

Comments for Planning Application 22/00267/FULL

Application Summary

Application Number: 22/00267/FULL

Address: Bennachie Shielhill Road Kirriemuir DD8 4PA

Proposal: Formation of plot for new house

Case Officer: Stephanie Porter

Customer Details

Name: Mr Alexander Thom

Address: Callanish Shielhill Road Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing beyond the date for submitting comments because I did not receive a Neighbour Notification.

I object to the above proposal on the following grounds.

1. An additional house on this site would crowd the area where there are already several properties.

2. Several mature trees would have to be removed to allow any development to go ahead.

3. The combination of 1 and 2 above would doubly detract from the area and have a negative impact on the environment.

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Customer Details

Name: Mr James Smith

Address: The Northmuir Hall Shielhill Road Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Northmuir Hall Committee objects to this proposed development on the following grounds:

- 1) That it will have a detrimental impact on the adjacent outside play area of the (Angus Council accredited) Sunshine Play School, which meets in the Northmuir Hall.
- 2) That the access for heavy plant and lorryloads of building materials via the Northmuir Hall road and car park will be a serious problem for this Community Hall. The road is not wide enough for two cars to pass, let alone heavy vehicles - even the Council waste disposal and recycling lorries will not come up it. As it stands, the right-hand turn from the road onto the access to Bennachie and this proposed plot is too tight for long vehicles to manoeuvre, so their only option will be to take the easy option of cutting across the narrow car park at the front of the Hall. This will affect the safety of the hundreds of Hall users as well as pedestrians and dog walkers who use the car park as a right of way from Shielhill Road to Kirrie Hill. It will also put users' cars, parked legitimately at the front of the Hall, at risk of being scraped and damaged.
- 3) That the heavy vehicle traffic involved in the construction of a new house on this proposed plot will inevitably cause damage to the road and carpark surfaces, the repair of which will place a financial burden on the Hall.
- 4) That in order to build a house on this proposed plot a substantial number of healthy, mature deciduous trees will have to be felled. This will have a detrimental effect on the environment.

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Customer Details

Name: Mr Michael Evans

Address: 14 Grampian Drive Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that the noise pollution for erecting the building will be quite substantial with it being so close to the surrounding properties. I also have two very young kids and depending on how late the builders work especially with the summer months coming in etc, I am concerned that that the noise will stop them getting to sleep at nights unless there is something put in place that building can't be started before around 8am and finished at 5pm. This building is going to be literally on the door steps of people in Grampian Drive. Plans have not been made well enough to keep the privacy of the residents of Grampian Drive.

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Customer Details

Name: Mr Peter Clough

Address: 16, Grampian Drive Northmuir Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is in support of my neighbour at 20, Grampian Drive and 14, Grampian Drive. The drawing showing the house one metre from the boundary wall will mean the hedge will have to be removed. This will then infringe on the privacy of number 20. Also noise pollution may cause issue's for the children at number 14.

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Customer Details

Name: Mr Scott Peters

Address: Northbank Shielhill Road Kirriemuir

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: We are a neighbouring property that uses the same small access road off of Shielhill Road that is proposed to be used for this new plot.

When we built our house in 2007 part of our planning permission stipulations were that our plot was only ever to be used for one property and couldn't be sub divided in the future. The reason for this, I was led to believe, was that the small road could only be used to serve a limited amount of properties which I believe was 5. Currently the road serves 5 properties. Nothing has changed to the access in the past 15 years, therefore if planning is granted for this proposed plot then we should never had limitations placed on our permission in 2007.

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Case Officer: Stephanie Porter

Customer Details

Name: Ms Rona Scott

Address: 22 Grampian Drive Kirriemuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this building will infringe on my personal space as I have an enclosed garden which I feel is safe and secure for my great grandchildren to play but this building is I believe 1 metre away from my boundary wall which takes away all security

To the Planning Department, Angus council.

Dear Sirs,

Application 22/00267/FULL - new house at Bennachie, Kirriemuir

I am a friend of Pamela Benton, who lives at 20 Grampian Drive, Kirriemuir, DD8 4TN. She has asked me to submit comments on her behalf about the above planning application, because she has difficulty using the internet and writing extended letters, and we cannot use the planning portal because she wishes to submit a couple of photos, which the portal does not allow. Her mobile number is [REDACTED], and her email is [REDACTED] if you want to check things with her. Her house adjoins the application site along the SSE boundary. The new house will be 1 metre away from the eastern portion of her boundary for a distance of about 3 metres.

Attached you will find 2 photos. The first is of the current boundary between the 2 properties, which you will see is a hedge which must be about 10 feet high, and about a metre thick. It seems to be grown entirely on the applicant's property. It provides privacy to Ms Benton, who is retired, and that privacy is valuable to her. The second photo is of a wall underneath that hedge, which is believed to be the actual boundary between the two properties. It's not clear from the Land Certificate whether it is mutual or erected wholly on the applicant's property.

By siting the house only 1 metre from the boundary, anyone exiting the back door of the house will be unable to get out, because of the hedge. This implies that the hedge - at least ex adverso the new house - will be cut down. Presumably the remainder of the hedge will also be cut down as well, meaning that Ms Benton's privacy will be lost.

Please take this into account when considering the application, perhaps moving the house northwards so that the hedge can remain in place, or putting in a condition about screening the new house from Ms Beton's garden if the application is granted as it is

Ms Benton is surprised that this sort of "backlands" development is permitted, away from the building line, because she is aware that other planning authorities are reluctant to allow it.

Finally, the access from the house to the roadway on the plan submitted to you seems a great deal larger than on the plan on the Land Register. You can see the Land Register plan by visiting the Scotlis website and putting in Bennachie's postcode.

If you need to discuss any of this please contact Ms Benton direct. She struggles with correspondence and computers, but is happy to deal with any other form of enquiry.

Yours faithfully,

[REDACTED]

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[REDACTED]

[REDACTED]

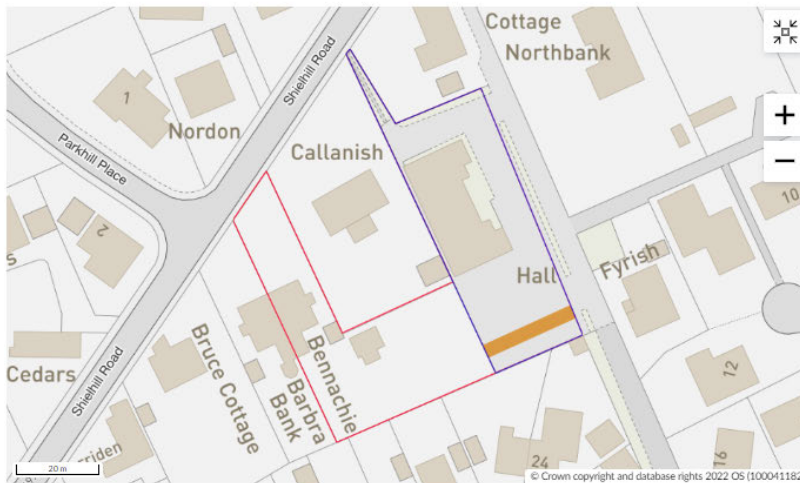
[REDACTED]

[REDACTED]



24th November 2000

£108,000



[Explore this property on map](#)

i The map view is for indicative purposes only. The boundary information and an explanation of any coloured lines, tints or hatches shown on the map can be found within the property documents after purchase.