm which will be greatly affected with increased traffic on adjoining road

Comments for Planning Application 21/00957/MSC

Application Summary

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Case Officer: Ruari Kelly

Customer Details

Name: Ms Helen Durkin

Address: 12 Ashton Terrace Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to the planning application for the reasons listed below:

1. Providing a notice of planning on the 23rd of December is incredibly unfair given what a busy time of year it is.
2. I believe the removal of the green space at the top of the terrace would be detrimental to the health and well-being of everyone on the terrace- but particularly for the children who live here who regularly use it to play. This is a safe place for them away from the busy farm road which regularly has vehicles driving up and down at speed.
3. The planning application does not appear to demonstrate any traffic calming measures. The road into Ashton and the farm road beyond is extremely narrow with decreased vision- heavy traffic would become incredibly dangerous if safety measures weren't implemented.
4. The destruction of green spaces is not good for the environment. The surrounding area is home to much wildlife which would be destroyed.
5. The introduction of a path into The Strathmartine Centre is disrespectful to the people receiving treatment there as it would decrease their privacy. The introduction of more houses would reduce the therapeutic care patients currently receive there due to the tranquility. People should be entitled to receive care with disruption.
6. With the introduction of so many houses there will be an unmeetable demand on Strathmartine Primary school. Will a new primary school and high school be built to meet this demand?
7. There is currently problems with the wastage drain in my garden and with the introduction of so many new houses will come more waste. It is unfair for us to be responsible for the maintenance of this.

8. It's disappointing the plans don't include a community centre or shop which would serve a great purpose for all in the community.

Comments for Planning Application 21/00957/MSC

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Case Officer: Ruari Kelly

Customer Details

Name: Ms Weronika Krajewska

Address: 2 Ashton terrace Strathmartine Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal for the following reasons.

Environmental

Early surveys show there was a bat colony roosting in the hospital buildings and trees. It is illegal to destroy their roosts. A bat roost is defined as any place that a bat uses for shelter or protection and the roost is protected whether bats are present or not. BCT state that there should be 3 to 4 acoustic surveys to be 95% confident that a building does not host a roost of Pipistrellus species. All lines of trees and hedges must be retained for bat navigation.

Roads

The roads will not cope with the great increase in traffic from this amount of houses. Combine harvesters are used in this area and other farm vehicles use the Eastern peripheral road causing more traffic problems with construction vehicles.

Road Safety

Vehicles used in the development cause safety concerns for local children on their way to school as well as concerns for horse riders from Balmydown Stables. Additional traffic causes problems for walkers and cyclists.

Water pipes

The Eastern peripheral road could not sustain the weight of construction vehicles. The pipe under this road has burst before and will not be repaired again according to Scottish Water.

School Capacity

The local school could not cope. There is also no room for any expansion to the school.

Council boundaries

There is also the worry that a development of this size would again give Dundee Council ideas to try and move the boundaries which happened some years ago but was defeated by Angus Councillors with the support of the locals.

Play area

The land adjacent to Ashton Terrace has been the playing area for the children since the houses were built in 1955. After so many years of this use legally it should remain so.

Impact on the area

This development would nearly double the entire population of the Strathmartine area.

Noise and nuisance

Noise from demolition and construction will be detrimental to the populace. The site being so close to them.

Comments for Planning Application 21/00957/MSC

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Case Officer: Ruari Kelly

Customer Details

Name: Ms Weronika Krajewska

Address: 2 Ashton terrace Strathmartine Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add that I beg to differ with some of the statements made in the ecology report.

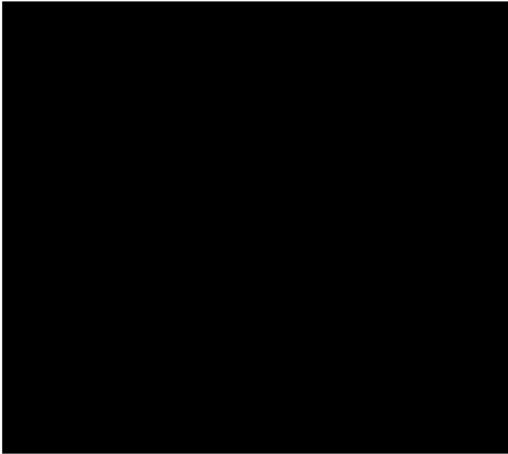
The site was and would still be able to sustain red squirrels . There is suitable habitat for red squirrels as they were present and foraged on the hospital site for many years until the greys moved into the area.

The early surveys showed that there was a bat colony roosting in the hospital buildings not as stated one bat. The site has the same foraging potential for the bats unless someone has removed all midges, moths, and other insects that the bats feed on.

Three quarters of British bats roost in trees, and a bat roost is protected whether bats are present or not. All lines of trees and hedges must be retained for bat navigation

The larger single bat that was located on the hospital site was a Leisler's bat. This was confirmed by the BCT and is on their records.

There are mature trees on the site. These can be seen as young trees on early photographs of the hospital grounds in the archives.



Margo Williamson
Chief Executive
Angus Council
Angus House
Orchardbank Business Park
Orchardbank
Forfar
Angus
DD8 1AN

17 January 2022

Dear Ms Williamson


Strathmartine Hospital Development – Planning Application 21/00957/MSC

I have been contacted by constituents regarding their concerns about the plans at the Strathmartine Hospital development. I understand that this case is now with the planners and that a decision is to be taken soon. My constituents advise that they are submitting letters of representation about their concerns and objections, and I would like to support them in this.

My constituents have had ongoing concerns throughout the planning process and advise me that the proposals have changed significantly over time. I am told that now a protected Victorian walled garden is to be demolished and understand there are concerns about the effect of the plans on the biodiversity within the hospital grounds, particularly in relation to badger setts, bat colonies and the removal of over 200 trees.

Other objections include concerns about the increased traffic, general road safety around the site and the design of the proposed properties, which do not sit well within a conservation area. There are numerous other objections which residents have submitted to the Council in the last few days.

My constituents have also complained about a lack of proper notification and consultation by the Council. I believe many did not receive neighbour notifications and I am told there has been no consultation by the developer or the Council with the residents.





I was also informed that the local Community Council has not made representations to the Council about the plans over the 2 years, although I am uncertain why this is the case, and consequently residents in Strathmartine feel they have, as a result, not been represented during the planning process.

Given the apparent lack of formal community representation and the strength of feeling about the site by residents, I feel it is important that all representations from them, individually and collectively, be fully considered as it is they who will be significantly affected by any development plans.

I understand you have been asked to pause the planning process for 28 days to allow all interested parties to come together to consult and consider the development and I feel in the circumstances this is appropriate. From what I can gather, people are not against any development of the site per se, they only ask that it is done with consideration for the residents and with empathy as the former hospital buildings and its grounds mean a great deal to many.

Thank you for your assistance in this, I look forward to hearing from you.

Yours sincerely



Mercedes Villalba MSP
Scottish Labour Shadow Minister for Environment and Biodiversity



Karen McAulay
156 Findhorn Street
Dundee
DD4 9PW
13th January 2022

Angus Council

Planning Application: 21/00957/MSC

Further to the recent planning application and, in response to such; please be advised that I fundamentally oppose the planning application based on the following:

Procedure:

1) Lack of Public Consultation

The initial consultation period and planning notices were served at the outset of Covid-19 when the rules meant that you couldn't leave your house and/or couldn't leave your own constituency area/boundary. The application, which passed with a reduced number of new builds (including the retention of the Walled Garden) went largely unopposed, aside from the objections raised by local residents and only because they received notices which then directed them to the portal to object on time.

The current application was submitted and notices served to local residents only, despite the fact that there are fundamental changes to the plan and which impact on resident's out-with the area, extending to Dundee. I firmly believe that there should have been (or still should be) a full public consultation, as was held previously in Strathmartine Primary School in 2011 and which I attended. As far as I am aware, that is/was the only consultation to have taken place and I believe it is entirely outdated, irrelevant and should be repeated with the current plan, including all of the Listed Buildings, note of features to be retained and plans for such.

It is stated within numerous planning documents that the older plan was outdated, with Robert Evans clearly stating this as a reason to produce a new plan, as we see today and with the removal of the planning conditions. It is therefore highly contradictory to proceed without a full public consultation based on exactly the same reasons.

2) Lack of Community Consultation

Members of the LD Community and Former Residents

As I understand, no consultation has been held directly with former residents, staff or the community who once used the site and who have, at the very least; a right to access and consultation. You are aware that a number of former residents visited the site; some to participate

in the Strathmartine Hospital Histories Project and some to revisit the place of their trauma and in order to afford some form of reconciliation. The opinions of those individuals has never been sought nor acknowledged. In fact, it is blatantly obvious from the plan that no resident has been considered – former or, current.

I can tell you that those members of the community feel a great sense of grief and loss, whilst others feel relief. They have expressed that these buildings and this site was once their home. You seem to forget that. For many, you are tearing down and replacing the only place they felt connected socially and replacing their memories / home. In fact, the slow deterioration and overly dramatic arson attacks have an impact on many of these individuals. All of the former residents would like to see the site developed and many do not understand why this hasn't already happened. They saw potential in some of the former Ward Blocks (for redevelopment) with many having fantastic idea's for reuse for some.

I held a number of professional consultations with members of the community, for my employment during the consultation on the closure of the open unit which once formed part of the site and is in close proximity. This consultation took this development into consideration and took place over 6 weeks in 2 hour sessions. Some of these consultations were held with Peer Advocates (people with LD advocating for other people with LD) where broad opinions were fed back.

Many of the individuals within the residential setting (in the unit) are long standing residents of the site contained within this planning application. Considering that they did not want to move and the overwhelming feeling of grief and loss of their familiar surroundings; I am convinced they do not wish to view the destruction of their former homes from their current one.

Many of the individuals have sensory requirements that do not include heavy machinery between the hours of 7am and 7pm. In fact, some of the individuals (ASD) will find this incredibly difficult to deal with emotionally and likely as a result; behaviourally. In other words – this is likely to be a traumatic experience (as they have already expressed). I note from one plan that an open Ward block has been labelled as a Training Suite – notably, the building closest to the perimeter fence and which has an impressive view of a number of old Ward Blocks marked for demolition within the plan.

You will be aware that the relocation of the unit and those particular residents has been delayed for an unknown period of time. You will be aware that planned demolition and building works will have a direct impact on those individuals, regardless of the noise levels. Those individuals are as entitled to enjoy a tranquil setting just as much the people who will buy your new builds, if not more so.

In addition; I am sure you are aware that there is a forensic aspect to that site and I would question the placement of houses within Zone 3B, specifically at the west perimeter where they appear to overlook the operating unit. I would request that this is taken into consideration and that no units are developed overlooking the unit or operating site until such time as it closes.

I would request that an empathic approach be taken in the demolition and preparedness for such; this includes informing staff and residents at the operating site of your timescales and attempting to meet them. What is work for you is a sudden change in a known, safe environment for some of those individuals.

Community Council

You will already have received several notifications regarding the Community Council – it has not acted in any way for over 2 years. Whilst I agree that this is not the owner or developers direct issue; the community have not received any form of guidance, paperwork; consultative or otherwise, notices, explanations, invites or any other document or information to assist them and they most certainly have not been represented. There has been no response from any member of the community council – either to the owners/developers or, the local community, whom they are meant to represent.

You already have it noted that Strathmartine Community Council did not respond to the consultation – allow me to be clear – they didn't consult with any other individual either, despite it being their remit, obligation and to which they were elected. The community have not been consulted and / or allowed to consult. Every single person reading this should be concerned. I would challenge the notion that the planning process and procedures have been met.

Local Community

There are no visuals of the site to allow people to understand what is and is not on site, where paths and roads are or aren't, where trees are and aren't...it goes on. This does not feel like a consultation, mainly due to the lack of any information that is actually required to make an informed choice and decision. This process is less than transparent.

Misinformation

Unfortunately, there appears to some misinformation surrounding the application, roads, footpaths etc. I believe this is due to the obvious lack of consultation and information. This misinformation extends to road closures, difference between the plans and where roads / footpaths are on the current compared to the previous, boundaries and I could go on. I feel this reinforces the point that everyone must start engaging with the community directly and overcome these issues.

3) Lack of Representation

In addition to the above; the community (and myself) have repeatedly reached out to the local Cllrs to discuss these matters and attempt to prompt action from these representatives. There has been no response.

4) Meeting with residents on Sunday 9th January 2022

With the above in mind, I arranged a meeting with local residents on Sunday 9th January to discuss the plan and carry out some form of consultation and hear concerns. You will be pleased to hear that there was a good turnout and that people wish to engage with you. However; despite not living in Angus, I have decided to take it upon myself to act as a representative until such times as the community has an official and /or replacement representative and / or new /acting community council members.

Once the issue of a representative is resolved, I may still act as an independent advocate or provide information / support to the community regarding the site and further planning applications – as I did previously with the owners. I have an extensive knowledge of the site and have spent 15 years documenting it, including managing a HLF Project, producing a documentary and an archive

collection for Dundee University Archive Services. I am obviously appalled by the lack of consultation and, somewhat reminiscent of the hospital; total abandonment of the community by the owner, developers and representatives involved within this process.

5) Request for a 28 day pause to conduct a consultation and respond

The community and I would like to request a full 28 day delay in the process to allow for a full and thorough consultation with the opportunity to respond and highlight concerns. The community wishes to invite the owner, developers, planners and all other interested parties to a meeting within this time. This meeting would be an opportunity for the developers to outline the plan fully instead of submitting plans with little to no detail of the actual implications of such decisions.

The community wishes to engage with the owners, developers and planners, particularly to overcome the unwelcome and long opposed development at Ashton Terrace. It is grossly unfair to ignore the objections and carry on regardless – particularly when all community assets have been removed (Chapel as a Community Facility, Walled Garden, Creche, Care Village, Shop, blah, blah) from the plan and, for profit.

6) Splitting the Planning Application

As far as I am aware; the site is not to be tranced. I believe this is part of the original agreement and may be held within the title. If not, then I have no idea why the current owners relative, who also previously owned it, would say that in a public meeting?

Regardless, it is ridiculous to suggest that the planning application is separate to the listed building consent process or, that the two are independent. Unless, of course, Angus Council have decided that the Main Building is no longer relevant or, the centre piece for this development? It certainly looks like it. I would like to draw your attention to Zone 3A, within the Listed Building Curtlidge Area – all of those buildings should be under LBC, not standard planning.

This also has an impact on the horrendous stark white colours and lack of any features what-so-ever on the new builds planned on the East side of the site. I will cover this elsewhere.

Significant changes to the approved planning application:

1) Additional New Build Units

This current application, including the master plan, demonstrates that the owner and developers wish to increase their approved allocation of new build units. As stated within the plan, they hope to accommodate 212 new build units, a figure that has never been approved nor discussed.

Before it is used as an excuse: I do not care to hear the owners sob story regarding the cost of the Listed Buildings and in particular; the roof. This is because I have actively campaigned against the owner, including having the site brought under Enforcement in 2008 – I am that member of the public. I would suggest any complaints about costs should be diverted back to the owner and he can explain why he hasn't placed security on site since 2007 or, afforded any other protection to the buildings since the transference of ownership to himself.

2) Heritage / Conservation & Landscaping

Listed Building Consent / Curtlidge

No application or plan for any of the Listed Buildings has been included within either the master plan or, this current application, yet the new build units in Zone 3A are within the Listed Building Curtlidge Area, as defined by Angus Council and Historic Scotland. Considering the application is solely reliant upon the retention and restoration of the Pavillion's and Cottages, I do not find it acceptable to split the applications.

There are two new build units, passed off as 'gate houses' which are historically and architecturally inaccurate, plonked within the LBC. I am genuinely baffled by the inclusion of fake buildings which give the impression that there is a significant connection (of those two new builds) to the site. I am further confused as to why you would then demolish one of the early cottages (1892) which sits to the left hand side, inside of the main front gate and replace it with either a road or a new build property. Regardless of this heritage conundrum; the proposed 'gate houses' which are situated within the LBC and are entirely fake in their description; should be subject to LBC and scrutiny. They most certainly should be renamed, if not removed from the plan entirely.

Both 'gate houses' obscure the view of the Listed Buildings, are likely to be white, characterless and place a false sense of importance on their own existence and connection to the site. I believe that other similar 'gate houses' were removed from the Main Drive in the original plan due to the fact that they obscured the view of the listed buildings and were not historically accurate. I continue to be annoyed by the pretence that this development has any connection to the past or that anyone actually cares about it.

It would appear that Ashton Terrace is to be extended. In addition to the fact that there are numerous objections; these proposed units would also obscure the view of the listed buildings, particularly from Craigmill Road and for residents currently residing on Ashton Terrace, the apparently unnamed East Road and further afield. It is not acceptable to obscure the Pavilions, particularly when they are (and always have been) visible for miles. It would have perhaps been advantageous to have carried out a regional survey of the site, instead of focussing upon the site boundary.

I find it highly concerning that all of the Listed Buildings that were to be replaced, were the main target of arson attacks and were destroyed and / or demolished. This is clear and evident from the other buildings on site. I am clearly further concerned that no consideration has been taken or demonstrated in the location, design, colour or planning process and that the applications are split. There is nothing 'sympathetic' about this plan. It's as brutal as the 'demolition' job on the corridor, Recreation and Dining Halls.

According to a report in the Courier; following the fire in the Recreation Hall in 2005:

As the building had been sold to a property development company, Heathfield Ltd, and was listed, the owner was required to restore it, the fiscal said.

"I am told it will cost about £30,000 to make good the damage, which I am told they are obliged to do."

Those obligations were never met. In fact, the Recreation Hall continued to be targeted, along with Ward 4 (listed) and the former Engineers Workshops (Listed). All demolished to make the Main Building 'safe and secure', which is clearly why it is open and accessible to this day.

The owner set aside £28,000 to restore the Chapel of Rest into a community facility – that's now pure profit with a new build slapped on it.

Rather than call in again, I am taking this opportunity to inform you that every single building on site is open and accessible. That includes the Admin Block. Baffling, considering people have been working on site and planners have been visiting. Please do your job and uphold your responsibility as owners / developers and secured every building, then the fence. Whilst I am here; for the love of the Turnbull-MacLaren; get some security guards on that site and stop the rapid deterioration of the rear Staircase (and facade) of the Admin Block. It is a disgrace.

To note: I expect to see fully restored original staircases in the 4 Listed Building Pavilions.



LBC / Curtlidge / Heritage Colours

As stated, I am highly offended by the use of generic white houses, let alone within the conservation area. There is not and never has been anything generic about Strathmartine and yet here we are, with generic white houses. Visual line – get them out of it.

As for the conservation area – which you have conveniently left out of the planning application – I cannot see one reference in any policy, procedure, planning document or, professional opinion that supports white houses' anywhere near a listed building. In fact, there are an entire collection of heritage colours that should be used and which compliment (and are not offensive to) the character of the listed buildings. The reason for their implementation? To stop this type of development ever blighting the landscape in the first place.

If the white wasn't offensive enough; there is a clear lack of any features in the new build properties. Rather than acknowledge and celebrate the historic architecture of the Listed Buildings (as the Pitempton Home Farm Development does), this plan simply reduces the buildings to exactly what they've become: something that you are forced to keep and deal with, rather than being the primary focus of the development. This is clearly demonstrated throughout the master plan, which focuses solely on the new builds with the odd heritage sales pitch.



Pitempton Home Farm – complete with features that are sympathetic to the Listed Buildings.

Walled Garden

In order to squeeze in new build units, they have demonstrated that they are happy to demolish the Victorian Walled Garden, despite the fact that this is protected and, has been an integral part of every single plan - until the Grinch appears to have stolen it around Christmastime and preplaced it with flat packs, whilst simultaneously declaring that the gardens and landscaping will be retained.

As far as I am concerned, this is beyond the pale, from the owners/planners and extending to Angus Council should this decision be approved. You ought to be more than aware of the historical importance of the Walled Garden and, should you not be – you should be ashamed. It was instilled in 1901 by Sir Reginald Howard Alexander Ogilvy and as a commemorate piece upon the passing of HRH Queen Victoria – a Patron and personal benefactor to the Institution and from the point of the creation of the Board in 1853. You should be aware that Sir Reginald Ogilvy, 10th Bt Inverquaharity served as an aide de camp to her Majesty, following in the footsteps of his father; Sir John Ogilvy, 9th Bt and Lady Jane Howard Ogilvy before him.

Not only do I find it absolutely abhorrent that the owners appear to be grabbing every slice of land to slap a new build on – I am disgusted that a monument, which serves as a commemoration to HRH Queen Victoria but, a garden hat has been used and enjoyed by residents, staff, volunteers and the

community alike, since 1901 is to be replaced with glaring white buildings. I will not stand by and watch / allow this to happen. I made this clear from the outset in 2006.

It is interesting to note that the garden is mentioned within the Statutory Listing for the Admin Block and Pavilions whilst an identical Walled Garden, sitting to the East of the former Baldovan Estate and, instilled by Sir Reginald Howard Alexander Ogilvy, 10th Bt Inverquarity has been Listed (B) in its own right. It is highly contradictory to have 2 identical Walled Gardens and allow one to be sacrificed for a few flat packs.

I find it ludicrous that the Listed Buildings, with their abuse ridden histories will be the only reminder of Strathmartine and Baldovan Institution. In a place which saw some of the most horrific abuse ever to have been documented, you chose to remove the only positive aspect and place of enjoyment – on the entire site. The Garden forms part of the walkway and has 4 separate routes leading across site. I firmly believe this forms right of access.

In addition, there are benches which once sat in the garden, they were removed due to the vandalism and repeated arson on site, aided and abetted by the lack of security and fire engine sized holes in fences and open doors. They should be returned once the garden has been fully restored and replanted, please do not doubt that I fully expect the Walled Garden to be placed back on the plan – immediately. I cannot sit and read one more sales pitch about the historic setting, open spaces and landscaping when you are planning to remove the majority of it.

3) Wildlife

Bats

I have a number of concerns regarding the destructive nature of the works and development plan. Whilst I am sure that the noted reduction in the number of both Pipistrelle and Long eared Brown Bats is largely due to the loss of their known habitat: the roof spaces; I would prefer to see a thorough survey. Whilst I am pleased to see that a Licence will be sought; it appears to be around 13 years late with an already detrimental impact.

Badgers

Located within Zone 3B are Badger Setts (D Type). I have seen similar Setts at the East side of Ward 6. This means that the proposed development breaches the protection afforded to Badgers. I can see no reference of a survey to confirm if they are active Setts.



Other Natural Features

Considering that the majority of proposed plans have included building in the footprint of the current buildings – it is untrue to state that this development will not have an impact on the natural habitat. Private Gardens are no replacement for the natural surroundings that people have come to appreciate and enjoy – and make use of through their access rights.

This plan butchers vast swathes of untouched landscape, trees, plants, original walkways, footpaths, green spaces (all the Zones) and the woodland within Zone 3D.

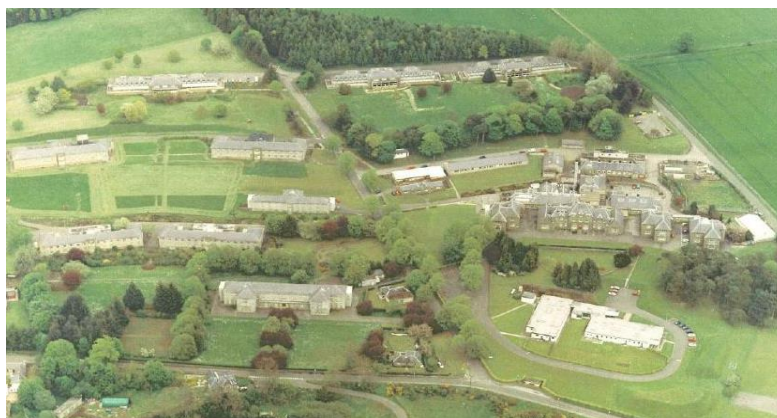
With over 200 trees to be removed: it is hard to see where any effort has been made to retain such beneficial (and naturally occurring) features, particularly when the goal is to achieve some form of tranquillity – aside from Ashton of course, who will just hear traffic.

4) Footpaths and Cycle Routes

I fail to see where the original walkways have been retained as they aren't on any plan that has been submitted. In fact, the vast majority of original walkways and paths are to be fully removed and replaced with white houses. I believe this is due to them no longer building in the footprint of the original buildings. Make no mistake, this is a new layout, on a new plan and, there isn't anything historic or original within it.

It appears from the plan that Ashton Terrace will become a street with social housing, separate from the main hospital site, with little or no accessibility from the site itself. This is problematic. I firmly believe that the individuals occupying social housing should have the same views, benefits and choice of location as the people who will be buying a house on site. I will cover the complications and objections at Ashton Terrace elsewhere, although, removing the original road and walkways from the hospital to this street is beyond ridiculous, particularly considering Ashton Terrace formed part of the hospital. By that very definition, work must be done to ensure that the existing residents at Ashton Terrace feel part of their own community and not outsiders to a development – that includes creating walkways and access, as is stipulated in Law. They have right of access. I would assume this would apply and extend to the Walled Garden.

It is noted already that the officer does not agree or approve these walkways, particularly the linking walkway to the primary school. The original walkways can be seen in an image the owners and planner use regularly and should inform this process:



5) Roads and Traffic

It has been suggested that Pitempton Road will be closed to traffic and become a walkway. I understand this may be misinformation and would direct you to the statement regarding a lack of consultation and information available.

That aside: There is a historic case of objection regarding the assumed volume of traffic to accommodate the site – both to provide access for construction material / equipment and, the site at full capacity / occupancy. You are aware the Dundee City Council, along with members of the public objected and raised concerns regarding the access roads – Baldovan and Pitempton, whilst the community made it clear that they were highly concerned regarding the volume of traffic, extending from Baldovan Road through to Bridgefoot.

The local community raised safety concerns; predominantly surrounding the use of Craigmill Road when it is clearly a route to the Primary School. This is important when you consider that the site will need significant development before any through site walkway can be instated.

Some residents on Ashton Terrace own part of either the path or staircase which is used. It would be helpful if it is explained what access rights the new properties will have and/or where alternative access points will be instated.

It is clear to me that the road layout internally is designed to drive traffic passed Ashton Terrace on to the East Road. There are very little properties actually served by the Main Drive (Zone 3B). Zone 3C is not easily accessible from the Main Drive and require a de-tour and a sharp bend. I note that according to the Master Plan – Zone 3C requires demolition works and site clearance – it is largely untouched land with a tiny tank housed on it. The plan is overly dramatic and seems to suggest there are high costs associated to develop it when in fact; it is currently a beautiful piece of land.

Regardless; the road layout forces the majority of the proposed occupants to drive into the site and access all Zones (aside from 3B) on the East Road. This then means that the majority of traffic is passing Ashton Terrace which will impact on the residents already living there.

Craigmill Road remains a concerns and I note that apparently, Strathmartine Park isn't located there, despite being on it. Instead; it is 'Off Baldovan Road'.

Perhaps the only aspect of this plan that I can consider agreeing with (once I've seen the plans) is the retention of the Listed Buildings and the SUDS Basin. Not the white houses that are proposed to sit next to it though!

Many thanks

Karen McAulay