

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alex Fowlie

Address: Greenhill Longside Peterhead AB42 4TU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support the application for the following reasons:

A crematorium is needed within this area as current waiting times and journey times to the other crematoriums are too long.

The design of this crematorium is sensitive to the surrounding landscape and the proposal fits in well.

It will bring employment and other economic benefits to the local area, including local hospitality businesses.

The construction phase will create numerous jobs and it is a significant investment in the area.

I therefore hope the application is supported by the planning service.

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Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Andrea Crockett

Address: 25 Holding Murroes Dundee Angus DD5 3PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads in the surrounding area for this proposed site are not all suitable for this amount of added traffic! These are narrow, country roads & are being ruined already by heavy duty traffic, HGV's, "Tippers" etc!!

The amount of traffic this crematorium would bring would be horrendous, not only to the local residents but for surrounding areas, the heavy flow of traffic every half hour/hour to & from would bring huge disruption to the area!!

This would have a knock on effect to residents, stress, anxiety of the noise, parked cars, where would they park?!

There is no room for all this traffic & parked cars!!! This would cause serious safety issues as there is not enough room to park & drive through not to mention toilet facilities having to also be built?

The natural countryside would be absolutely ruined, disruption to wildlife & everyone's daily life in the surrounding area.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew Hills

Address: 26 Gagiebank Wellbank Dd53pt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this proposal as I feel the greater flows of traffic will add further danger to the area

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Address: Land North East Of Duntrune House Duntrune

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Barry Crockett

Address: 25 Holding Murroes Dundee Angus DD5 3PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed site is absolutely not suitable!!!

The area has narrow, country roads which are being ruined already by heavy duty vehicles!

The extra flow of traffic this crematorium would bring is really disastrous for the area & its residents!!

The stress it would bring is just awful through busy traffic, parked cars which there is no room for!!

Big safety issue of parked cars on narrow roads.

The flow of traffic would also affect surrounding areas on a daily basis, the roads are simply not equipped for more traffic!!!

This would be horrendous!!!

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Bob Gray

Address: 30 Camperdown Street Broughty Ferry Dundee DD5 3AB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Urgently required given how busy Dundee crematorium is.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Deborah Feeney

Address: 17 Beaumont terrace Dundee DD5 3LR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal, due to increase in traffic flow in an area that cannot accommodate this

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Diana Ewart

Address: Gortwella South Kingennie DD5 3PA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I Believe a crematorium is desperately needed as capacity and waiting times for existing facilities seem to be very prohibitive. The situation seems ideal to offer short travelling times from major population with a discretely situated development.

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Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Gibb

Address: 6 Barns of Wedderburn Duntrune By Dundee DD40PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are in to much of a state of disrepair and to narrow and twisted for the volume of traffic that would be involved.

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Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Fiona Purdom

Address: 3 Silver Birch Drive, Baldovie Broughty Ferry Dundee DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The transport assessment report states that no cycling, pedestrian or public transport amenities exist in the immediate area surrounding the proposed site. It also suggests that no additional cycling or pedestrian amenities are required to access the proposed site for the crematorium. However, because no cycling or pedestrian amenities currently exist, the traffic generated by the crematorium would increase the risk to the cyclists and pedestrians that already use the area.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Graeme Wighton

Address: 266 Broughty ferry road Dundee DD4 7ne

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think that an increase in traffic on rural roads would make them dangerous, urbanisation of farmland areas, would be a blight on the area.

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Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Gibb

Address: 6 Barns of Wedderburn Dintrune By Dundee DD40PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads in this area are not suitable for long queues of traffic meeting agricultural vehicles and machinery as they are too narrow and verges are not in any condition to drive into for passing.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John Hair

Address: Smithfield Farm Monikie Dundee DD5 3QD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A new crematorium is desperately needed in our local area. Dundee crematorium is already so busy and with its location within Dundee and lack of parking it can be horrific to attend during an already stressful time. To have a facility out with Dundee, taking the strain off the already extremely busy crematoriums, I can only see this application as hugely beneficial. Ease of access and ample parking has to be such a positive in this case.

I also feel that a crematorium would be most helpful to some of our local businesses and function suites which have been hit hard of late. There are numerous businesses who may benefit from this application and I can only see this as a positive for the area.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kate Macdonald

Address: 46 kellas road Wellbank Dundee Dd53pe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not in favour due to increased traffic on rural roads and possible future urbanisation of a beautiful rural farmland area

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lisa Glasgow

Address: 6 North Street Freuchie Cupar KY15 7HL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:No

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lloyd Garvie

Address: 21 Melville Street Edinburgh EH3 7PE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application. There will be very little impact locally, either visually or environmentally. There is a terrible lack of choice in the area for crematoriums. This new crematorium will provide modern facilities and quality of service not available anywhere else in the area. Local businesses will benefit from the hospitality and accommodation associated with funerals.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

ES

Friday

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

PS Gow

Date:

22.12.20

Address:

3 Loppel Beech Row
Ballumbie Castle Estate
Dundee
DD5, 3AN

R

o.uk and
ID:

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Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul Dixon

Address: The Ship Cottage Westhall Farm Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sir David Attenborough, 94, says in his latest book "A Life on Our Planet" that "the tragedy of our time is the loss of our planet's wild places, its biodiversity".

He says "We have one final chance to create the perfect home for ourselves and restore the wonderful world we inherited. All we need is the will to do so."

This past 35 years I have lived and raised a family at the Ship Cottage, overlooking the Tay estuary and the field in question. Amid ancient woodland we have been immersed in wildlife with a panoply of bees and butterflies, deer, hare and foxes, living around us.

And the birds. Many, sadly, have disappeared. The green woodpecker, the yellowhammers, the woodcock, the lapwing and the collared doves ... all missing.

Yet still, around Duntrune village, Nature sings a song of hope. For the first time ever this year we saw the, rare, internationally protected nuthatch. The robin, the long-tailed tits, the dunnock and the tree-creepers survive. And the owls hooting in the night. Each and every autumn we watch as the swallows and house-martins fly over the field in question with their young, refuelling before their return migration to Africa. This same field and woodlands where the roe deer, down from the Sidlaw hills in winter, come to birth and raise their fawns, as they have for millenia.

A crematorium, emitting dioxins, mercury particulates and other pollutants would inevitably have serious toxic effects on animals and HUMANS. Exposure to these pollutants can, according to the WHO, increase the risks of heart disease, lung cancer, asthma and adverse birth outcomes.

I plead with the applicants to withdraw their proposal and/or for the councillors with the critical responsibility for considering the application to reject it. Let us all, rather, consider how this oasis of Nature could be protected, preserved for and enjoyed by generations to come.

Angus council, the Batchelor family and the Duntrune community could be the agents. Blessings to all.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Rebecca Walker

Address: 47 Oak Loan Angus DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Huge increase of traffic on un suitable country roads which are used for walkers and children riding bikes.

Increase in air pollution damaging local wildlife habitat.

Removing green space and site look unsightly

Construction noise and traffic distribution

Harmful chemicals realised from mercury fillings during cremation process.

Smell and smoke effecting peoples right to air quality

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Scott McBride

Address: 87 Silver Birch Drive Broughty Ferry DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I absolutely object to this development. The road infrastructure current in place barely covers the existing usage. A development like this will have a large impact on this with a large increase in traffic, on the hour, every hour. The area also has very little public transport links. This will encourage only car traffic, going against the attempt to reduce this. People local know the roads and visitors will not, possibly leading up dangerous driving and possibly an increase in traffic collisions.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *S. Morrison*

Date: *22.12.20*

Address: *3 Chestnut Green
Ballumbie Castle Estate.
DD5 3NL*

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Simon McMillan

Address: 14 Lime Grove Ballumbie Castle Dundee DD53GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads are too narrow, tight bends, hidden corners - not adequate for potential funeral processions with agricultural vehicles and school busses etc. already using these roads. High potential and increased risk of collisions.

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Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steve Smart

Address: 2 Mill Cottage Burnside of Duntrune by Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have sent a letter by email to planning@angus.gov.uk and mackenzief@angus.gov.uk with full details of my objection to this proposal.

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport, footpaths links or cycle ways available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

Additional considerations

Light pollution: in an area which is currently effectively 'Dark Sky', and which forms part of existing migratory channels for a number of bird species, this development with associated car parking, security lighting, and in particular winter operation would constitute a significant adverse shift in the light environment of the local ecosystem.

Road safety: local roads in this area already struggle to accommodate passing agricultural, commercial, school related traffic, commuters, and leisure users. As this is a rural area, and the business of the area is agriculture, this is particularly the case during the months of harvest. Adding significant additional traffic will only make this situation worse leading to more delays, more pollution, more rapid breaks in already badly failing country road surfaces, and consequent damage to vehicles and accidents.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Steve Smart

Date: 22/12/2020

Address: 2, Mill Cottage, Burnside of Duntrune, Angus.

Craighill Farms
Craighill Farm
DUNTRUNE, By Dundee DD4 OPH
21st December 2020

Planning Service
Angus House
Orchard Bank Business Park
FORFAR
FAO Mr Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons.

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

We have lived at Craighill Farm, By Duntrune for close to 50 years and are more than familiar with this site, including access to, and exit from. We strongly believe that the current infrastructure cannot possibly meet criteria required to bring many vehicles / people in such large numbers, probably over 5-6 days per week to this site using the current rural, narrow roads. As we are all fully aware some, but not all people attending such ceremonies, will be somewhat vulnerable, especially on such a day.

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

We wonder why an Angus Crematorium could ever be situated in such a small rural community with no suitable infrastructure, right next to the border of **Dundee**? We attended a Service at Parkgrove, consisting of close relatives from Aberdeen, Perth, Angus and Fife. Why would we contemplate regularly bringing people from all over the country, via low grade, rural roads, in the middle of an agricultural community, to say a final farewell to their loved ones.

We certainly do not have current infrastructure to take increased water away from this site. We would be speaking about a huge increase in water, i.e. from buildings, cars parked, etc. etc.

Concerns regarding Road Traffic and Pedestrian safety

This site is not on a Bus Route. Buses coming in both directions would struggle, if possible, to pass each other on the entry and exit roads.

The roads are totally inadequate and very hazardous for volumes of traffic such as suggested within the above Application.

We are very anxious as we feel the top priority for such a Project **must** incorporate peoples' safety. The situation of this site can only prove hazardous to the attendees.

Each of the 3 Access and Exits to this site are dangerous –

- 1) The Hill up from, and the village of Burnside of Duntrune, both ways
- 2) The exit onto the A90 (Dundee – Aberdeen Road) on a dark winter's afternoon is a dreadful crossing especially on a Friday afternoon with all the Aberdeen traffic heading South at high speed.
- 3) The road down from the planned site to Mitchelson Estate, again, is a dangerous exit at the T-junction with traffic coming from both sides, again at speed. A regular accident hot spot during winter months.

Two Agricultural vehicles or a bus and a lorry cannot, at times, pass on the Burnside hill leading up towards Duntrune, without one reversing and some very scary moments (wing mirrors can be touching at times). Why would we ever consider asking corteges and a row of funeral cars to proceed in such an atmosphere? Surely, Angus Council would require a large sum of cash to upgrade this hill, plus other surrounding roads to access and exit this proposed site. Up until now, Angus Council has been unable to fence off the hill from the drop down over, due to cutbacks. In the past, the Police approached a local Haulier, asking if he could refrain from using this route due to narrowness of the roads and meeting school buses. This, he did.

Burnside of Duntrune already has a problem in the village, i.e. cars park opposite the telephone kiosk outside their homes or, if visitors attend, thus cars and **agricultural vehicles, buses and dustbin karts**, are regularly forced to cope with one-lane only (remember there is also a T-junction coming out onto this road twining round the little bridge).

Coming on the road from Duntrune Flats down towards Burnside of Duntrune, all vehicles entering Craighill Farm, Craighill Farm Cottage, High Broom and High Broom Cottage require to take an immediate right turn just prior to the corner and going down the hill. It is currently a very quick manoeuvre to get across the road as, if something is travelling up the hill, it is unseen until one is halfway over the road. A very tricky / dangerous situation, now, should this application be successful, we expect many more cars, per day, coming up this hill which poses a risk to vehicles making this manoeuvre. **It cannot work, without incident(s) with current infrastructure.** There are 4 households on this road.

We use the above road in both directions every other day. We require to use such road(s) when gaining access to our fields for our business. On many occasions, agricultural vehicles are being used and assure you passing other vehicles is, and continues to be, not always a pleasant experience. We are speaking about the bottom end of a 2nd or 3rd class road with vehicles in both directions, many of them large. There are, at times, lorries carrying 29 tons of grain entering and exiting our road end, not always familiar with the road.

Insufficient parking provision and impact on other business operations

As we can all appreciate our current weather patterns are not always top class. Sometimes agricultural businesses are solely dependent on the weather. To find oneself, queued behind or meeting oncoming vehicles in line-ups to attend a very sacred service, would not be a good experience for busy farmers at very busy times of the year trying to compete with the rain.

No need for the proposed crematorium

Again, why would Angus Council think about giving Planning Consent for a new Angus Crematorium bordering so closely to Dundee, and even more-so, when we believe Parkgrove is currently functioning a great deal under capacity?

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Thomas and Elsie Greenhill

Craighill Farms, Craighill Farm, DUNTRUNE, By Dundee

21 December 2020

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Wendy Lyon

Address: Frohlich Kellas DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live on the Kellas Road where the traffic is already heavy and fast, we live with constant noise and disruption. A crematorium will add to traffic on an already busy and fast road. The roads around where the proposed crematorium will be are narrow and there are many blind bends. If the crematorium in Angus isn't working to anywhere near full capacity why on earth would you consider another? Many of us moved out to the country to enjoy the peace and quiet surrounded by fields.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Christopher Hutcheson

Address: 10 shelley street Northampton NN2 7HY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to any building or redevelopment of this area, my childhood home is barley inches from the proposed site. Growing up here I know that the surrounding infrastructure could not cope with the increase in traffic, the roads will simply not be able to cope and the last thing anyone would want when using services of a crematorium would be accidents and hold up's.

In winter these roads have numerous accidents and this is with a relatively small traffic presence. Most of all I object as the local wildlife would be decimated, it would mean complete devastation for the large and diverse population of animals that depend on the small island of woodland that are the proposed site surrounds. I still use this small patch of woods regularly when visiting family and there would be nowhere for the wildlife to relocate to, this little patch of woodlands is the deer and other animals only patch of covered habitat in an otherwise heavily agricultured area. It would be an absolute travesty for anything like this plan to go ahead.

The increase in pollution for such a small rural area would have such a detrimental effect on not only the wildlife but the local population too. Would the emissions from what would be a very busy crematorium and huge increase in traffic be in direct contrast to a cleaner environment and greener initiative.

I believe that this is such an unsuitable area for any such proposals and therefore a very poorly thought out plan.

In conclusion, I strongly object.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Danielle Williamson

Address: 1 templeton farm cottages Angus Dundee DD3 0QH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have family with a young child who have a house in this area and this will be detrimental too traffic being effected and it no longer being a calm environment for a child. They specifically bought a house in this area to be amongst piece and quiet. I understand these things are needed but in such close proximity too homes is unfair too those who have too live nearby, as I'm sure your aware crematoriums run at a high capacity each day which would mean it would constantly be busy in the area. Please re think this.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: David Johnston

Address: Hillcrest Burnside of Duntrune By Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is proposed in a totally unsuitable location that will be detrimental to the local residents.

The access roads are limited, the increased traffic and pollution that will be created is unacceptable.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Ann-Marie Todd

Address: 3 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed site is accessed by country road that is used by those of us walking & cycling. Vehicles cannot safely pass at the corners without slowing down. Any increase in traffic would risk injury/death.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Lynn Kelly

Address: 1 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to planning application 20/00830/FULL

Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures.

I wish to object to the aforementioned application in the strongest possible terms. It seems clear the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- * Loss of residential amenity due to traffic disruption, noise and general disturbance.
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regards to road traffic and pedestrian safety.
- * Insufficient parking provision.
- * Incongruous and inappropriate design.
- * Loss of wildlife habitat.
- * The crematorium is not needed at all.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Sheila Gibbs

Address: West Cottage Valgreen Duntrune Dundee DD4 0PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic is going to be a major issue on roads that are dangerous enough without the added pressure from mourners attending services. Please give this some serious consideration

Kind regards

Sheila

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elizabeth Taylor

Address: Tigh na Glasaich Kellas, by Broughty Ferry Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the increase of traffic by my property which the roads are unable to cope with.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Elliot Toms

Address: 41 chirnside place Dundee Dd43bd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an absurd idea the kellas road is already in a horrendous condition. Too busy it cannot sustain extra traffic

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Fiona Bernard

Address: 5 Langlands road Forfar DD8 1ju

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Gail Hampton

Address: 4 Applehill Place Wellbank Dundee DD53UF

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ruining beautiful countryside. Our roads can't cope with the traffic we have at the moment never mind additional traffic. People buy houses in the countryside because they want to live in rural locations without any "obstructions"

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James P Carr

Address: Mill Cottage Mill of Murroes Farm Kellas DD53PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These roads are not built for the traffic on them at the moment, so definitely would be worse if this goes ahead

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kathryn Taylor

Address: 38 Pennyroyal Court Reading RG1 6HE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will create far too much traffic in a quiet country area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kerry Davis

Address: Craigowl View Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed development, the access road is not suitable, there are no pavements, the road is very narrow. Traffic is difficult on this road at the moment any extra cars would cause many problems. There is also the damage to the environment for local wildlife. Eg : Roe Deer are regularly seen in this spot as are grey partridges & birds of prey.

There is a local equestrian site near by & riders use this area which is there right. It would be a safety issue for these riders & animals if the roads are being used by inexperienced drivers on country roads.

I have a great number of concerns about this site being used & would welcome anyone to be in touch to discuss further.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Letitia Campbell

Address: 15 Dundee DD4 0TN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The surrounding roads were not designed for heavy traffic flow, the roads are bad enough with speeding cars without extra road users

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Linda Fergusson

Address: Willowbank Braeside of Gagie Kellas Dundee DD5 3PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is proposed on our local route to Dundee from our home and the road is already busy. There are regular queues of traffic both ways at the junction of Kellas road onto Drumgeith Road. The road past Duntrune is also a regular route from our home to head south into the city. This road is already narrow, hosts many bad bends and has no natural light which hinders driving conditions, without the additional cars that a new crematorium would bring on a constant basis. Allowing this to go ahead would be allowing accidents to happen. I have met horses/riders, cyclist, large farm machinery on this road and a constant stream of traffic increases risks.

I am also concerned that a natural burial ground has also been built in Kellas over the last few years and we also have Pitkerro Cemetery on Drumsturdy Road. The countryside area that I live in, does not require another area/system for the disposition of dead bodies. The area has endured new houses surrounding the Ballumbie area and wildlife is already suffering. I witness deer/birds of prey etc in the proposed site constantly and fear their habitat will be destroyed yet again. I hope the planning for this does not go ahead.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lindsey Anderson

Address: 20 Huntly Road Dundee DD4 7SY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is beautiful and peaceful countryside. Free from pollution. If a crematorium and associated buildings were to be sited here it would create noise and pollution from increased road

traffic, not to mention the smoke from the chimney. Why choose this area for a crematorium. It would be an eyesore on an otherwise lovely landscape. There is already Dundee and Friockheim crematoriums. I can not imagine people wishing this to be a neighbouring sight to see! Please do not go ahead with this plan and destroy more of our countryside!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Michael Davis

Address: Craigowl View Duntrune DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads around this area are not capable of taking the amount of traffic that this facility will generate. It's dangerous at the moment since the building of the Balumbie estates. There will be some serious accidents if this goes ahead.

Also the roads have no pavements and pedestrians will be in harms way.

This is a really bad idea. I wish to strongly object.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Michael Taylor

Address: 1E Wellbank Place Monifieth Angus DD5 4BJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A structure like this in the area would have untold affects on the surrounding area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nikki Gilbertson

Address: 16 Fithie Bank Broughty Ferry Dundee Dd53fp

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am extremely concerned with this planning application due to the amount of traffic this will create. The road is extremely busy now, this includes school buses for children going to Monifieth and Murroes. The build up traffic at the baldovie junction with commuters has only increased with new houses recently built. The new houses built at Ballumbie has increased traffic flow at Duntrune house, its precarious at the best of times with tight corners and blind junctions. To think a crematorium is a good idea to be built in this area is beyond me. On top of this I do not believe the 2 crematoriums are anywhere near capacity therefore a requirement for another is not justified. The noise pollution with the extra traffic is will increase 100/ percent if we take the current timings of services in Dundee, approx one service every 30 minutes times that by an average attendance of 50 people at a service, we could be looking at an average of 30 extra cars every 30 minutes bringing excess noise and air pollution.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Owen Smith

Address: 14 Bradbury Street Downfield Dundee DD3 9ES

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to erection of this proposed crematorium, this would negatively affect the countryside, views and increase the road traffic in the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Rita Crockett

Address: 78 Old Craigie Road Dundee DD4 7JF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing here to strongly object to the building of a crematorium on land north east of Duntrune House. My son and his family live in the area and enjoy the surrounding countryside feel of their home. This would be totally destroyed if this facility was built in the area. The surrounding roads are hardly able to cope with the volume and speed of traffic at the moment and this facility would only make matters worse in the area. Not to mention that detrimental effect it would have on local wildlife and birds.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Shanon Davis

Address: 35 Belmont Gardens Ashgrove Road Aberdeen AB25 3GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If approved this will cause mass issues for locals who live in the areas. The area a most times of the year already struggle with the volumes of traffic combined with the farming traffic. In addition this urbanisation of an inherently agricultural area would be highly detrimental to the local farming business and this would be a devastating loss of more farming land.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sheila Doe

Address: 116 Harbour Road Tayport DD69EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road coming and going to Natural Beauty Salon is very twisty and in my opinion is dangerous. The road is not built for any more traffic than it already holds, in fact there should be a speed limit of 20mph then perhaps some of these huge trucks would slow down !!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stewart Morrison

Address: 1 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to planning application 20/00830/FULL

Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures.

I wish to object to the aforementioned application in the strongest possible terms. It seems clear the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- * Loss of residential amenity due to traffic disruption, noise and general disturbance.
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regards to road traffic and pedestrian safety.
- * Insufficient parking provision.
- * Incongruous and inappropriate design.
- * Loss of wildlife habitat.
- * The crematorium is not needed at all.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Valerie Carr

Address: Mill Cottage Mill of Murroes Farm Kellas DD53PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I really don't think this should go ahead. The roads in Kellas are not built for the amount of traffic that's on it just now, never mind a crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alastair Dunbar

Address: 1 Houletneuk 1 Houlet Neuk Dundee DD4 0PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not suitable for amount of traffic

Roads too narrow

Used by heavy farm machinery

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Alison Kerr

Address: 29 Tayside Street Carnoustie DD76AZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the grounds of that it is wholly inappropriate to site a crematorium in this area. There is more than sufficient provision in the local area with Dundee and Froickheim in addition to the St Andrew's site. The negative impact on the local area is immense and there has been utter disregard shown for residents in the area. The massive increase in road traffic has clearly not been taken into account for a project that there is no need for.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alistair Vannet

Address: 9 2/1 Walker Street Paisley PA1 2EN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have forwarded my letter of objection to Angus Council and Fraser MacKenzie.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Andrea Goldsmith

Address: 4a Mattocks Road Wellvank Angus DD5 3PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are really busy, poorly maintained and suffer from flooding regularly. They cannot cope with increased traffic. The increase would also negatively impact the local wildlife and air quality. It is economically unnecessary as there are already two crematoriums in the vicinity.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew Wight

Address: Marchfield House Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the application and supporting documentation, I can find no reference to safety regarding mercury release from the proposed development. Many deceased persons retain many teeth, often with many amalgam fillings in place when they are cremated. This means that there is a toxic release of mercury compounds from the stack. These will contaminate the air and soil some distance from the stack. This could pose a risk to those in housing close to the crematorium. There also concerns about mercury in water (Burnside of Duntrune) and in crops grown close to the crematorium. Mercury contamination is a major risk to human health; so there need to be strict protocols and procedures in place to ensure that the environment and public are protected. I see nothing in the application dealing with this. I see no notification of SEPA to ensure that a proper assessment has been carried out. Unless there is evidence of pertaining to the safety of mercury emissions present, it is inconceivable that that the development could proceed.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Anne Baird

Address: 4 Manse Place Monifieth DD5 4JH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to offer my support to the planning application for a new crematorium. I have for many years thought that the current crematorium in Dundee is not sufficient for the needs of the surrounding area, with funerals sometimes taking weeks to be arranged. This causes unnecessary stress on the families involved at a time of great distress. Also I have attended many cremations in Dundee that feel like you are being rushed through the facility, with members of the next funeral party arriving before you have had time to speak to the family of the deceased. The alternative at Friockheim is too far for many to travel to, so one being built in the south of Angus would improve this.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Charles Millar

Address: 1 Broadford Terrace Dundee Dd53ef

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Projected increased volume of traffic hazardous to life of persons and livestock in the area. Small winding roads already in poor condition subject to further damage.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Chris Kempton

Address: 1 Denside Park Wellbank DD5 3PN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The building of the crematorium will destroy farmland and the local views. Also the area will see a rise in traffic on roads which are used by walkers, cyclists and horse riders.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Clair Bell

Address: 15 Westhall terrace Duntrune Angus Dd4 0sn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned as the roads around the proposed site cannot take the traffic and also the disruption to the wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Derek Reid

Address: 8 Woodside Cottages. Shielhill West Duntrune by Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like object to this application as the roads surrounding the planned site are totally unsuited for the traffic required, it is bad enough when the schools are in or coming out coupled with the farm traffic. So if there is a cremation every 30mins or so it would be mayhem as often these roads are used by some very large farm vehicles. I do not object to a crematorium being built, just not on the proposed site using these narrow country roads. In addition I also think it would be very difficult for the crematorium to run on time, as the roads are sometimes blocked with cattle etc being moved from field to field and farm traffic moving very slowly, we have lived here for over 26 years so are well aware of how traffic is around this area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Edna Finnie

Address: 67 Broomwell Gardens Monikie Broughty Ferry, Dundee DD5 3QP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application on the grounds that it is totally inappropriate for the area. This is arable farmland and as such should be used to grow and provide food.

The access to this is a dark, winding country road which is totally unsuitable for a funeral cortege. The road is also regularly used by cyclists and horse riders.

Why put a crematorium in the middle of the countryside? The pollution and smell will spoil the surrounding area which is used by hill walkers, dog walkers, horseriders and people who enjoy the countryside. We are continually being advised to enjoy the countryside which will be impossible if this crematorium is built.

Also the crematorium in Friockheim village is underused so why build another one in Angus?

If the applicant is a landowner why doesn't he/she build a crematorium on their own land?

PLEASE DO NOT approve this application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ewan Pate

Address: South Powrie Farming Co South Powrie Farm Dundee DD 0QG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is solely based on the access to the site from the west, in particular the stretch of unclassified public road running from Burnside of Duntrune to Craighill Farm Road end. We use this stretch of road daily with vehicles, agricultural tractors and machinery and know only too well its limitations.

The road has two bends which limit sight of oncoming traffic. The north west side of the road is bounded by a steep drop and the south-east side by a high stone dyke topped by a steep banking. There are no verges on either side and no passing place on what is a very narrow road.

Even with the present level of use it is an almost daily occurrence to see wide vehicles coming from opposite directions being unable to pass with one or other having to reverse up to 150 metres

I know from personal experience that this is a risky manoeuvre especially if there is a build up of following traffic.

In short I believe this length of road is unsuitable for the high volumes of traffic which might result before and after funeral services at the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Flora Lowrey

Address: 2 Westhall farm Cottage Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I OBJECT TO THE ABOVE PLANS FOR THE FOLLOWING REASONS.

1. Having lived here (30 yards from the field which is proposed for a crematorium) for over 21 years, using the rural amenities for animal and bird watching, throughout the years. The loss of which would be devastating for the many people who walk, run, cycle with their children, also horse riding that folk enjoy in this beautiful rural area.

2. Noise and pollution from hundreds of extra cars a day, attending, parking, maneuvering and leaving, would cause great disruption and constant noise and permanent harm to what is essentially a rural area.

3. Pollution from approximate 1800 cremations a year is equivalent to 436.8 tonnes of Carbon Dioxide released every year. Along with the pollution from the enormous amount of traffic this would generate doesn't bare thinking about. This would be catastrophic to the animals and birds and of course the people who live in this characterful hamlet, especially when we are trying to lower emissions in Angus.

4. Angus already has a crematorium, in Friockheim that is only running at 50% capacity approx. Do we Really need another one ?

5. The entrance to the field for the proposed crematorium, is from an unclassified road, (which is narrow and winding, with blind bends) which is used daily by tractors, school buses and lorries, making it totally unsuitable for the volumes of traffic that funerals would have.

There have been many accidents on this road and increasing the volume of traffic could only make

it drastically worse.

6. Living yards away from this field, any buildings and car parks, people etc, would be Heard all day every day, and Visible to us for 6 months of the year,(when the trees are bare) This would greatly reduce our quality of life.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Jennifer Burke

Address: 77 findhorn street Dundee Dd49ph

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have my horses in the area and find the traffic on the road will be a total nightmare and very dangerous this is such a bad idea keep our country side animal friendly as a new load of cars will kill off our wildlife

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Karen Lesslie

Address: 1 Burnside of Duntrune Angus DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have serious concerns regarding the extra vehicles on the roads and the safety of those concerned. The roads in this area are not built for this volume of traffic. I currently have concerns about the volume of traffic and to add to this is unthinkable. I totally object to this Crematorium and request that our safety is taken seriously.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kathryn Mann

Address: Craigowl Gables Duntrune Angus DD40PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application, the country roads are too narrow to take all the extra traffic, there are problems at the minute when school buses and commercial vehicles meet cars heading towards them, it will be intolerable having all the extra traffic and also the amount of wildlife including many deer I see each day in this exact spot would be eliminated

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Lisa Cruickshank

Address: 78 dalmahoy drive Dundee Dd2 3uu

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will make the country roads far too busy, dangerous for the nearby stables

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lisa Green

Address: 2 Burnhaven Gardens Broughty Ferry DUNDEE DD5 1QU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this due to the increase in traffic this would cause

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lisa Hampton

Address: Braehead Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by

all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- Distinct in Character and Identity: The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the

landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- Safe and Pleasant: The proposed development will result in an incongruous and unconnected use within this rural setting.
- Well Connected: The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; - the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or

o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services
Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Mrs Freshwater

Address: Ardfern Murroes Dundee DD5 3PB

Comment Details

Commenter Type: Government Agency or Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the unnamed road C4. Last year my application for you to consider a speed limit and a name for the road were rejected. It continues to be overused as a rat run though obviously at present this has been reduced due to Covid but continues to be busy with large agricultural and quarry traffic.

I am dismayed at the prospect of the potential increase in traffic if the crematorium is built at Duntrune, there is simply not adequate space in the roads surrounding, and the Murroes bridge would be subjected to far more traffic than it was built for.

perhaps a rethink about siting, surely the new Pitkerro cemetery site would've worth reconsidering, if a new east crematorium is required. But even with that there has been no adaptations at the junction of the Drumsturdy/Kellas at Baldovie to accommodate the corteges.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Rachel Gilroy

Address: 12a 2/I Findhorn Street Dundee DD4 9PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal due the impact it will have on commuting. The road is already dangerous and not equipped for a large volume of traffic, especially in the winter.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Rhona Armitage

Address: The Cottage West Denside by Kellas Dundee DD5 3QE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The width of all the roads in this area is totally unsuitable for this ridiculous project. There are many dangerous corners too. The area around the school should not be compromised either by funeral cars passing at all times of day. The chaos of parents picking up children in the middle of this is absurd.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sheena Galloway

Address: 106 Harrison Avenue Dundee Tayside DD2 3SU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be ridiculous for the narrow, busy roads already!!! This would be a real safety issue, there is far too much heavy traffic at present!

This crematorium would bring far too much congestion & cause issues with local residents & the surrounding areas, this is beautiful countryside which would be absolutely ruined with this proposed build.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sheila Dunbar

Address: 1 Houletneuk Cottage Duntrine Dundee DD4 0PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not a suitable area or road for such a venue.

Many farm vehicles use that road and it's very narrow.

The roads are busy enough with commuters using it as a short cut from East Dundee to Forfar dual carriageway.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Sloan

Address: 19 Wood Lane Monifieth DD5 4HS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road leading to the proposed build is not suitable for the additional traffic that will be generated. This would be worse over the winter months.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Aleisha Docherty

Address: 31 Balmoral Avenue Dundee DD4 8SG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this road three, sometimes four times a day to get to my horses. I have already encountered several near-misses due to speeding drivers, low sun, large busses/lorries, and poor road conditions. I do not imagine that this narrow, windy road will cope well with busy traffic and increased congestion. The decreased visibility caused by the trees, in combination with the absence of a pedestrian path or pavement makes this area a danger to anyone on foot.

I hope that this proposal is reconsidered for the sake of the safety for everyone in the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Amy Coleman

Address: 76 Provost Milne Gardens Arbroath Dd11 5fg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this plan due to the impact of traffic and safety on this road. Buses already struggle to pass other traffic on this stretch of road and I have had the experience of having to reverse down the road, so a bus could also reverse to let a coach pass! This was scary enough on a quiet evening, I cannot imagine the chaos of a line of funeral traffic having this issue. I also feel this extra traffic would cause many issues to the local wildlife, horse riders and cyclists who use this road daily.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Avril Mary Telfer

Address: 14 Westhall Terrace Duntrune , Murroes By Dundee DD40SN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was on a bus a few months ago on the bend just up from burnside of duntrune when a lorry came down crashing into the side of the bus , based on my experience of that I am objecting to this application .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Balfour

Address: 16 Old Mill Place Friockheim Arbroath DD11 4US

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Economic benefits to the community, during building phase and full time members of staff once opened. Near by hospitality businesses would benefit, this would be a welcome boost due to being severely affected by Coronavirus restrictions.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ervin Lutaj

Address: 18 Margaret Lindsay place Dundee DD54RD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please Leave this peace of land alone due to wild life also very narrow roads which comprise road safety

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gemma Thomson

Address: 27 silverbirch drive Dundee Dd53ns

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Against this proposal!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gill Brady

Address: 2 Applehill Drive Wellbank Dundee DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic

Taking away farmland

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Hannah Stirling

Address: 36 Whinny Brae Broughty ferry Dundee DD5 2HW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe the crematorium would be a huge positive for the area as already high waiting times for cremations at the existing ones so would accommodate & also allow locals from local area's to have another option than just Dundee centre

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jacqueline McIntosh

Address: 83 Silverbirch Drive Baldovie Broughty Ferry DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to make an objection to this proposed build. This build would put too much vehicular strain on the surrounding country roads. The road at the proposed site is already precarious with a number of bends.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jamie Milne

Address: 2 Pine glade Letham Grange Arbroath DD11 4QB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Jane Waters

Address: 17f zst Clement place Dundee Dd3 9nz

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Joanna Grilli

Address: 3 Glebeland Place Kellas Dundee DD5 3FD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs K Torode

Address: 13 Finella place Dundee Dd4 9hj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That amount of traffic on small narrow country roads is just not acceptable. Some of the corners are narrow and dangerous enough without increasing the traffic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Karen Gerrard

Address: 4 Quarry cottages Wellbank Dundee DD5 3QF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads to this site will not cope with an increased number of road users. They are dangerous enough at the moment with people going too fast. Add in to that people who don't know the road and it's an accident waiting to happen.

Horse riders use this road on a regular basis a large procession of cars passing a horse could be an extremely dangerous situation.

School times are also very busy and a procession meeting a bus on the roads with no passing places and ditches on the road side is not ideal.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Karen Tough

Address: 26 Court Hillock Gardens Kirriemuir DD8 4JZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A new crematorium is badly needed in Angus.

It would have a positive affect on the economy by providing jobs and supporting local businesses , which have been hit hard.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kayla Burke

Address: 35 st clements place 35 st clements place Dundee Dd3 9pj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Danger to live stock and to much trafick

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kirsty Caird

Address: 16 Old Mill Place Friockheim Arbroath DD11 4US

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Louise Clark

Address: Five Gables, 60 Albany Road Broughty Ferry DD5 1NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As someone who is in this area everyday, I think this new development would be a disaster.

I stable my horse close by at Murroes and regularly ride on the roads in the area, including past Duntrune House and the proposed spot for the crematorium.

Having a crematorium built in this rural spot gives me great reason for concerns with regard to road traffic and pedestrian and equestrian safety.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marlowe Simpson

Address: 24 oak loan Dundee Dd53uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Pam Millar

Address: 53 newton crescent Carnoustie DD7 6JA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dangerous access issues

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Pamela Kindlen

Address: Argyle Cottage, 6 Burnside of Duntrune Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Pamela Kindlen

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Shaun Downie

Address: 38 Bridgend Street Dundee DD4 8nd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Far too much traffic already on these small roads, any more traffic could be TRAGIC

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Hutchinson

Address: 12 Keillor Croft Kellas Dundee DD53NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the above application and wish to state my objection.

The Kellas Road, and the roads around the proposed crematorium, are already busy with a mixture of traffic, slow traffic and animals and I believe an increase in this puts road users and pedestrians at risk of potential serious injury.

The lack of parking provision will again impact the road users and pedestrians detrimentally.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Thomas Thomson

Address: Bramblebank House, Balmoral Road Blairgowrie) Ltd PH10 7HY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community I believe the Baldarroch crematorium in Aberdeenshire lets the local pipe band practice within their facility.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Una Paton

Address: 55 Dalhousie Street Monifieth Angus DD5 4AL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed crematorium will add even more regular traffic coming and going on to a road which is already busy and used by horse owners that are at risk from the already constant road users. There is restricted space for farm tractors and lorries and I feel that this is a huge concern and safety issue.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Andrea Mcewen

Address: Old Post Office Dykehead Angus Dd84qn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a horse rider, I used those roads alot for hacking out, I feel this would put a greater risk to the local horse riders, and road users due to the roads already having reduced visibility.

Also the effect on wildlife or the transformation of the land. I don't believe this is a equipped area for a cemetery.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ann Thomson

Address: Ferrybank By Dundee dd4 0pp

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to place on record my very strong objection to this planning application.

My objection is based on the following:-

The roads in the area are totally unsuitable to fulfil the needs of the cremations that will take place, far too narrow and no footpaths for pedestrians

Insufficient parking provisions which will make the area even more dangerous for vehicles and pedestrians alike

Our quality of life in the countryside will be eroded due to excess traffic disruption and noise

Inappropriate to put a crematorium in this community setting, fairly inaccessible location

There are a few crematoriums in this area so I do not believe that there is a need for another one

The design does not fit in with the surrounding buildings

I hope that you will take into consideration my objections to this development and refuse the application.

Ken and Ann Thomson

Ferrybank, Duntrune

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ashley Gray

Address: 4 Applehill Walk Wellbank Dundee DD5 3UH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this is an inappropriate site for the proposed crematorium. It is a small country road which is busy enough with commuters and farm traffic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Cate Hodgson

Address: Locharbriggs Cottage Drumsturdy Road Kingennie DD5 3RE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholly support this planning application. The building plans show a building which will provide a much needed service in the Tayside area, whilst being sensitive to its surroundings.

Funeral poverty is a serious issue in Dundee with the current crematorium being unable to fulfil demand and being the most expensive in the country. Choice and competition is sorely needed. The majority of traffic is likely to be coming from Dundee and will not impact on local villages.

The building will provide much needed jobs and local hospitality facilities will benefit from the additional trade from funeral parties.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Gray

Address: 4 Applehill walk Wellbank Broughty ferry Dd5 3uh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unsuitable access to the site, this route is extremely busy with commuters and farm traffic.

Multiple people in the village of Wellbank (my wife included) have been run off the road when coming face to face with incoming lorries.

A site off of a more major road would be more beneficial.

Many thanks

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Eleanor Telford

Address: 5c well street Monifieth Angus DD5 4AH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This road is unsuitable to accommodate the amount of traffic as it is without adding funeral processions to it. There is also a crematorium in Friockheim so don't see the need for another one , just another money making scheme .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elizabeth Sutherland

Address: 11 Holly Crescent Broughty Ferry Dundee DD5 2PS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this crematorium would be hugely beneficial to the local area, not only for the community by providing jobs but also local hospitality businesses would benefit from the funeral tea aspect. As a hospitality business owner (Forbes of Kingennie Country Resort), after an incredibly hard year for business, I think it would be a great boost to have this on our doorstep. It is also clear that we are in dire need for another crematorium as the wait times to arrange a cremation at the existing ones are too long.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Fiona Rice

Address: 28 Kingennie Road Wellbank DD5 3PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to this being built in this area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr George Orr

Address: Elmwood cottage Barns of Wedderburn Dundee Dd4 0pg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gillian Davidson

Address: 58 glenclova terrace Forfar Dd8 1ns

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this planning application

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Gwen and David Fenton

Address: 1 Applehill View, Wellbank Broughty Ferry Dundee DD5 3UE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this being built due to unsuitable access and infrastructure of the roads in this area. As a local resident who rides and walks in this area daily I constantly see near misses all the time. Animals being injured and killed. This location is totally unsuitable for increased traffic especially at harvest time and winter. Last year it took 7 hrs to dig my car out of a snow drift on this road, it's totally ludicrous planning. Could you imagine the reputational risk this would impact if this happened with someones loved one.

Sure there are more suitable area's. Stop building in the countryside.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: 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: The roads in the area are narrow and winding and already have heavy traffic use, including lorries. I work in the area; I also board my horse there, and horse ride daily in the area. The streets are already very dangerous for vulnerable road users and this particular area is used by many other horse riders, cyclists and walkers. I think it would be an unmanageable situation with traffic flow and would also present a highly increased risk to road users as well as unacceptable disruption to those residing in the area. This is a rural area and it also concerns me greatly that such a building would be allowed in terms of the disruption of nature and also with regards to the view across the landscape being completely spoiled. I object to this proposed building and sincerely hope this planning application is rejected.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kirsty Crawford

Address: 7 School Road Wellbank Dundee Dd5 3pl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's not in the right location. The traffic is already bad enough and at times dangerous on that road, which I use daily.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Liam Crawford

Address: 7 School Road Wellbank Dundee Dd5 3pl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ridiculous location for a crematorium. Yes Angus is needing one but not on this site. The road is bad enough and dangerous at the best of times with people cutting off the corner to get to the main road for work etc and farm traffic. It would only cause an accident if not more accidents than there are there already.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Margot Lacey

Address: Farmhouse Kinnell Mill by Arbroath DD11 4UL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the proposal for a new crematorium at Duntrune. The Angus area desperately requires another one.

At both the Friockheim and Dundee crematoria, I have been at services where before the service I have been attending is finished, people for the next funeral service are attempting to get inside. This sort of set up is totally inappropriate for such an emotional occasion.

Secondly, I have noticed in articles in 'The Courier' claiming there are going to be 'hundreds' of additional cars on the road if the new crematorium goes ahead. As someone who lives nearby to the Friockheim crematorium I can tell you that this is simply not the case.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Moira Preston

Address: 9 Finmore Street Dundee DD4 9LR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need, nor do we want this Crematorium on our doorstep. The roads in the surrounding area are totally unsuitable for the heavy traffic that this would bring. I also have it on good authority that Dundee Crematorium is not working at full capacity, there is a new one being built in St Andrews and that DFC are planning on incorporating a crematorium (which facilitates larger people) within their new stadium so WHY do we need another? This is farmland and as such should remain as such. It's an area with lots of horses which are often ridden on the roads.... adding heavy traffic to this situation is just asking for an accident to happen!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr NICOLAS STEER

Address: 45 Oak Loan Baldoviie Broughty Ferry, Angus. DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development in a rural area with country roads infrastructure would have considerable knock on affects to the present capacity for traffic. There are junctions on these roads which are not safe as it is, especially with increased heavy farm vehicles servicing this arable farming area.

Far better to utilise land adjacent to the Arbroath dual carriageway which would make accessibility easier and safer for all concerned.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Norma Holmes

Address: 10 Gauldry Terrace Broughty Ferry Dundee DD53JQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Church of Scotland Dundee Presbytery produced a report on funeral poverty in Dundee. I am delighted to support this application as this report demonstrated that we have the most expensive Crematorium in the country and that funeral poverty is a huge problem which is faced by hundreds of people. My hope is that this application will help to alleviate this problem by bringing much-needed competition to the area.

The application is in a suitable site and will serve the Dundee side of Tayside.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Patricia Smith

Address: Millfield Forfar Road Arbroath DD113RA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing to support this application for a new crematorium in Angus. I think this is a much needed facility for the area, and it will have a positive impact on local businesses both during the construction and afterwards with the hospitality sector which is currently struggling. Having a second crematorium in Angus will hopefully allow for the cost of cremation in this area, which is very expensive, to be reduced, due to more competition.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Pauline McConnachie

Address: 103 Strathyre Avenue Broughty Ferry Dundee Dd5 3gn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this to be a very unsuitable location for a Crematorium. These are country roads and the major increase in traffic that this proposal would bring is unacceptable. This beautiful area of countryside is used by walkers, cyclists, joggers and horse riders and increased traffic is therefore highly undesirable. There has been a flurry of housing developments in this area on the northeast outskirts of Dundee which is eating into the countryside and this is yet another proposal for the same area. The wildlife such as deer and foxes will suffer too if this proposal goes ahead which is so sad. I understand that these facilities are required but I fail to understand why it can't be located in a more suitable place where the infrastructure is already in place. There must be somewhere more suitable. I would urge those responsible for planning to reject this proposal.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Rod Gordon

Address: North Lodge Burnside of Duntrune Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is threefold:

1) Although I see from the planning documents that there are some parties commenting in favour of the application, it is striking that none of them have an answer to why, if a new crematorium is needed, it should be sited in a rural beauty spot. Why must it be sited here, in such an inappropriate location?

2) Although I see that a road traffic impact assessment has been done, that assessment is insufficient if it does not take into account the seasonal factor, namely that in late summer/early Autumn the local roads are clogged with convoys of Combine Harvesters and tractors. The potato harvest sees laden tractors and trailers move from the fields around Burnside of Duntrune to the farm adjacent to the site. It would be unseemly and indecent if a funeral cortège was forced to reverse, faced by a road blocked by heavy farm machinery.

3) Another objection related to traffic is the fact that the bridge at Burnside of Duntrune is a notorious pinch point - my kitchen window looks out over the bridge, and I have seen a double decker bus being forced to reverse across the bridge when faced with an oncoming single decker bus travelling southwards around Duntrune Hill. In addition the local roads are a rush hour rat run for cars avoiding the Claypotts traffic lights congestion.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sally Brown

Address: 136 Balgillo Road Broughty Ferry Dundee DD5 3EB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local horse rider

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sarah Hebenton

Address: Elmwood cottage Barns of wedderburn Dundee Dd4 0PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed crematorium due to the increased volume of traffic that will undoubtedly be associated with this

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Shirley Tosh

Address: 30 Hawthorn Grove Broughty Ferry Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this application my daughter goes to Murroes Primary I think the traffic would be too busy and I also live in Ballumbie Castle Estate so would not want the Kellas road busy with lots of traffic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Wendy Flint

Address: 11 Machrie place Dundee Dd4 0sg

Comment Details

Commenter Type: Member of Scottish Parliament

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic on that stretch of road is horrendous. With the new builds at Ballumbie and the lack of road infrastructure, this will be an absolute nightmare. There are plenty of other spaces available for a Crematorium rather than in the middle of a Green Belt. Why do you continue to destroy the countryside and make it hell for people who live in the surrounding areas. How much are you being paid for this? You should be ashamed !!!!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Ailie Dewar

Address: 15 Halstein Drive Halstein Drive Belfast BT5 6JQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alastair Waugh

Address: 40 oak loan Ballumbie Angus Dd53uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object to this as the roads will not support the traffic considering it is a struggle any at school drop off and pick ups. A lot of Lorrys use this constantly throughout the day.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Alix Guthrie

Address: High Greenbank Farm Darvel KA17 0LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andy Fenwick

Address: 129 Balunie Avenue Dundee DD4 8SP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road network is too small for a development such as that proposed and would inevitably cause traffic congestion for those travelling to and from the east end of Dundee through Baldovie, Ballumbie.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Anne Rourke

Address: 67 crosshill terrace Wormit Fife Dd6 8ps

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Craig Beattie

Address: 71 Strathyre Avenue Dundee DD5 3GN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living just over the Council boundary into Broughty Ferry I regularly cycle and run the roads around the proposed development so know them fairly well. Whilst I do not object to the application in principle I must object to it in its current form for the following reasons:

1 - The Access Road Plan clearly displays 2 coaches on the existing road which would be unable to pass each other and remain on the carriageway. The Transport Assessment doc states that the carriageway at this locus would be widened to 5.5m along the frontage - 5.5m is insufficient width for two coaches to safely pass without passing places (which there aren't on the roads around the site). Furthermore, even if the carriageway is widened along the frontage what would happen between the development and the B Class Kellas Road? If this development is to introduce additional large vehicles then there needs to be a solution put in place to counter it.

2 - The Transport Assessment highlights that existing visibility splays are not being achieved at existing junctions due to lack of maintenance by the Council. Again introducing additional vehicles (with the potential for drivers to be in an emotional state so not 100% focused on the road) to substandard junctions is not ideal. Measures need to be introduced to mitigate the additional vehicles and ensure the existing junctions are being safely maintained (with or without this application being approved).

3 - in the submitted documentation I did not see any reference to large agricultural vehicles that use the roads around the site. With the land in the area being largely arable land there can be a significant number of large agricultural machines being moved between fields/farms. Even smaller passenger vehicles struggle to pass such machines never mind coaches like the development would bring to the area.

There are issues that need to be mitigated for before this development should be approved and allowed to go ahead.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Jacqueline Brunton

Address: 67 silver birch drive Ballumbie Angus Dd53ns

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Area heavily populated, much wildlife and children. New housing development already causing havoc with traffic on roads not designed for that volume, a new crematorium will only increase this. It's planned for an essentially rural area, not much of these left so don't destroy another

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Edward Rourke

Address: 67 crosshill terrace Wormit Fife Dd6 8ps

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elvi Guild

Address: 27 Castleroy Road Broughty Ferry Dundee DD5 2IQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The placement of this crematorium would cause chaos on already heavily used roads by farming traffic, horses, cyclists etc. The road was never built to cope with the volume of traffic this would cause, plus the access to this site would be situated just along from a dangerous bend on a narrow road which is already known for being an accident site. There is barely room for a lorry/tractor and car to pass each other on this stretch of road and then there are also the combine harvesters and tractors hauling huge loads of tatties to cope with at certain times of the year also. This would also be situated very close to a nearby livery yard, thereby making the roads around that area even more unsafe for the riders.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Erica Mcgaughay

Address: 4 Middleton farm cottages Middleton Dundee Dd4 0pq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have signed the objection letter but should have added that we live on the C5 rd from Emmock RCA to barnes of wedderburn which is already used as a rat run we have campaigned over the years for rd calming and been rejected each time. Our garage was hit by a boy racer and had to be totally rebuilt and our dog was killed by a speeding driver at the side of our drive. Many cars and vans have ended up in the fields beside us due to speeding. Any time our road has been surveyed it has been during a school holiday period when traffic is less. The speed and Increased volume of traffic is really worrying it's like dicing with death at times entering and leaving our cars as the traffic comes past and so near to us..I definitely object to the crematorium being built on this site

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Erica Taylor

Address: Tigh na glasaich Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With this plot being just along from where I live and keep my horses I feel it is absolutely irresponsible to even think about putting a crematorium here. I've nearly been killed on these roads both on horse back and in my car more times than I would like to think. And what about when the weather changes and there's 6ft of snow on the roads? What happens then?

Also how is it expected to work being right next to a large scale working farm? There's a funeral going on and in the next field dung is being spread? Or there's a noisy combine?

Not to mention a funeral procession trying to get past a 33tonne potato harvester on the road.

I think this idea should be rethought and perhaps put somewhere in the centre of town? Easier to get to? Transport links? not disturbing the countryside? Or perhaps fill up the other crematoriums before you suggest building another!

I welcome you to come back and be able to give me a sufficient answer to these question, I really do. However I doubt you can. Absolutely ludicrous.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gavin Barton

Address: 5 Applehill Gardens Wellbank Angus DD5 3UG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms.

The proposal is not in line with the ADLP 2016 Policy TC9 which identified and safeguarded land for cemetery use up to 2026. The ADLP did not specifically address crematoriums, nor did the 2018 update. The provision of this facility is not a priority for the community.

I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gemma Brogan-Shaw

Address: 8 Oak Loan Baldovie Dundee Dd5 3uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads leading to this project cannot withstand the traffic they have at the moment. This will only lead to more traffic and congestion. Therefore I object to this proposal

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gillian Munn

Address: The firs Monikie Broughty ferry Dd5 3qa

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a terrible decision for this to go Ahead. Beautiful part of the world

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Heather Finnie

Address: 46 Hawthorn Grove Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a beautiful area to go walking, horseriding, cycling and appreciate our wildlife. The increased volume in traffic is extremely concerning. Surely our countryside is paramount. Locals do not want to lose their countryside for the sake of unnecessary development. The local primary school at Murroes is just along the road and this would cause the roads to become very congested. The surrounding roads would be hugely affected by this not only due to dangerous blind corners but the slow moving traffic created by lengthy cortège queues. If there was a larger than average number of funeral goers attending would we have overflow traffic pouring out on to the roads parked dangerously causing potential accidents on these roads? The service at a crematorium takes on average 45mins with an average of 20 cars per funeral. Add this up and we would have in excess of 150-200 cars a day on these roads increase compared to normal. We live in the suburbs for a reason.... to get away from it all and have the beautiful countryside on our doorstep to appreciate the tranquility every day and you want to build a crematorium? This is not in keeping with the surrounding area and I know that a number of us are concerned greatly at the exposure to potentially dangerous emissions from a crematorium itself. I would be looking for a written guarantee that local homeowners would not suffer any detrimental health conditions and would require an independent study to be carried out on the safety of emissions from any proposed construction of a crematorium. This would be a blot on the landscape and is unsuitable and unnecessary and this along with my aforementioned comments are put forward highly objecting to the construction of this crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Jenny Rourke

Address: 67 crosshill terrace Wormit Dundee Dd6 8ps

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Judith Hendry

Address: 1 morgan steet 2 lefr Dundee Dd4 6qe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will make this road even more unsafe for both drivers, pedestrians and horses/horseriders

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kate Ashley

Address: 3 meadow bank view Wellbank Dundee DD5 3PU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Kellas road and surrounding roads are already under vigorous traffic conditions on a daily basis. The roads are constantly being uplifted for new electric/wind farms/cables and god knows what else daily and this does not even include farm traffic, for all the horse owners in the area that have already had near misses with people that think horses should not be on the road and are confrontational with said rider. The schools in the area are already struggling with inadequate parking and lots of children trying to safely get into cars parked on busy country roads with little space for the tractor's getting past who some are guilty of not slowing down despite there size!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kerri Forbes

Address: 1 Oak Loan dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living in Ballumbie Castle Estate - the rise in traffic would be too much especially for busy times of day. I have children at murroes primary and just feel there are better options more rural in Angus. hope this does not get the go ahead.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kirsty Greenhill

Address: 3E Crimon Place Aberdeen AB10 1RY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety.

Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lauren Mcilroy

Address: 7 blair gardens Broughty ferry Dundee Dd5 e

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

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Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nadine Waugh Rumbellow

Address: 40 oak loan Ballumbie castle Angus Dd5 3uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object to this as the roads will not support the traffic considering it is a struggle any at school drop off and pick ups. A lot of Lorrys use this constantly throughout the day.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Pauline Rettie

Address: 35 millburn gardens Dundee Dd30se

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the road I use to commute to work. There is not a suitable road structure to support this site. In addition it means destruction of and loss of arable farming land and the beautiful countryside around us

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Rebecca McManus

Address: 11 Midmar Place Broughty Ferry Dundee DD5 3FQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible placement

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Smith

Address: 51 Abernethy Road Broughty Ferry DD5 2PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. The roads surrounding the development plot are not suitable for the numbers of cars which the facility will bring. The area is very popular with horse riders, cyclists and walkers, a substantial increase in traffic puts these road users at much higher risk of an accident. There is no public transport access to the site which goes against trying to reduce the use of private transport.

That the entire facility will be visible from the Balgillo area of Broughty Ferry will be a blight on an otherwise lovely rural outlook.

If there is need for a new crematorium in the area, surely an area with good public transport links and better road access would be preferable?

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Alison Kay

Address: Woodside Cottage Shielhill Dundee DD4)PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Alison Kay

Date: 31/12/2020

Address: Woodside Cottage, Shielhill, Dundee, DD4 0PW

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ashley Dunsmore

Address: 21 countesswells park road Aberdeen AB15 8fh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Brenda Laing

Address: Eynhallow Wedtown Errol PH2 7ST

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Think all councils need to stop building on good agricultural land for a start. This site is no-brainer considering the local roads around the proposed sight. There is a lot of very necessary agricultural traffic already. Farmers work on a tight schedule as it is and do not have the time to be held up by even more traffic. However if you think it is ok for the farmers to be held up do you think it wise for funeral goers to be having to negotiate these narrow roads with all the other traffic too including heavy/bulky agricultural machinery.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Carolyn Beat

Address: 66 Ceres Crescent Broughty Ferry DD5 3JW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Chris Hainey

Address: Pitkerro Mill House Kellas road Dundee Dd5 3nx

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As my wife and I live to close to the baldovie toll/ drumsturdy road junction. We find it very difficult exiting our house onto kellas road at certain times of the day as the road is queued all the way past our driveway. If this was to go ahead, It would make this problem considerably worse.

Not to mention the roads to the site proposed are far too narrow for the extra volume of traffic that it would bring.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Fisher

Address: 81 silver birch drive Dundee Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads leading to proposed crematorium are not suitable and would cause chaos

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms elizabeth chisholm

Address: flat 10 pennycook lane dundee dd1 4jl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i own and ride a horse at murroes livery yard. my family also ride here and for several surrounding miles. we use the roads most days which will be affected dangerously by any increase in traffic. i object on road safety grounds.

Using farmland for anything other than farm use unnecessarily is also a definite objection.

I can find no reason to build further facilities especially on this green site which is putting profit before safety and causing great distress to public and livestock

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Evelyn Dunsmore

Address: 7 seaforth cres Dundee Dd51qd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No need for a crematorium, Dundee already has one less than 10 miles away

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Evelyn Murphy

Address: 10 rescobie ave Dundee Dd47qj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No need for the proposed crematorium

Remote and inaccessible location

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Evelyn Thomas

Address: 6, School Road, Wellbank By Dundee DD5 3 PL

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads are too narrow not appropriate place

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Frank Burke

Address: 54 Ballumbie Gardens Dundee DD40NR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic and safety concerns.

Know neighbours in area concerned and they are distraught at prospect of having a crematorium besides them.

Do not feel another crematorium is required.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Garry Lees

Address: 9 Blake Street Broughty Ferry Dundee DD5 3LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to a crematorium in this area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Gill Rourke

Address: 3 South Kingennie Steadings Broughty Ferry Dundee Dd5 3Pa

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Gillian Russell

Address: 6C/3 West Silvermills Lane Edinburgh EH3 5BD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Object.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Greg Stewart

Address: 17 Applehill Drive Wellbank DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic with no mitigation planned for this, roads too small, environmental fall out, lack of local facilities, no safe footpaths, destruction of arable farmland. No public transport links, no cycling. Concerns for air quality.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ian Fraser

Address: 1 The Steadings West Mains of Gagie, Kellas Dundee DD53PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads and location are not suitable and will not be able to cope with the large increase in traffic numbers. This increase will not only cause a problem for the surrounding communities and farms but it also poses a significant risk to the children who attend the local primary school.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Jade Webster

Address: Sunshine Cottage Kirkton Road Blairgowrie PH10 7DZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: John Dunsmore

Address: 65 dalcraig cres Dundee Dd47qx

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate community use

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Kirsty Deans

Address: 5 Lime Grove Baldovie Dundee DD53GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road infrastructure could not possibly cope with such an increase in traffic and it would be very dangerous to give planning permission.

Murroes's school nearby and the increase in traffic would be detrimental to the safety and well-being of the children.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lauren Wilson

Address: 8 Countesswells Park Road Aberdeen AB15 8FH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

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Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lee Ashton

Address: Westfield House Duntrune Dundee DD40PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local roads do not have the capacity for anymore traffic. Already a disgrace with pot holes and untreated in this treacherous weather

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lindsay robertson

Address: 1 nimrod street Dundee Dd5 3fl

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Miryana McKay

Address: 22 Oak Loan, Baldovie Dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the crematorium built in close proximity to where myself and my family reside.

I envisage the impact on traffic would be very big.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ralph Coates

Address: 22 Hawthorn Grove Baldovie Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Planning Service

Angus House

Orchard bank Business park

Forfar

FAO Fraser Mackenzie

Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of

transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- Distinct in Character and Identity: The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- Safe and Pleasant: The proposed development will result in an incongruous and unconnected use within this rural setting.
- Well Connected: The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or

future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries.

Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; - the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to

accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name:

Date:

Address:

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Scott George

Address: 39 Oak Loan Ballumbie Dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of a crematorium in this area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alistair Greenhill

Address: 1 ballat Cottages Balfron Station Glasgow G63 0SE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having grown up in the area I know the area is inappropriate for this development. The roads have a large volume of farm traffic which are large vehicles inappropriate to meet a funeral traffic.

Some farmers in this area drive grain and potatoes from the fields, directly next to the site, to farms 10-15 miles away, they have a steady stream of tractors/trailers all day when harvesting in summer/autumn and when planting in spring.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alistair Greenhill

Address: 1 ballat Cottages Balfron Station Glasgow G63 0SE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I grew up in this area and know it is not appropriate for this development.

The junction (at the Kellas side) between the B978 (Kellas road) and the wee road that runs past westhall farm was deemed too dangerous for small school mini-buses for the entirety of the 90's and 00's when myself and siblings were going to school and since then the traffic has increased so there is no way it is now safe to have increased volume of traffic especially long slow moving hearses with lines of traffic following.

The junction is narrow (it can not be widened due to houses and walls) and it is blind and even if folk are advised not to use it, the public will use it as its the most direct road to the proposed site. The council would not allow the school mini bus to pick up children at westhall farm because of the dangers of this junction.

I know the Kellas road is dangerous I spend my youth rebuilding dry stone dykes knocked down by cars spinning off the road. The police will have records.

It is inappropriate for multiple other reasons such as large volume of farm traffic. Try driving these roads when potatoes are being planted or lifted, it is lined with tractors pulling large trailers.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Angela Ogg

Address: Arncroft, Murroes South Kingennie Dundee DD53PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a member of the public that lives close to the proposed site I would like to raise my objection as the roads are already very dangerous with the current level of traffic, especially during the wind tee months. These roads are already busy with farm vehicles from the surrounding farm, fields and horse yard. There is also a high level of riders on horses and a lack of insight into horse and rider safety. My 8 years old daughter attends Murroes school. We had a bad accident with the school bus in March last year just before the bridge at the bad bend at Birnsode of Duntroon. I can't imagine how much worse the roads will be if the proposed site goes ahead, as there would be hundreds more cars on a weekly basis on these already extremely dangerous roads, with people who aren't aware of the hazardous road conditions. These roads weren't built for the level of traffic that will be generated by the proposed crematorium.

I would also like to note that it is farm land around this area and it should remain as such as it provides sanctity to wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss C Torode

Address: 13 Finella Place Dundee DD4 9HJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We should be preserving wild places for ourselves and the upcoming generations. The area of ancient woodlands are surrounded by deer, foxes, bees and butterflies and a myriad of species of delightful birds, including the swifts and swallows who flock and feed above this very field when they and their young are refuelling for their return journey to Africa. These fields should be developed and saved as wild place for our children and grandchildren to enjoy.

Then there's the mercury and dioxin pollution issue which the WHO have stated cause asthma, heart conditions, adverse birth outcomes and diabetes.

There is also the issue of increased traffic on narrow country roads which are totally unsuitable.

I would hope enough Angus councillors will be responsible and reject the application on these and the multiple grounds which the local community are coming together to highlight in our objections.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ces Whiting

Address: 1a inver terrace Muirhead Dundee DD2 5ls

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Chris Lewis

Address: 11 Ballumbie House Elm Rise Broughty Ferry DD5 3UZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will likely lead to increased traffic on Kellas Rd, which already has an exceptionally high level. The traffic survey conducted for this proposal was done during lockdown when there was reduced traffic due to home working etc. This should be delayed at the very least until a proper survey under normal conditions can be carried out.

The access roads from either Kellas Road or Ballumbie Road are narrow country roads and not suited to large volumes of traffic - further road upgrades would surely be required?

Finally, is there a need for this crematorium at this side of town. Aside from financial benefit for the owners, what is the benefit to wider community? Once building jobs are complete, where is the longevity or legacy that will improve the community. It won't be in any significant employment numbers, it's not required (unless I'm mistaken) due to pressure in Angus for burial/cremation (unlike other authorities). It will however lead to increased traffic on rural roads, it will significantly change the landscape, etc. I can see no benefit to anyone other than the business themselves.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Christa Walker

Address: Woodside of Stoneygroves Dundee DD5 3EY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Craig Meldrum

Address: 8 Pitairlie Rise Victoria Grange Monifieth DD5 4UW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gemma Jamieson

Address: Sidlaw View Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads around the proposed site are completely unsuitable for the volume of traffic that would be using them.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jenni Kernaghan

Address: 12 kingfisher place Forbes of kingennie Angus Dd5 3jz

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road system would not sustain this extra traffic. It would be an eyesore to the community and is not needed.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Joan Walker

Address: 7 Grange Gait Monifieth DD5 4PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John Brown

Address: 34 Hawthorn Grove Ballumbie Castle Estate Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to a crematorium being built up this area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Laurie Alexander

Address: 25 FINELLA TERRACE Dundee Dd4 9px

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Kellas speedway cannot handle the traffic as it is .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Lillian Carnegie

Address: Carrot Farm Inverarity Forfar DD8 2JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic concerns is my reason for objecting .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Marc McGuire

Address: 5 Parkhill Place Northmuir Kirriemuir DD8 4TA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the above mentioned application and would take this opportunity to object due to a variety of reasons as listed below.

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marie Young

Address: 127 Ferry Road Monifieth Dundee DD5 4QA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm concerned about the safety of road users. This is a narrow road that will not cope with an increased volume of traffic

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marion Joss

Address: 9 Burnside of Duntrune Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am appalled at the proposal to build a crematorium near Burnside House, half a mile from my home at Burnside of Duntrune where I live with my family and where I have operated a childminding business for almost 15 years - I currently provide a service for two families and have served four families for extensive periods in the past through Angus Council. The proposal makes a mockery of any Government initiative to encourage people to walk or cycle and particularly for children to enjoy outdoor space. Already it feels dangerous to walk on the roads with children and this proposal would make it impossible, greatly reducing our ability to access the great free outdoor spaces on our doorstep (such as the wooded area beside the proposed site which we played in many times over the past year) and meaning we would be ever more reliant on our car to travel somewhere to exercise safely. Our two eldest children (12 and 15) currently cycle independently on the roads, and our 7 year old also accompanies us on family cycles: we have no choice but to use the roads until we reach a cycle path and are already vulnerable to speeding and careless drivers. Clearly this is not something which Police Scotland have resources to deal with as we have only had police speed traps in our village twice in 17 years to my knowledge despite a real problem with joy riders. The road surfaces in all directions from Burnside of Duntrune are in a horrendous condition and the roads have not been upgraded in any way since we first moved here 17 years ago in spite of the large Ballumbie Castle development which has taken place since then and now also the Stewart Milne and Moir developments by the Ballumbie Golf Club. The school buses which all our 3 children use are a major concern; the bend at Burnside of Duntrune by the pond is a serious hazard where the buses meet the Dundee service bus/tractors/lorries on an almost daily basis resulting in one party having to reverse and is unfit for more traffic

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Michelle Hutchison

Address: 7 The poplars Dundee Dd4 0xe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are in no shape to carry extra traffic and the proposed site and junctions are a car crash waiting to happen

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Neil Fleming

Address: 7 Omachie place Wellbank Dundee Dd53ph

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object due to undoubted increase in traffic on an already busy road.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul Walker

Address: 27 marlee road Dundee DD5 3ey

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Object

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Rachel Lindsay

Address: 7 Grange Gait Monifieth Monifieth DD54PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Rory McLeod

Address: 31 Strathbeg Place Broughty Ferry Dundee DD5 3HQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having been born and brought up in the Duntrune area, I object to this planning application on the following grounds.

The site is prime arable farmland, not a brownfield site

The road network to the north, east, west, and south of the site are all too narrow to support the volume of traffic expected to use a crematorium, with probable conflicts with local farm and haulier traffic.

The site can easily be seen from as far away as East Balgillo, Broughty Ferry. I don't want to see the smoke emissions from there on a daily basis.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Samantha Creamer

Address: 56 Hawthorn Grove Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The implementation of this proposal will undoubtedly increase traffic in this area which has small local roads and no pedestrian areas. At this time these roads are barely coping with the current use. This is also a local beauty spot which many people visit and it will wrongly promote the urbanisation of an agricultural area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steve Kay

Address: 7 Bayfield Gardens Broughty Ferry Dundee DD51AX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly use the surrounding roads and they could not cope with the extra traffic generated. I am disabled and have to travel to my sisters house in shielhill down these roads the extra journey stress is not something I could sustain

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Tracy Pollock

Address: 2 murroes road Tealing Dundee Dd40px

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Object

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs AA Cook

Address: North March Duntrune By Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this planning application. Totally in the wrong place. Very close to people's houses, the road structure is not built for the volume of traffic, already I meet plenty tractors, lorries other cars on these bad bends. Please think about the people who will have to live with this everyday.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alan Fairgrieve

Address: 1 Valgreen Cottages Duntrune Dundee DD4 0PL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic will be a nightmare on roads never designed for multiple vehicles per hour. It's an accident waiting to happen.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alan Macdonald

Address: 44 Peebles Drive Dundee DD4 0TF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living in the Ballumbie area and understanding the layout of the country roads, I would have to object to the proposed plans towards the crematorium. An increase of traffic flow on top of the choking point location of the proposed site would be detrimental to the area, outweighing the benefit of the crematorium. This has been exemplified previously when our street, Peebles Drive, was resurfaced and a diversion was created beyond the golf course road. The diversion caused near crashes due to larger farmland vehicles being mixed with your standard commuters, who struggle to manoeuvre through roads that are void of markings and width, which the roads around the proposed site are. The roads are not equipped for an increase of traffic, especially with funeral cars. This cannot be rectified by roadworks either (e.g. widening the roads) due to the wildlife that resides in the area too. Overall, the site is not appropriate for the intended plans and this is seen through the layout of the country roads, the choking point of the site being on a tight, blind bend and the wildlife that currently resides in the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alex Sivewright

Address: 35 Ballumbie drive Dundee Dd40np

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road up to duntrune has too

Much traffic as it is , and Stewart Milne proposed 150 home Development floating around too , Ballumbie road not wide / strong enough , needs moved elsewhere !!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Allison Paterson

Address: 29 mains terrace Dundee Dd4 7bz

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:allison Paterson

Date:02/01/2021

Address: 29 mains terrace, Dundee

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Avril Aitken

Address: Faside Lodge Duntrune Angus DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application as it fails to meet the requirements of the Angus local development plans 2016 for the following reasons

Concerns regarding road traffic and pedestrian safety as the roads are unsuitable for an increase in traffic of this size.

Increase in traffic disruption, noise and general disturbance.

Insufficient parking provision which will undoubtedly lead to cars parking on the side of an already narrow road leading to damage to verges and possible collisions

Increased pollution from the site including poisonous mercury fallout on to surrounding properties including the nearby primary school and farm land. There is no provision for removal of this from the plume.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Avril Aitken

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Callum Bell

Address: 24 Camperdown Street Broughty Ferry Dundee DD53AB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Thank you,
Callum Bell

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Caroline Brown

Address: 12 Cairnwell Gardena Dundee Dd5 3xh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to Object to the plans. The increased traffic on small country roads will be a nightmare. There are plenty of other places that are more suitable.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Dorothy White

Address: 27 Applehill Drive Wellbank Dundee DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: New crematorium at Duntrune

Loss of residential amenity by virtue of traffic disruption noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location

Concerns with regard to road traffic and pedestrian safety

No need for the proposed crematorium

Insufficient parking provision

Incongruous and inappropriate design

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gavin Burns

Address: 28 Lime Grove Ballumbie Castle Estate Dundee DD53GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having recently moved to the area, we have been made aware of this application.

I would like to register my objections to this application and make you aware of the following points to substantiate my objection;

1. Obviously the council believes that there is a requirement for a crematorium in Angus however I cannot see the reasoning for the suggested location. There is no big town near to this crematorium and are all about a 20 minute drive away. Therefore this isn't serving any of Angus major towns well, as additional costs for funerals will increase
2. Again the location is baffling, as unfortunately a lot of local businesses do well as an off branch of the crematoriums, for things such as hosting wakes or supplying flowers etc. Again by the location selected no local Angus town will benefit economically with this site, instead it will be more likely that the council area of Dundee will benefit economically, as they are closer to provide after service for the crematorium. This is outrageous as our council should be looking at the best interest of its residents and seeing where building services like a crematorium could boost the best possible revenue for small businesses in its council area. On this one you have failed miserably and someone should be held accountable for this decision as Angus will lose a lot of potential money coming into its economy.
3. More local issue for this application is that in order to sustain this location major investment and improvement will need to be made to the local road network as at present the roads are not suitable for the volume of vehicles expected on these roads. Also a major consideration should be that this is a school traffic route as well, and by ignoring this issue I think you are putting life's at risk, due to the dangerous roads. I would like to know if any of the road safety organisations have been consulted on this.

In summary this application does not serve the people of angus at all.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Graeme Mitchell

Address: 22 Blacklaw Drive Dundee DD2 5RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Concerns with regard to road traffic and pedestrians safety.
- Insufficient parking provision.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Greg Gardiner

Address: City Road Dundee DD2 2BG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would take this opportunity to object to this application.

I consider that the proposal fails to meet the requirements of the Angus Local Development Plans and will be detrimental to the local community.

The facility is unnecessary in this area and should there be a need for additional crematoriums in the future, then better accessed sites should be considered.

This particular site is not well serviced and will only cause congestion on a already dangerous section of road. I believe the local infrastructure will be insufficient for the increased traffic loads associated with such a development and believe may cause an increase in traffic related accidents in the area.

I trust you will take these matters into consideration and refuse the application

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Joanna Cormack

Address: 57 Charleston Village Forfar DD8 1UG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this road regularly and it is bad enough meeting one or two cars in this road but if there are more cars, this will make the road extremely difficult to travel on as it is not wide enough and is not meant to take the volume of traffic that will be on it if the crematorium goes ahead.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jonny Mcdermott

Address: 81 Ballumbie gardens Dundee Dd40nr

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think the proposed site is suitable due to the roads accessing them are not wide enough for the traffic. I sat at Burnside of duntrune bridge and the current volume of traffic is at max currently .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Laura Roddy

Address: 9 Silver Birch Drive Baldovie Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Naomi Allen

Address: 91 silver birch drive Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this on safety issues. This isn't a very accessible place by public transport. This means more private vehicles will be used to access this place which is only a few miles from the new crematorium on Drumsturdy road. The roads will therefore see an increase in traffic on a road that floods and is narrow with many near misses of collisions at the moment. To rectify this, more woodland and farmland will be taken away, destroyed. Is this necessary in this location so close to the other site.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Nicola Drew

Address: 4 Lime Grove Castle Gardens Angus Dd5 3gj

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure for the roads leading to this would not be able to handle the additional traffic going to and fro the proposed site. Already there is queueing alone at peak times on the Kellas/Mitchelin Road to, which can be a nightmare for residents.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nicola McDermott

Address: 81 Ballumbie Gardens Dundee DD40NR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these proposals for building this at the chosen location. Those rural roads are already bad/busy enough without creating any more congestion!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sarah Low

Address: 59 Carlogie Road Carnoustie DD7 6EX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposal. The situation for the proposed crematorium would significantly reduce journey times for people in the local area who are currently having to travel over half an hour to the existing crematoria.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Scott Bissett

Address: 83 Princes Street Monifieth DD5 4AR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the proposal based on the below reasons:

-Traffic Flow / road safety - The roads are not suitable to host the large amount of traffic that will be associated with a crematorium

-Noise and general disturbance.

-Location - not suitable place to host a crematorium.

-Need? - In my opinion a crematorium in this location is not needed with surrounding Crematoriums in more suitable locations.

Thank you for your consideration.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sophie Aitken

Address: Faside Lodge Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not believe that the crematorium should be here, there would be too many cars on roads and dangerous mercury fall out

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steven Rice

Address: 28 Kingennie Road Wellbank Dd53pg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Susan Mair

Address: 31 Headington Road London SW18 3PR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Victoria Stewart

Address: 17 Applehill Drive Dundee DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads in the surrounding area are not built to cope with the level of traffic increase this would create not to mention disruptive those living locally.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Yvonne Robinson

Address: The Paddock Newbigging Road Angus DD4 0QX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

My children attend both Murroes and Monifieth, I worry about the safety of their transport to and from school and the buses being late home?

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs A Stodart

Address: Mill of Inverarity Forfar DD8 2JN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Amy Paterson

Address: 7 finmore place Dundee DD4 9LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew Stamford

Address: 16 Lime Grove Ballumbie Castle estate Angus Dd53gj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads around Duntrune are already like a race track and can be extremely dangerous to pedestrians and cyclists alike

Angus has some amazing green belt land and the councillors need to do the job they are elected to do by protecting this land from being built on.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andy Cochrane

Address: 9 Ravensby Road Carnoustie DD77NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ashley Scobie

Address: Highbroom Cottage Burnside of Duntrune Dundee DD4 0PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Also this project will have a devastating impact to local wildlife and the environment.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Barrie Jack

Address: MAIN WING DUNTRUNE HOUSE Duntrune DUNDEE DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have today sent a letter of objection to Planning at Angus Council with full details of my objection.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Catriona Thomson

Address: 15 Keillor Croft Kellas, Broughty Ferry DUNDEE DD5 3NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this and have sent a detailed objection via email to the planning department and Mr MacKenzie

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gail Valentine

Address: 4 Hawthorn Grove Baldovie By Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, I would like to raise an objection based only on traffic concerns. I actually support the idea of a new, modern and privately run crematorium near Dundee. Having recently lost my mum, we used a lovely crematorium near Banchory, Aberdeenshire and it made a huge difference. Dundee needs a modern, peaceful crematorium.

My objection is purely based on traffic concerns on the Kellas Rd. Living at Ballumbie Castle Estate, I'm concerned at the increased volume of traffic using the road and the impact this will have on residents and also on wildlife. The road is already quite busy and I am concerned that not enough has been done to consider how roads can be improved. If this was reviewed and a better plan created for road use, then I would support the plan.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Gillian Symon

Address: 1 Kennoway Place Broughty Ferry Dundee DD53HT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I drive in this area regularly on the way to visit friends. The roads in the vicinity are narrow and winding and you regularly have to pull into the verge to let other vehicles through. Also, the junction at the bottom of the hill on the road to Wellbank is particularly bad for visibility. The number of horse riders, walkers and farm vehicles using these roads make them tricky at the best of times and I really have concerns about drastically increasing volumes of traffic in this area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Gillian Watson

Address: 107f Church Street Broughty Ferry Dundee DD5 1AL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Thomson

Address: 15 Keillor Croft Kellas, Broughty Ferry DUNDEE DD5 3NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this and have sent a detailed objection via email to the planning department and Mr MacKenzie

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Whitefield

Address: 52 Edzell Street Broughty Ferry Dundee DD5 3JJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

.loss of residential amenity by the virtue of traffic disruption, noise and general disturbance

.Introduction of a wholly inappropriate community use in a remote and inaccessible location

.Concerns with regards to road traffic and pedestrian safety

.Insufficient parking provision

.Incongruous and inappropriate design

.No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jamie Allen

Address: 91 Silver Birch Drive Dundee DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the application comments and regularly use this road as a nearby resident.

I note the detailed objections submitted by Mr Smart and Mr & Mrs Greenhill and echo their sentiment.

I strongly believe that this proposal would negatively impact on a beautiful green area used by walkers and cyclists as well as the obvious increased traffic on a rural road.

The site itself is awkward at best with a fairly poor corner to the east.

On an occasion where the site could not accommodate a large funeral where would surplus vehicles park other than a dark narrow windy 'main' road. Having been to large funerals at crematoriums this is a very real possibility. Parking on the road would be dangerous in its current set up.

This site is near to the boundary of Dundee and highly probable that any benefit to 'local businesses' would be those closer by in Dundee.

This road already has increased traffic due to the maturation of the Ballumbie Castle Housing estate, local farm and school traffic as well as its role as an alternative route into Angus from areas in north Dundee.

Further additional traffic would adversely impact the safety of road users and the local Angus community.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Josephine Duncan

Address: Touchwood Duntrune Tealing Dundee DD4 0PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't feel the road is suitable for the amount of traffic that would be using the road especially in the winter

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Joy Wilkie

Address: 11 Lawers Roas Broughty Ferry DD53TQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms LESLEY BURNETT

Address: 16 OAK LOAN BALLUMBIE CASTLE ESTATE DUNDEE DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use the road between the B978 and Burnside of Duntrune twice a day on my commute to work, so I know it well in all seasons. There are several pinch points where two cars can barely pass each other and the verges are not safe to pull on to in order to make space for an oncoming car.

Given the state of this narrow road, and its two blind corners on either side of the proposed site, I feel that unless the council are willing to significantly upgrade the road and put street lighting at the access point, then the road presents too many risks to the increased traffic which the crematorium would attract. In winter this road is not a priority and is not therefore gritted and ploughed regularly. This would add to the risks.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul McMaster

Address: 2 Woodside Cottage Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Paula Rutherford

Address: 17 Haddington Gardens Dundee DD40RL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To make things as easy as possible for you to lodge an objection (if you have not already done so) here's a simple 3 step process:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Rachel Bryceland

Address: 7 Woodside Cottage Shielhill, Tealing Dd4 0pw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Russell Goldsmith

Address: 4a Mattocks Road Wellbank DD5 3PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application being granted as it will have significant environmental impacts on this area of Angus. There seems to be no need for additional crematorium capacity to serve either Dundee or Angus. I believe an additional site already has planning permission in Dundee and both crematoria in the area have stated they are not running at capacity at present. The most significant concern I object to is the impact on traffic. The roads around the area are not fit for the increased traffic there are flooding issues, a general poor state of repair, regular deer crossing, significant farm and heavy plant use and a number of sharp bends, all of which make the roads dangerous as it stands. Any added traffic will only make more hazards and increase risk to regular users like myself. The proposed widening in minimal places stated in the application around the site will not resolve any of this. In addition the transport assessment is dated March 2020 but the traffic survey with the application was dated October 2020. Neither mention COVID or the impact this has had. In October many people who would normally travel the road were still working from home and so it is likely that traffic will have been reduced due to this when the survey was undertaken. No accounting for this is recorded in the report. As things return to normal this will not be the case and should have been a material consideration in traffic numbers. Secondly, in the vicinity there is planning for significant numbers of houses at Ballumbie Castle to be constructed and Angus Council has renewed the application for 160 units and a hotel/golf course at Forbes of Kingennie in 2019. If both these sites go ahead it will not only be the additional traffic from the Crematorium, it will be significant increases from these contributing to the traffic burden, again this does not appear to have been considered in the submission. I would strongly urge members not to approve this application for these reasons.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sarah Lynn

Address: 9 Woodside Cottages Shielhill Road By Tealing, Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Scott Neill

Address: 7 finmore place Dundee DD4 9LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Shirley Leslie

Address: 25 Arbroath Road Forfar DD82JJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: stuart Gourlay

Address: 64 Ballumbie drive Dundee DD4 0np

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic already a nightmare round here and this will make things worse.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Unity Kane

Address: 5 Braeside Cottages Burnside of Duntrune Angus DD40PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So many things don't support such disruption . Roads wouldn't cope with added volumes off traffic . They are already in in need of repair...wildlife would suffer . Children's safety would be compromised.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alan Falconer

Address: Westfield House Duntrune DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increase in traffic on narrow country roads with a primary school half mile away.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Claire Marshall

Address: 6 Gillies Place Dundee DD5 3LE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I drive this way on a daily basis to my horse who is kept in this area, having a crematorium here with all the added traffic is going to make this road even more dangerous than it already is.

Especially in winter when the road is never gritted.

There are many different wildlife in this area which would lose their homes if this was to go ahead.

For fellow horse riders hacking around this area, the dangers of this road being even busier isn't even worth thinking about.

I completely disagree with this being a suitable area for a crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Elaine Kerr

Address: 69 Traquair Gardens Dundee DD4 0TQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am appalled at the proposal to build a crematorium near Burnside House, half a mile from my childminders home at Burnside of Duntrune where I live close by. - I currently use these roads on a daily basis and have found that the already existing traffic flowing through on these roads are already stretched to accommodate without placing an additional service. The proposal makes a mockery of any Government initiative to encourage people to walk or cycle and particularly for children to enjoy outdoor space. Already it feels dangerous to walk on the roads with children and this proposal would make it impossible, greatly reducing our ability to access the great free outdoor spaces on our doorstep (such as the wooded area beside the proposed site which we played in many times over the past year) and meaning we would be ever more reliant on our car to travel somewhere to exercise. Children cycle independently on the roads to the local school (mirrors) we have no choice but to use the roads until we reach a cycle path and are already vulnerable to speeding and careless drivers. Clearly this is not something which Police Scotland have resources to deal with as we have only had police speed traps in our village twice in 17 years to my knowledge despite a real problem with joy riders. The road surfaces in all directions from Burnside of Duntrune are in a horrendous condition and the roads have not been upgraded in any way since we first moved here 17 years ago in spite of the large Ballumbie Castle development which has taken place since then and now also the Stewart Milne and Moir developments by the Ballumbie Golf Club. The school buses which all our 3 children use are a major concern; the bend at Burnside of Duntrune by the pond is a serious hazard where the buses meet the Dundee service bus/tractors/lorries on an almost daily basis resulting in one party having to reverse and is unfit for more traffic

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss FIONA RHIND

Address: 289 STRATHMARTINE ROAD DUNDEE DD3 8NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the :-

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- .Insufficient parking provision
- .Incongruous and inappropriate design
- .No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gillian Lyon

Address: 22 Lime Grove Ballumbie Castle Estate Dundee DD5 3GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: At the bottom of Ballumbie Castle, on the Kellas road, there is a 30mph limit, disregarded by the current motorists, so to add to this with traffic to the proposed crematorium will cause no end of problems for residents getting out of the bottom of the estate, due to increased volume of traffic. The junction at Kellas Road/ Drumgeith road is already a nightmare to get out of, so again this will make things a lot worse, and also very dangerous, as people will take chances just to get out of Kellas road. I use the road that passes by the proposed site, already this is a nightmare, school buses use this road, along with tractors, and there is barely room to pass, as well as having 2 dangerous corners at either end of the proposed site. To add traffic to these roads without any upgrades is a ridiculous idea, and not fair on local people. The addition of the cemetery on Drumsturdy road causes an increase in traffic (Kellas / Drumgeith) so why would the council want to add more traffic to this, as when things are back to normal, traffic for such ceremonies will be sure to increase. Or is it a case of do it, then wait for a very serious accident to occur, which will, then make improvements. No one I have spoken to have seen anyone assess the current traffic situation, perhaps you should, and be visible so we can see that you are doing your home work !!!!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Heidi Don

Address: 15 School Road , Wellbank Broughty Ferry Dundee DD53PL

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increase in traffic in countryside area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Jennifer Lindsay

Address: 5 Fithie Bank Kellas Road Dundee DD5 3FP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object for following reasons:

Would cause loss of residential amenity due to traffic disruption, noise and general disturbance.

Is inappropriate community use in remote and inaccessible location.

Would make me and many other cyclists and walkers think twice before continuing to use routes due to added danger from traffic. There are little or no cycle paths or pavements.

Insufficient parking provision.

Incongruous and inappropriate design.

No need for proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Joanne Maxwell

Address: 67 Chirnside Place Dundee DD4 0TE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John Dowdles

Address: 17 Robert Street Newport-on-Tay DD68BJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Laura Prophet

Address: 14 Meadowbank Gardens Wellbank Dundee DD53PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Lee Walls

Address: 28 Lochalsh Street Dundee DD5 3HY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lynn Irving

Address: 2 chestnut green Broughty ferry Dundee DD5 3NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Maureen Clark

Address: 16 Ballumbie braes Dundee Dd40un

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Excessive increase in traffic is a concern. Drumgieth road and Kellas road junction is problematic currently. Would need improvement eg traffic lights. Country roads already unsuitable for increased traffic due to excessive housing in the area. Again needs upgrading. Design needs to be less obtrusive. Increased parking required. 120 seats can be insufficient for many funerals so design is inadequate. Proposals need to be revisited and revised.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nahdean McLarty

Address: 21 Oak Loan Ballumbie Castle Estate DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection. I have serious concerns about the increased level of traffic that this would bring. The Roads in this area are not sufficient to handle a large increase in traffic due to the fact they are narrow country roads. The junction at Kellas/Drumgeith Road is extremely busy at times at the moment which would obviously be made worse. There is also a lack of public transport in this area which will add to the increased pressure in the roads.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Natasha Don

Address: 9 Finmore Place DUNDEE DD4 9LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection is due to traffic increase on the narrow rural roads that are not suitable for this sort of traffic and usage.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Rod Mackie

Address: 36a Ballumbie Gardens Dundee Dd4 0NR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sarah Cruickshank

Address: 19 Hill Street Broughty Ferry Dundee DD5 2JQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application as it is a very unsuitable place for a crematorium. Windy narrow roads at the proposed site are treacherous in the winter. The proposed site is also too close to a primary school also where long delays of traffic occur at peak times due to on road parking and being unable to overtake parked cars due to the narrow road and blind corners.

Furthermore this area is busy with large farm vehicles and horse lorries. Care has to be taken as there are several blind corners and it is frightening to meet a large tractor or other farm machinery when passing.

As the daughter of a business owner in Murroes I feel the increased flow of traffic will be a danger to my fathers clients and livestock not to mention my family and extended family that enjoy the pleasure of walking and riding horses in the countryside.

The roads leading to this proposed site are busy enough with commuters trying to beat the main road traffic. Knowingly increasing the volume of traffic on these country roads is accident upon accident waiting to happen.

Research undertaken also shows that there is no physical need for another crematorium in this area. Dundee and Friockheim are not running at capacity.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Secretary Fintry Community Council

Address: C/o 13 Finella Place Dundee Dd4 9Hj

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

We wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision.

No need for an additional Crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Shona Grant

Address: West Mains of Auchterhouse Lundie Dundee DD3 0QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Stella Greenhill

Address: 20 chestnut green Dundee DD5 3NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stephen Lynn

Address: The Beeches , 9 Woodside Cottages Shielhill Road , West March of Duntrune By Tealing , Angus DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am of the opinion that the road infrastructure to and from this proposed development , in all directions , is wholly unsuitable for the mass influx and exodus of vehicles up to eight times a day , the exodus especially if all vehicles then head off in the same direction for the after-funeral cup of tea at some hotel. During school term time the buses will be also have a problem if they have to squeeze past the funeral cortege and many cars.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steven Cameron

Address: 69 Silver Birch Dr Dundee DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do not want increase of traffic on Kellas Road...

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Townsend

Address: 1 Applehill place Wellbank DD5. 3UF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More congestion on a road that is already very busy with traffic. Concern to wildlife as well.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Very Reverend Fay Lamont

Address: St. Ninian's Church House Kingsway East Dundee DD4 7RW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Concerns with regard to road traffic and pedestrian safety. This is going by the increased traffic on Drumsturdy Road for Pitkerro Grove Cemetery.
- Insufficient parking provision

design unsure about this. Something small, attractive and friendly after the style of Parkgrove at Friockheim would be very appropriate.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Vikki Tosh

Address: 112 2/R Longhaugh Road Dundee Dd4 9qg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Allan Martin

Address: The Cairn Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning application must be rejected by Angus Council as the location is totally unsuitable due to the road infrastructure in this area which is already overwhelmed with agricultural and through traffic including 32 tone articulated trucks. The proposal also fails to meet the requirements of the Angus Local Development Plans 2016.

This is a rural location which is already a road safety issue for many of the local walkers and approval of this application would only increase the risk.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Alun Barton

Address: 4 Copper Beech Row Baldovie Dundee DD53NU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No requirement

Extra pressure on already dangerous roads

up to a primary school.

Environmental concerns

Bad roads in winter

rural traffic hindered even more

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Caleb Dowdles

Address: 9 G2 Eden Street Dundee DD46HL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This crematorium will be a blight on the beautiful countryside that my parents and many of my friends live in.

I'm also against this building due to the potential toxins released by the building that will ruin the natural smells that make country living so enjoyable.

One of my close friends lives right next to where construction is being planned and the noise will definitely ruin the peaceful living that country living brings as well.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Chris Young

Address: 32 Oak Loan, Baldovie Broughty Ferry Dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of the nearby Ballumbie Castle estate, I believe that the construction of the crematorium would be damaging for the area. The road is unsuitable for the amount of traffic that such a building would generate each day. The road is particularly windy at the proposed location and as a result would become a traffic accident blackspot. Furthermore, the environmental impact of both the woodlands and the air quality of the area would be adversely affected.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Cole Gaffney

Address: Pinetrees Old Balkello Auchterhouse Dundee DD3 0QY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly use this road and area for access to equestrian paddocks and woodland walks and I feel the logistics of having a crematorium will have a massive negative impact on both the roads infrastructure and the appeal of the area. Having seen the crowds and parking chaos of Dundee crematorium (an area much better situated to handle this sort of thing) I cannot support this application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Donna Anderson

Address: Laridon, Drumsturdy Road, Kingennie, By Broughty Ferry. Angus DD5 3RE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Full objection and reasons submitted by post. Commenting on line in case there is a delay in the mail being received by planning.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr James Anderson

Address: 27 holding Murroes Farm By Broughty Ferry dd5 3pb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Murroes road has already become over used and with the equestrian centre using the road, potentially dangerous. Any additional burden on the local roads would bring further, unnecessary risk and it is unclear what potential, if any there is to upgrade these roads.

Pavements have already been removed to widen the road making pedestrian use extremely hazardous. As current use of the the existing cremetoria at Dundee and Friockheim are below capacity, it is questionable whether demand exists.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Stewart

Address: 10 Silver Birch Drive Baldovie, Broughty Ferry Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium
- Concerns regarding air pollution and therefore public health.

I have used this stretch of road for over 11 years taking my children to Murroes Primary School and visiting my in laws at Burnside of Duntrune. On many occasions I have been faced with cars driving in the centre of the road and they have narrowly avoided hitting me. The narrow country roads around the proposed sight are under great strain at present and there are regular accidents. To increase the volume of traffic required by such a facility would undoubtedly lead to far greater risk and likelihood of accidents and therefore the proposed site is wholly inappropriate.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elizabeth McCallum

Address: 65 Balgillo Road Dundee DD5 3LY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: E. McCallum

Date: 05/01/22

Address: 65 Balgillo Rd, Broughty Ferry

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Euan Stewart

Address: 10 Silver Birch Drive Baldovie DUNDEE DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Roads in area not wide enough and no pavements

Increased pollution from vehicles and the by-product of crematorium operations.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Grant Anderson

Address: 95 kinloch street Carnoustie DD7 7HE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a person who's family has lived in the kellas area namely at 27 murroes holding which looks directly onto the feild in question I think its rediculous that the council would consider granting permission to build on some of Angus's most productive farmland when there are much more viable areas in the Dundee area to build such a facility. The roads around the area are already used as a short cut from people to go to and from work at either end of Dundee and adding extra traffic into the mix on what is already a narrow and quite frankly dangerous road with blind corners is perplexing. The encroachment upon the area in the last few years with houses now just over the hill at drumsturdy and balumbie castle estate is enough leave the farmland for agriculture.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Grant Farnan

Address: 61 Hawick Drive Dundee DD4 0JY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use the road to commute/walk etc and object to the plans.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ian Robertson

Address: Flat 1 Duntrune House Duntrune Dundee DD40PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have submitted my objection via email as I wished to also lodge two supporting documents to it which I am unable to do via this comments form.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs J mcomiskie

Address: 23 Hawthorn Grove Angus Dd53na

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not wanting the road to be any busier as it can't cope with the traffic at the moment.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Thompson

Address: North Grange Farm DUNDEE DD5 4HU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application for the numerous economic benefits, such as employment during construction and then the employment once the crematorium is open.

Nearby hospitality businesses will benefit whether it be hotels/B&Bs or venues with function suites, this would be a welcome boost to an industry that had been severely affected by the coronavirus restrictions.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Jasmine Taylor

Address: 25 Oak Loan Dundee DD53UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads are dangerous already never mind with more cars on it as there are crashes frequently on the route

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Kirsty Jessop

Address: Woodside Cottage, Shielhill Tealing Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Kirsty Jessop

05/01/2021

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lillias Greenhill

Address: Westhall Farm Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have submitted our OBJECTION to this planning application via email.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Stacie Tosh

Address: Barns of wedderburn farmhouse Dundee Dd4 0pg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. I'd also like to highlight that this is a main route for the large fishers tour school bus which struggles with these roads as they are. We have children who use this service and are deeply concerned about the proposed increased traffic.
- Insufficient parking provision
- Incongruous and inappropriate design. I'd say that the design fails to meet the car parking capacity needed for this type of proposal. The design also lacks any real ethical imagination and I see no consideration to sustainable design either. This seems a bog standard off the shelf box.
- No need for the proposed crematorium

Yours sincerely,

Stacie and Gareth Tosh

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Theresa Kay

Address: 7 Bayfield Gardens Broughty Ferr Dundee DD5 1AX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design

I trust you will take these matters into consideration in the determination of the application and

refuse the application.

Yours faithfully

Theresa Kay

05/01/2021

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Tom Greenhill

Address: West Idvies Farm Letham Angus DD8 2QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Val Fyall

Address: 18 Collace Crescent Downfield DUNDEE DD3 9RB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My family live in the area, roads and infrastructure do not support heavy usage by large numbers of vehicles. It is difficult to walk in this area already as there are no pavements and no facility to build pavements. People exercise, walk, cycle, run, walk dogs, ride their horses in this area. This would become increasingly dangerous if this plan was allowed to proceed. This is yet again town encroaching into the countryside, removing good agricultural land for building. There are plenty of town sites where this could be built.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Veronica Blyth

Address: 7 carradale drive Dundee Dd4 0sh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Current road not suitable for this amount of traffic and is already dangerous.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Wendy Nicoll

Address: 1 Braeside Cottages Burnside of Duntrune Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development application in the strongest possible terms. I also consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- No evidence for proposed need for a new/additional crematorium in the area.
- Major concern with regards to the increase of traffic to and from the site. The roads are already treacherous with cars and motorbikes speeding through these country roads, there are also school buses and farm machinery moving on these narrow roads.
- pedestrian safety: there are no pavements in the area, therefore nowhere for school children, pedestrians, horses and cyclists to get out of the way and several very already dangerous corners to be negotiated, no matter which direction is taken to access the site.
- Insufficient parking provision: given the narrow surrounding roads, any parking outside the proposed area will exacerbate already dangerous road conditions.
- loss of residential amenity by virtue of traffic, disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- incongruous and inappropriate design.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Wilma Low

Address: Molvegan house 15 North Street Forfar Dd83bg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this road often , and always find it is busy with farm vehicles etc , also horse riding etc , you can be held up for some lengths of time, which would cause numerous problems for everyday travel , wouldn't be suitable for a crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ailsa Jones

Address: Mill of Brighty Farm Dundee DD54TR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is road already struggles with large vehicles and passing and tight blind corners

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alison Gordon

Address: St. Bride's Cottage, South Kingennie Kingennie, Br South Kingennie Dundee DD5 3PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Site:

1.1 The land is available for agriculture and contravenes ALDP 2016.

1.2 The proposal contravenes Scottish Planning Policy 2010: "all new development shall respond to the specific local character of the location". It is for the developer to establish this, but it has not been demonstrated.

2 Buildings:

2.1 The proposal looks like a warehouse.

2.2 It is certainly not a suitable place for appropriate religious or non-religious services.

3 Road access:

3.1 Policy DS2 Accessible Development requires proposals to demonstrate that they ... can be... accessible to public transport networks. The developer's statement is highly misleading, in that there is a very occasional bus service to Kellas, which is about 1/2 mile distant, on a narrow road with no footpath.

3.2 There is parking for 65 cars. On occasion, the car park will be full. Overflow parking on the road will completely block it.

3.3 Even if on average 30 cars attend each service, when they leave they will meet, on average, another 30 cars attending the next service, leading to severe congestion.

3.4 There are at least five road junctions (including particularly three on Kellas Road B978) that would be used by cars arriving and departing. Every single junction is narrow even for private cars, and visibility on several is very limited, to the point of being dangerous.

3.5 Every road in the vicinity, after exiting the B978 is narrow, winding, often with limited visibility. The 30 cars mentioned would encounter HGVs, farm tractors, often with machinery attached, and school buses. The roads are not wide enough to cope with the existing volume of traffic, let alone the congestion that will ensue.

3.6 Traffic coming from the north will have to pass Murroes Primary School.

3.7 The egress from the site onto the road has, on both sides, corners with severely limited visibility.

4 Emissions:

4.1 Increased air and noise pollution from the additional vehicles. 4.2 Also from the cremator and from the gas boiler.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Charlie Mills

Address: 2b Delia Street London SW18 2BU

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The erection of this crematorium is of need. The surrounding area has a lack of capacity to families at a time of grief with Dundee crematorium being overwhelmed. This proposal will boost local expenditure in the area along with permanent employment opportunities at the proposed site.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Deborah Mooney

Address: Mill Of Brighty Farm Cottage Gagie Dundee DD40PS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of residential amenity by virtue of traffic distribution, noise and general disturbance, introduction of a wholly inappropriate community use in a remote and inaccessible location, concerned for my own and my daughters safety whilst riding daily on this road which is already busy with many blind spots for drivers to see rural equine traffic

Incongruous and inappropriate design whilst no need for the crematorium please don't let this happen

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Donna Usher

Address: Rehsu Cottage Brighty Dundee DD4 0PU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application on the following basis: -

- a) Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- b) Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- c) Concerns with regard to road traffic, pedestrian, cyclist and horse rider safety (due to increased number of vehicles on narrow, rural roads in the area).
- d) Insufficient parking provision.
- e) Incongruous and inappropriate design.
- f) No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the proposal.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Frank Esposito

Address: Ardwyn House Murroes, Broughty Ferry Dundee DD5 3PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.

My nephew has been driven off the road twice by a lorry speeding on the wrong side of the road (at duntrune House) He has also hit a deer on the C4 road (Murroes Church) because it leapt out of the bushes.

We have had to stop on this road where I live numerous times due to Sheep getting out onto the road.

There are many people riding on the country roads around here due to the Stables .

There are always Hens and Ducks out on the roads and the occasional dog.

The new fashion of cycling has increased dramatically recently as has walkers.

People who live in this area are aware of the above and drive slowly but the townies are always speeding. More inexperienced country drivers are going to cause a lot of accidents.

- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gavin McKay

Address: Eglismonithie Garden Duntrine Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived continuously at Duntrune since 1985. Initially, I could drive on our quiet country roads to my work in Dundee more quickly than on a shorter trip from our former Barnhill house. Our previously pleasant stretch of road has become dangerous, due to a large traffic load, on a narrow, winding rural road, not significantly upgraded for 40 years. No development should be planned until the road is safe to use.

I believe that our road problem, in part, relates to the growing traffic volume & speed in the main roads accessing Dundee from North and East. The principal cause of the Duntrune area traffic problem is that these roads were originally defined for a horse and cart, never widened to match modern vehicles.

The upgrade of the Carnoustie/Dundee road gave rise to dense, fast-moving commuter streams that were compelled to slow down on entering the City speed limit. This caused traffic bottlenecks and delays. Drivers, with local knowledge, made our rural back road into a fast alternative escape route. More recently the traffic lights at Claypotts Castle junction, may at times cause, gridlock conditions and angry motorists. Next time some drivers, rather than risk being 'delayed again', also join the 'Duntrune bye-pass'.

The large vehicle types using our narrow road are wider than half the roadway, but they are also long. When a big school bus meets another giant, both must try to gain more road width. This is achieved by displacing, with their big wheels, some of the steep verges, so uncovering the edge of the carriageway, and often forming a muddy rut outside that. This makes it possible for small family cars, evading an oncoming lorry, to drop off the proper road into a soft rut. Huge six-axle articulated lorries, which are so long that there are corners where they can only complete the turn by using all the road width and also recontouring bits of verge. The larger agricultural vehicles are significantly wider.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Genna Millar

Address: 3 Quarry Cottages Lovehall road Wellbank Dd5 3qf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholly object to this proposal. The negative effect such a site would have on the local wildlife, on the volume of traffic, on the roads and on the people living round about is unconscionable.

I would hope that any supporters for this proposal would have lived experience of both living on and using these roads on a daily basis to understand the complexities of the situation.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ian Usher

Address: Rehsu Cottage Brighty Dundee DD4 0PU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application on the following basis: -

- a) Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- b) Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- c) Concerns with regard to road traffic, pedestrian, cyclist and horse rider safety (due to increased number of vehicles on narrow, rural roads in the area).
- d) Insufficient parking provision.
- e) Incongruous and inappropriate design.
- f) No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the proposal.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jessica Squires

Address: Hillend Road Arbroath DD11 2AR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of this application. A crematorium is desperately needed during current times with significant delays and wait times at limited other options.

The location is ideal as it would benefit a multitude of people travelling a significant distance to current crematoriums. Being on the outside in a rural setting it is much more peaceful and accessible.

This will boost other industries nearby and offer employment which will be a brilliant positive after these tough times.

This would be a great addition to Angus!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John (jock) Melville

Address: 45 Greendykes Road Dundee DD4 7QR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed Crematorium.

I work at The Murroes and have done all my life.

I look after the roads and cut back the hedges so that drivers can see around the bends and junctions.

I clear out drains regularly and weed where it's necessary.

I do the above and more because The Council does not have enough resources and I'm keeping our country roads safe. I am concerned about more traffic and my safety while carrying out these tasks. If the traffic becomes heavier I'll be unable to carry on safely.

There is a wall at The Stables on C4 road which is knocked down regularly . these country roads are too narrow with blind spots and sharp bends to take convoys of funeral traffic .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kate Milne

Address: 9 Elm Rise Ballumbie Castle Estate Broughty Ferry DD5 3UY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Kristopher Allan

Address: 1 Oak Loan Dundee DD53UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the basis of the amount of traffic this would bring to the local area. The country roads would not support this amount of traffic and would severely effect the local area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Louise Butchart

Address: 113 Strathyre Avenue Dundee Dd5 3GN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Mairi Harper

Address: 40 Westhaven Park Carnoustie DD7 6JZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I lived near Duntrune House for many years and my parents still do. I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Mari Watson

Address: 18 Arbuthnott Loan Broughty ferry Dundee DD5 3tn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this road 2-4 times daily on my way to my parents farm to see to my horse. These roads are narrow and windy and dark with large agricultural vehicles, walkers and horses. This road is busy enough without a crematorium. This road is also terrible at this time of year and when there is heavy rain.

I was brought up on a farm in murroes now live in the ferry and it's the only part of road I hate driving on the way to my parents. Any more traffic would mean many more accidents.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Megan Hainey

Address: Pitkerro Mill House Kellas Road Dundee Dd5 3nx

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mike Barklie

Address: 1 Balumbie House Elm Rise Dundee Dd53uz

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally inadequate parking facilities which pose hazards for traffic liable to cause accidents

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nancy Taylor

Address: Tigh na torr Kellas Angus DD53PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

If there is insufficient capacity at Dundee Crematorium it would be more sensible to build another crematorium in the city where there is regular public transport and safer accessible access for parking.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul Preston

Address: 34 Lime Grove Dundee DD5 3GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Raymond Din

Address: Craigowl Gables Duntrune Angus DD40PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ron Galloway

Address: 106 Harrison Avenue Dundee Tayside DD3 3SU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These narrow, country roads are busy enough without all the added traffic this proposed build would bring!

Safety on the roads would be my biggest concern alongside ruining the countryside with plumes of smoke from crematorium & all the extra added pollution from extra traffic! These roads are really not equipped for this!!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stewart Burns

Address: 7 Blackwood Terrace Dundee DD2 2BN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't feel that Dundee or the surrounding area needs any crematorium. The road structure in and around the proposed area will not and cannot cope with the increase in traffic and even one service a day could see many issues on the roads. I used to stay in Gagie est and even the roads for the traffic we have 10+ years ago wasn't the best. We need to have less houses being built on precious farm land and actually look at keeping more green space for outdoor activities. If I knew general members of the public couldn't and weren't being allowed to use the new sports complex at Caird Park I would have fought that too... what a waste of a beautiful park for what... they could have easily used the waste land at the back of the ice arena for that and had the parking for that there instead of destroying a old bit of nice green space. This is the same thing destroying land for something that is going to cause issues on and around the area and the increase of houses around ballumbie is a poor idea too and be a blot on the landscape... please don't let this go ahead. Scrap the idea we do NOT need another crematorium...

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Hanlon

Address: 21Huntingtower Park Glenrothes KY6 3QF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I lived in Westhall Terrace from 1986 to 2017, therefore I have years of experience with the roads surrounding this proposal. Both as a driver and a pedestrian.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms tracey nicol

Address: 56 Kellas road Wellbank Dundee Dd53pe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Alison Orr

Address: Wardmill Farm Cottage Wardmill FORFAR DD8 3RT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Arthur Forsyth

Address: 1A Traill Drive MONTROSE DD10 8SW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The area is screaming out for another crematorium, losing a loved one is a bad enough experience with out having to wait weeks to put them to rest.

With regards the area and country roads, this area is no different from the other crematorium in the area.

Remember it is grieving family's and friends attending a funeral not boy racers.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Corrina Leeson

Address: 1/3, 39 Milnbank Street Glasgow G31 3AQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application in the strongest possible terms and for the following reasons:

- Loss of residential amenity due to traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regards to road traffic and pedestrian safety.
- Insufficient parking provision.
- Incongruous and inappropriate design.
- The crematorium is not needed at all.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Delaney Leeson

Address: 10 isla road Alyth Ph11 8en

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planned crematorium will destroy the local area with the removal of forest and farmland. It will also have an adverse impact on the local villages due to the increased traffic. It is also not practical due to the narrow roads in the area which could become blocked with slow moving traffic. These areas just out of Dundee should be left untouched for the benefit of people who want to walk but can't travel far

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Chris Dixon

Address: 4 Backmuir Duntrune DUNDEE DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not think it is emphasised enough within the existing objections how impractical the surrounding road network will become during summer months and the busy agricultural periods.

The projected number of vehicles does not appear to take into consideration that the additional road users will include very slow movement and most will be unfamiliar with the site and surrounding road network. The additional road users will likely be distracted/somnolent and with a disproportionate number of elderly drivers. This is not sensible conditions to deliberately mix with, for example, simultaneous time-sensitive heavy agricultural use of narrow roads.

The same road network is also used by commuters, including key workers and daytime commuters (such as myself) with tight schedules, trying to avoid the congested parts of the A90 for example and reduce fuel consumption.

There are also two existing HGV depots very nearby (Jamieson's, Alan Davie) who do actually need to use these sections of road.

The slow moving traffic is going to cause unnecessary frustration in this location. It does not seem reasonable to delay farming and business activities for inappropriately placed frequent processions that will inevitably occur.

Therefore I strongly object to the current proposal.

I would not object to the proposal if it had been properly considered and reasonable, i.e.:

1. a much smaller and less impacting proposal (e.g. a very small natural site with a maximum of one procession per week)
2. more fitting with the surroundings (e.g. the design and construction blended to the natural setting, with much smaller premises and with the impact on the surrounding natural wildlife mitigated etc)

3. in a suitable location for the required road access and close to public transport links (e.g. 600m SW of the proposed site would appear more suitable)
4. closer to population centres (some prior thought should have been given to the need to reduce transportation rather than increase it?).

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Euan James

Address: 15 Ballumbie Drive Dundee DD40NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Eric Till

Address: 5 Woodside cottages Angus Dd40pw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road is terrible in winter and with more cars on the it there will sure an accident

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Fergus Clark

Address: 5 South Kingennie Steadings Kingennie Dundee DD53PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Surrounding roads are not designed for the level of traffic that is now using them, already hugely concerned about children getting off of school busses with the amount of traffic that currently use this road and surrounding roads. Three haulage Companies Who are located close to the site already use these roads as short cuts to the A90 or Returning to their base, or going to the local quarry's. This is no place for a development of this size or type. These fields are arable and should be used as such.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Finlay MacKay

Address: 57 Rossie Ave Broughty Ferry Dundee DD53NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads in this area cannot cope with extra traffic, which would arrive from this application being granted. What smells would come from this if granted? Would we have ash coming from the building? The area is surrounded by private Housing.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gerry Donnachie

Address: 3 Woodside Cottages Shielhill Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to submit my objection to this proposal, the primary reason for this is that the site is unsuitable, it is a rural location and has no need for a development of this nature and size.

The roads are barely able to cope with the volume of traffic at present.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gordon Armitage

Address: The Cottage West Denside by Kellas Dundee Dundee DD5 3QE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.Not one of the road systems in the area are suitable for crem.traffic. Narrow with many bad dangerous corners. No passing places.

2. Congestion already occurs at Murroes schoolvery dangerous for families if crem traffic were to pass this way too. Would get mixed up with buses and family cars.

3.Improve hospitality venues?? Traffic chaos. Has anyone spent time driving those roads?

4. Can we have a break down of number of accidents in the last 3 years...3 years because last year was abnormal due to lockdown?

5. There are no pavements so the many walkers and horse riders would be in much greater danger.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Hilary Knight

Address: 106 Hepburn Gardens St Andrews KY16 9LT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A new crematorium in the area will benefit the wider population by providing an alternative to the existing busy, & outdated, facilities. Maybe mourners attending will feel less like they are in a supermarket queue paying their respects.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ian and Moira McLaren

Address: Hazelbank Murroes, by Broughty Ferry Dundee DD5 3PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

We refer to the above mentioned application and take this opportunity to strongly object to this proposal.

Every junction leading to this site is hazardous with sharp corners, hidden entrances and exits, some of which cannot be changed. In fact, there has been no restructuring of any of these roads in more than sixty years.

There are dog walkers and cyclists who frequently pass along these roads.

Greatly increased number of cars etc. on these very narrow roads will undoubtedly lead to accidents.

Why used good agricultural land, a precedent surely, when there must be vacant and more suitable sites in the surrounding area of Dundee?

Why would any council allow the erection of a crematorium in the midst of woodland - are we not aiming to take care of our green spaces, protecting its birds and other wildlife which would disappear due to noise and pollution?

We must preserve our countryside from commercial developments which involves increase of traffic on unclassified roads.

This will cause irreparable damage to a very rural and farming community.

Yours faithfully,

Moira and Ian McLaren

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Imogen Johnston

Address: 3 Pitairlie Road Newbigging By Dundee DD5 3RH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: hereby lodge an objection to the proposal.

I have lived around Duntrune for 40 years and I am a frequent user of all the roads and tracks in surrounding areas by car, foot, bicycle and horse. I have a personal interest in the history of the former Duntrune Estate in which this field is located. I acknowledge that developments can bring economic benefits, but as a stand alone business on a greenfield site with no infrastructure, I can't see any positive benefits for locals or neighbouring rural businesses.

I have read and contemplated all of Angus Councils planning documents in great detail over recent years. I deem that the proposed development site of a Crematorium with Parking and a Memorial Garden on an agricultural field does not fit criteria. This field is not serviced by a bus route or by core paths. The only access is by vehicular means. The fact that this field has been uncultivated with Ragwort growing rampant, is left open for use by youths on scrambler motorbikes, and frequently used as a site for fly tipping should not allow for development. All the nearby agricultural fields held in the same Trust are in cultivation and are closer to Kellas Road and Dundee East.

The 'as-is' traffic capture was based on information gathered during the October Angus School Holiday period 2019. The roads are always quieter around Duntrune at this time not only because Murroes School is closed but also many residents and road users take time off for child care and holiday. I can only assume this time point was cherry picked to skew the actual usage of the roads. On this basis, I consider the survey data misleading and unusable. In addition, the current pandemic has significantly changed traffic volume and flow as well as a significant increase in walkers, runners and cyclists around the Duntrune route. No acknowledgement of these changes

have been made as an addendum in this report.

I read with interest that passing points, the widening of the road at the entrance to the proposed Crematorium and the squaring off of a corner to make it a deeper turn is considered a solution to the increase in traffic on poorly maintained, narrow, twisting rural roads. No solution is proposed for the safety of walkers, runners, cyclists and horse riders, all popular rural pursuits. An increase in traffic, in particular with a strict destination time deadline, will result in an rise in road accidents and air pollution. One must bear in mind that there will be two journeys on these roads, to and from, the Cematorium, therefore the increase in traffic will be two-fold. I am also concerned about cars being parked on the road at larger funerals and at times when funerals are run back to back with overlapping egress/ingress from site. Is that the reason for a proposal to widen this section of the road only?

This report also fails to reference the poor lighting on the road from the west due to the woodland canopy, the slippery road surface south of Houletneuk, the ongoing water run off from Duntrune Hill that creates puddling and flooding in summer months, a muddy soup during harvest time also freezes in for months in winter. No accident data or air quality data was provided.

There is a considerable diversity of wildlife in this rural area, deer, foxes, squirrels, prey birds, bats to name a few. There is also a population of wild bees who's lineage dates back centuries as well as modern bee hives in the vicinity. An increased volume of traffic and a change in night light would have a negative impact on their environs. No surveys or impact assessment has been made with this application.

In my opinion, the proposed development falls short of the requirements as detailed in policies of Angus Local Development Plan 2016 and the associated Supplementary Guidance.

I plea that you carefully consider planning policy, the suitability of the locale and the current infrastructure, ROAD SAFETY, pollution and also wildlife preservation in the determination of the current application,

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Liam Ritchie

Address: 5 Woodside cottages Angus DD4 0pw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It is the worst proposed site

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lucy Letford

Address: 39 Braemar gardens Broughty ferry Dd5 3te

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly visit the area as my elderly parents live in Dd40pp. I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Madi Fergusson

Address: Willowbank Braeside of gagie Kellas Dd5 3pp

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Niall Till

Address: 5 Woodside cottages Angus Dd40pw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed sit would be far too dangerous on the corner for the traffic, eg school traffic, cyclists.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nicola Downie

Address: 38 Bridgend street Dundee DD4 8ND

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul McMaster

Address: 2 Woodside Cottages Shielhill Angus DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am submitting an objection to this proposal, I think that you would struggle to find a worse location for a crematorium.

This beautiful field on an elevated position with wildlife, in a rural location, destroyed by an unnecessary construction in a place where it is totally out of keeping with the surroundings.

I use the surrounding roads daily, they are too narrow to cope with the present volume of traffic, which can be evidenced by the many potholes in the area, and numerous car accidents. If you have ever witnessed a lorry in one direction and a bus in the other at the hill outside burnside of duntrune you would realise how ridiculous the suggestion of increasing traffic volume is, I have been stuck for 10 minutes waiting for this stand off situation to be resolved.

Lastly I have concerns relating to the toxic fumes this would generate and potential for pollution in local water.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Rachel Wilson

Address: G/R 17 Step Row Dundee DD2 1AF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Robbie Coupar

Address: Braeriach South Kingennie, Kellas Dundee DD5 3PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Samantha Lowe

Address: 47 Colin Gibson Drive Monifieth Dundee DD5 4HA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this road regularly to travel to and from work. At times with agricultural vehicles and school buses as well as locals who travel between the little villages the road is particularly difficult, very narrow and overgrown. Often meeting a vehicle coming in the opposite direction poses a risk. To add to this would be a huge safety risk

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Sharon Monaghan

Address: 5 Woodside cottages Angus Dd40pw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road is already too dangerous without having too many other cars on the road especially for the school buses. The road also does flood quite a lot.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Tim Kelly

Address: 106 Hepburn Gardens St Andrews KY169LT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ajaz Hussain

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application because;

Having a crematorium in this location will affect the residential right to "quiet enjoyment" and the residents environment due to excess passing traffic, noise pollution and general disturbance.

Excess passing traffic will impact pedestrian and driver safety and could cause or increase accidents.

There is no need for crematorium in the locality and certainly not in such a remote and inaccessible site.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr ALISTAIR GREENHILL

Address: WESTHALL FARM KELLAS DUNDEE DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Name:A Greenhill

Date:06/01/21

Address:Westhall Farm, Kellas, Dundee DD5 3PD

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Ashley Lyon

Address: 12 Kingennie Road Wellbank Dundee DD5 3PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The country roads around proposed site cannot cope with the influx of traffic a crematorium would bring to the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Barbara Vasey

Address: 12 Tweedmill Brae FORFAR DD8 3XD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Caitlyn Davis

Address: Craigowl View Duntrune Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium
- I personally ride my horses along the roads that service the site and find the roads exceptionally dangerous. To add additional traffic and funeral vehicles would cause the area to become a death trap. I would feel unsafe riding along these roads or walking my dog in the area if the traffic issues were not sufficiently addressed.
- There have been two RTAs on the road to the site this week (one in which a vehicle was flipped onto its roof). The conditions are dangerous and many local people already avoid using the road in question in winter due to the difficult camber, dangerous corners and lack of visibility. More traffic would result in even more accidents as people who are unfamiliar with these roads would not be aware of the potential hazards.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Carolyn Mclean

Address: 6 thirlestane place Dundee Dd4 0tg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road access to the proposed site is completely inappropriate. The roads are not built or designed for the amount of traffic, and allowing this build to go ahead will knowingly put peoples lives in danger. Narrow roads, blind junctions, farm traffic, queuing, congestion and Wear and tear. Not to mention in bad weather these roads are widely untreated and highly dangerous to drive on.

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Hewitt

Address: 5 Bannoch Rise Broughty Ferry Dundee DD5 3US

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic already using roads as rat runs, especially near Middleton Farm. Already one serious accident at high speed, only luck it was not fatal, serious property damage and vehicle write off.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Hewitt

Address: 5 Bannoch Rise Broughty Ferry Dundee DD5 3US

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road already used as a "rat run" some at xs speed, especially near Middleton Farm. Already accidents here one very serious, vehicle written off and serious property damage, only luck fatalities not incurred.

Only a matter of time in this area, must be a better location.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Pauline FARMER

Address: HIGH BROOM HOUSE DUNTRUNE DUNDEE DD4 0PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the above-mentioned planning application. I would take this opportunity to lodge a strong objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

- 1) Loss of residential amenity by virtue of traffic disruption, noise and general disturbance,
- 2) Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Clearly the infrastructure to support this proposal is inadequate and fraught with potential hazards.

The current proposal is contrary to Policy 1 Locational Priorities of TAY plan.

It is clear that the current proposal is contrary to policy DS1.

The proposal is contrary to Policy DS2 Accessible Development.

The proposal is contrary to Policy DS4 Amenity.

The proposal is contrary to Policy TC8 Community Facilities and Services.

- 3) Concerns with regard to road traffic and pedestrian safety.

- 4) Insufficient Parking and Incongruous design;

- 5) No need for the proposed crematorium;

Evidence to substantiate these points is not possible in this preliminary objection due to the confines of the numbers of characters in the portal but will be forwarded in my full and complete objection which will be lodged in my email sent today 06/01/2020 to; planning@angus.gov.uk copying mackenzief@angus.gov.uk quoting the planning application number 20/00830/FULL and FAO Fraser MacKenzie in the subject.

I trust that you will post my full and complete objection with substantiating evidence for full consideration.

Yours faithfully,

Dr P E Farmer

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Stuart FARMER

Address: High Broom House Duntrune DUNDEE DD4 0PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Dr TSM Farmer

Date: 06/01/2021

Address: Highbroom,
Duntrune,
Angus,
DD4 0PH.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gillian Petrie

Address: 12 Lime Grove Dundee DD5 3GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are so narrow and not in very good condition beside the site. The roads would

Never handle all these amount of vehicles

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Howell Harrod

Address: Flat 2 121 Lower Richmond Road Putney Sw15 1EX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm from the local area of Dundee, with parents, grand parents and other elderly relatives living in the vicinity of Dundee and Angus. And so after reading the articles on the courier this past month I challenge any of the arguments that are against saying there is no need.

The crematoriums for Dundee & Angus area (Dundee and Friockheim) are some of the most expensive in the UK (Joint 4th out of a possible 291 available in the UK). The average rate at which UK crematoriums are used for their surrounding population is 0.67% per year, which is only going to increase, however in Dundee and Angus for the two current crematoriums is 1.04%, showing that these two facilities are working at almost double that of the average UK crematorium. This is directly inflating the price and delaying the period in which someone has to wait in order to get a slot booked for a loved one.

The basic fee for an adult cremation in the both of these facilities is £1,070 this is 27.5% higher than the UK average (£783.18). For an area for which the affluency is unfortunately lower than the average in the UK (<https://uk.prosperity.com/>), why should the locals of Dundee and Angus have to suffer financial losses after emotional turmoil has already hit them. I am in complete support of this new crematorium, and I imagine the project will benefit the majority of residents for Dundee and Angus.

Other data looked at is within the below link. <https://www.urnsforashes.co.uk/cremation-statistics/#sources>

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jane Wanless

Address: 12 Adderley Crescent Monifieth DD54DS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kimberley Falconer

Address: Westfield House Westhall Terrace Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.
- Concerns with road infrastructure and management.
- Concerns with regard to public health and agricultural disruption.
- Concerns about increased traffic volume on dangerous roads and the safety of members of public such as cyclists, horse riders etc.
- Concerns about environmental pollution and environmental impact.
- The proposed site will become an eyesore to many members of public who enjoy the beauty of the Angus countryside. The site can be seen from many areas of Dundee and from houses in the

Broughty Ferry area.

- The roads cannot sufficiently service the site as indicated by the disruption caused by roadworks currently being undertaken.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lesley Hutt

Address: 5 Kellas Road, Wellbank Dundee DD5 3PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs LILLIAS GREENHILL

Address: WESTHALL FARM KELLAS DUNDEE DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to draw your attention to two points.

1. Yesterday (05/01/21) I emailed 15 objections and followed that by posting the original copies registered post. It has been brought to my attention that the postcode I used, namely DD8 0ZX may be wrong. I hope they can be located within the Angus Council building. (Address was correct)

2. Today (06/01/21) I emailed 3 objections (DM Carnegie, C McLeary and S McKay), but will not have time to get the hard copies to you in the post by the deadline of 7th January 2021. I hold the original copies should they be required.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marlene Dawson

Address: 15 BALBEGGIE TERRACE Dundee DD4 8RL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is a very dangerous road and would be more dangerous with extra traffic every day, accidents happen there frequently, I oppose it.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Nicola Cameron

Address: 69 silver birch drive Dundee Dd5 3ns

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Concerns with regard to road traffic and pedestrian safety.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Pamela Scott

Address: 2/L 14 Park Avenue Dundee DD4 6PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons. Firstly, there would be a great loss for local amenities due to a higher volume in traffic disruption, noise and general disturbance. I previously have used the road in that area for years on a school bus and know that it is a very narrow, dangerous road. Especially on the corner where the crematorium is planned to be built. I think this would cause a greater chance for accidents with vehicles, pedestrians and animals, as being in the countryside there are often many people out for walks with dogs or people horse riding. This could then go onto have a further negative effect on the equestrian centre situated less than half a mile away. Also, with many farms in the area meaning there are often tractors and other farming vehicles on the roads all around the site, I think this would cause many inconveniences for the traffic flow to and from crematorium but even more so for the farmers themselves which can then have a detrimental knock on effect.

Secondly, the position of the crematorium would be within a close proximity to small villages and would also be positioned at the higher part of a hill looking down onto a farm and other homes. This causes concerns in terms of privacy to the residents near by.

I hope you can take these concerns into consideration.

Kind Regards

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Roger Wallace

Address: 3 Middleton Farm Cottages Dundee DD4 0PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this

This is my second attempt to type up an objection as my phone decided to send the last one before I'd finished typing- please use this form and discard the previous one in my name

The roads around Burnside of Duntrune, Tealing, Ballumbie, Middleton Woods should be preserved for cycling, walking and jogging - not turned into a super highway for a crematorium - it's beautiful round here and should be protected not developed

There has been no case made for the need for another crematorium - I believe one is already planned at the Dundee FC Camper down development anyway

Mercury deposits being flushed out near farming, a school, a golf course, areas of natural beauty where people exercise cannot be viewed as sensible. This would also add to the pollution spewed out at the nearby incinerator

My children and I often walk and cycle in this area and the traffic as it is makes this dangerous enough adding more traffic will make a beautiful area of outdoor scenery impossible to use for cyclists, walkers and joggers

This week there have been two accidents on the road as it is

A neighbour's garage and numerous pets belonging to neighbours have been hit by cars near this stretch of road

People move to these areas and pay higher house prices to get away from the crowded polluted roads and built up environment

They don't expect to have it follow them!

Buses, lorries, and tractors already struggle on these roads

Let's keep this area clean and safe

Accessible

We don't need more crematoriums

And if Angus really really needs one (it doesn't) it should house it within its own area including the environmental fallout and not on the doorstep of Dundee and Broughty Ferry

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Rose Brodie

Address: 4 Burnside of Duntrune By Dundee DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have sent my objection to the planning office by email

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Scott Robertson

Address: 19 oak loan Baldovie Dundee DD53UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased volume of traffic on surrounding b class roads not suitable for the proposed increase that will be generated by this development.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Sheila Milliken

Address: 5 Kingennie Road Wellbank, Kellas DD5 3PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too much traffic already on this road and accidents happening, therefore I object to the new crematorium because of this

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stan Wilson

Address: 55 Toch-Hill Road Fordoun Laurencekirk AB30 1NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Steve Melville

Address: 6 Woodside Cottages Sheilhill Tealing DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alexander Stewart

Address: 17 Applehill Drive Wellbank DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Alison Scott

Address: 15 Dykehead Road Dullatur Glasgow G68 0AL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The access roads to this proposed development often have accidents caused by deer, speed and weather conditions. Given the number of bends around this area you often have little warning and with increased traffic on this road I believe the severity of these accidents could increase and this a huge concern for public safety. Growing up in the area I had an accident with a deer and a large number of near miss accidents which all went unreported to the police so will not be recorded on any statistics. I would also be concerned about protected wildlife. This site has not been used for as long as I can remember -approximately 30 years and therefore I would be concerned development may disturb the wildlife and requires further investigation.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ann McGlinchey

Address: Brimarann Kellas Dundee DD5 e

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: [REDACTED]

Address: 3 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The window to lodge objections closes tomorrow so please act today to lodge yours if you have not already done so.

Some people have asked if it is one objection per household or per person. Our planning consultant said that the planning officer will use the former of these stats in his report, but as he is also currently uploading on the portal multiple objections from the different people living at the same address, it looks like he will report 'x' household objections received from 'y' respondents' (with 'y' being more than 'x'). The councillors making the final decision on this application are there by virtue of our votes, so if only one person in your household has lodged an objection so far please encourage anyone else living there 16 years old or older to also lodge one to make sure the councillors know the strength of local feeling on this.

All it takes is 3 simple steps (less than 1 minute) as laid out below:

1. click on the link below to take you directly to the application comments section on the planning portal
2. Copy and paste in the standard (and material) objection points below:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.

- Concerns with regard to road traffic and pedestrian safety. · Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Ashley Edwards

Address: Ashbank farm By Monikie Dundee Dd5 3ql

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A purpose built modern crematorium with landscaped grounds and ample readily accessible parking will be of significant benefit to Dundee and the surrounding community . I have attended funerals in crematoria in Strathclyde , Lothian and Angus where the facilities have been purpose built and located in rural areas . These difficult days were undoubtedly made easier by bright modern buildings with well thought out grounds and amenities . A modern design also lends itself to the full range of funeral services embracing both the religious and non religious aspects. This new facility will ease the burden in the current crematorium and provide the citizens of Dundee with a greater choice .

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Beth Smith

Address: 1 millhill steadings Arbirlot Dd112nx

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A needed community resource with positive local impact on businesses in multiple areas. Would also reduce travel for locals

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Brian Slater

Address: Brimarann Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Cameron Todd

Address: 3 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The window to lodge objections closes tomorrow so please act today to lodge yours if you have not already done so.

Some people have asked if it is one objection per household or per person. Our planning consultant said that the planning officer will use the former of these stats in his report, but as he is also currently uploading on the portal multiple objections from the different people living at the same address, it looks like he will report 'x' household objections received from 'y' respondents' (with 'y' being more than 'x'). The councillors making the final decision on this application are there by virtue of our votes, so if only one person in your household has lodged an objection so far please encourage anyone else living there 16 years old or older to also lodge one to make sure the councillors know the strength of local feeling on this.

All it takes is 3 simple steps (less than 1 minute) as laid out below:

1. click on the link below to take you directly to the application comments section on the planning portal
2. Copy and paste in the standard (and material) objection points below:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.

- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Colin McMillan

Address: 5 Fernie Gardens Broughty Ferry Dundee DD5 3BU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Daniel Burns

Address: 21 silver birch drive Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Farr

Address: 33 Silver Birch Drive Baldovie Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application due to the following points:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Douglas Bain

Address: 6 Tarriebank Gardens Marywell Arbroath DD11 5RD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community I believe the Baldarroch crematorium in Aberdeenshire lets the local pipe band practice within their facility.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gillian Bain

Address: 6 Tarriebank Gardens Marywell Arbroath DD11 5RD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community I believe the Baldarroch crematorium in Aberdeenshire lets the local pipe band practice within their facility.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Jeanette Esposito

Address: Ardwyn House Murroes Dundee DD5 3PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Roads are unsuitable for heavy traffic , particularly in winter when roads are closed due to weather conditions. Look at the recent reported accidents, many are not reported such as skidding off roads and hitting deer.

The roads are not up to the required standard to take an increase in traffic.

THERE ARE NO PAVEMENTS ON ANY OF THESE ROADS FOR PEDESTRIANS OR CYCLISTS TO USE. Increased traffic is dangerous.

There are so many animals (domestic and wild) and horse riders. It is inevitable that there will be accidents and stress to both animals and humans including vehicle drivers.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John Penny

Address: Bridge cottage Burnside of duntrune Dundee Dd40pf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on several grounds amount of traffic impact on house prices road network extra traffic already because of new house developments moved to village 25 years ago to be in rural community

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms June Jelly

Address: 7 Lime Grove Baldovie Broughty Ferry DD5 3GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to:

- Likelihood of traffic disruption, noise and general disturbance in the area
- Introduction of a wholly inappropriate community use in a remote and inaccessible location
- Concerns with regard to safety, both for vehicles and pedestrians
- Insufficient parking provision
- Incongruous and inappropriate design
- My belief that cremation in general damages the environment.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Katie Bain

Address: 6 Tarriebank Gardens Marywell Arbroath DD11 5RD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Kevin Brown

Address: An ceardach Kellas Dd5 3pd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

As a local resident who's garden would be directly affected by this proposal I cannot object strongly enough. I feel this crematorium would stop myself and my family from being able to enjoy our garden and would make walking on the surrounding roads almost impossible.

This is no need for a new crematorium and particularly in a badly thought out location like this

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Laura Harvey

Address: 6 Westhall Terrace DUNTRUNE By Dundee DD40SN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident I object to the proposed erection of the crematorium.

I live on Westhall Terrace and there is numerous amounts of traffic passing through our street leading to the proposed site. Lorries, buses, tractors and cars all use this road and dont always stick to the speed limits. We park on the road and put our vehicles at risk every day when buses pull in and cars or Van's try and overtake just to get through quicker. Our roads are narrow and unfortunately at the moment have been untreated over the festive season causing them to be extremely dangerous. Attendees of a funeral would need to drive through our street if they are coming from the north which puts pressure on the road and residents who live in the area.

My children attend the local primary and high schools so have to get the Fisher School buses which use the road leading to the proposed site. With the roads being narrow this causes a lot of disruption especially at school finishing times resulting in cars having to reverse on to the main road if the bus is driving towards them when parents are parked outside the school at pick up times. This results in the school bus being late collecting and dropping off to the parents. If the service was at the time of the school finishing this would cause a lot of disruption.

There has been a lot of accidents in the area of the proposed site involving buses and cars or tractors and cars. Over the past weeks there have been multiple vehicle accidents which I suspect has been because of poor viability, road conditions or speeding which is a concern to all residents in the surrounding area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Margaret Slater

Address: Brimarann Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Michelle Greenhill

Address: West Idvies Farm Letham Angus DD8 2QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- * Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- * Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- * Concerns with regard to road traffic and pedestrian safety.
- * Insufficient parking provision
- * Incongruous and inappropriate design
- * No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Pablo Jr Alcantara

Address: Flat 1 Duntrune House Duntrune Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance;

Introduction of a wholly inappropriate community use in a remote and inaccessible location;

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision;

Incongruous and inappropriate design;

No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Roslyn Duthie5

Address: Bannoch Rise Broughty Ferry Dundee DD5 3US

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Rural roads in this area are not fit for potential increase in traffic, resulting in more accidents, congestion and restrictive flow as well as impacting on local people, farmland and wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stephen McArthur

Address: Garden House 40 Linlathen Grove Dumdee DD5 3GR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is an overwhelming need for another crematorium for Dundee and Angus.

Unfortunately having had to visit the existing crematorium a number of times it isn't hard to see its struggling to cope with demand, major parking issues made worse by the tight timescales between services.

We must bare in mind a new crematorium isn't going to make the original one redundant - it would help ease the burden on the existing facility and reduce the waiting times.

The proposed site is situated literally a mile from

Baldovie which has excellent road infrastructure.

I think a more 'rural' setting for a crematorium with ample off street parking would be a fantastic setting in perhaps somewhat difficult times.

Add the full/part time job positions it will

create along with the construction phase which would hopefully employ local trades.

I think any investment in local business should be welcomed/encouraged in these trying times.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Tracey Penny

Address: Bridge cottage Burnside of duntrune Dundee Dd4 0pf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of residential amenity wholly inappropriate community use in remote and inaccessible location concerns with regard to road and pedestrian safety parking

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew Taylor

Address: Tigh Na Glasaich Kellas By Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. The roads in the area are totally inappropriate for the amount of traffic proposed with blind corners, no pavements and no access to public transport.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Angela Anderson

Address: 16 Lime Grove Ballumbie Castle Estate. Baldovie Angus DD5 3GJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. Many people walk, run and cycle on this route and use the road as there is no pavement. This development poses a real risk to public safety
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Ashleigh Muir

Address: 31, TYNDALL CRES MONIFIETH DD5 4QE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Service

Angus House

Orchard bank Business Park

Forfar

FOA Fraser Mackenzie

Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Miss Ashleigh Muir

Date: 06/01/2021

Address: 31, Tyndall Cres, Monifieth, DD5 4QE.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Astrid Leeson

Address: Denend Cottage, 26 South Street Newtyle BLAIRGOWRIE PH12 8UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to the proposed building of a crematorium in the area for the detrimental impact it will have on the environment and local area.

As regular visitors to the area, who walk and cycle we are already concerned about the speed of some drivers, heading through places like Burnside of Duntrune and Murroes, and feel that this would further increase in traffic, to the settlement of the area and danger of all road users.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Craig Todd

Address: 32 Hawthorn Grove Baldovie Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Fraser Cunningham

Address: 51 Hawthorne Grove Dundee DD53NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as I have been told this could lead to changes in council lines potentially leading to changes in school districts. This will have a negative impact on house prices in the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Barr

Address: 12 Hawthorn Grove Ballumbie Castle Estate DUNDEE DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is wholly unsuitable for several reasons.

The location is in the heart of an unspoilt rural, agricultural environment served by a network of unclassified and hazardous rural roads which are incapable of carrying any additional volume of traffic.

Additional traffic generated by such a development as a crematorium will create significant access and safety issues for local traffic and residents in all the surrounding roads. The roads are narrow and afford little or no passing places or safe sightlines around bends and junctions in numerous locations and already require great care and significant challenges for agricultural vehicles, associated machinery and larger vehicles.

In addition, the proposal offers insufficient car parking facilities to cater for the inevitable larger cremation services. Any attempt to overspill park on the on the surrounding roads would be extremely dangerous and block them.

During winter months, the roads are particularly treacherous and only last week there were two serious accidents in the space of 2 days on the road leading up to the site. There will also be increased public traffic around the Murroes Primary School which will endanger the safety of school pupils.

The site itself is also far from discrete. Due to its elevated position it will be highly visible for miles around, including the large residential area of Balgillo and Barnhill Primary. It will therefore be a blot on what is currently a beautiful rural landscape, untouched by commercial and industrial

development.

The proposal made no representation regarding a need for additional capacity. It is my understanding that existing crematoriums of Dundee and Friockheim are not at capacity and also planned near St Andrews.

I cannot see how such a development would be acceptable and fit with the Angus Rural Development Plan and I strongly object to the proposal.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Fiona Baird

Address: 89 Gosberton Road London SW12 8LG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support for the new crematorium in Angus.

The area is in desperate need of a new crematorium because of the extremely high levels of funeral poverty in Dundee. This is a serious issue that needs to be resolved immediately. The building of the new crematorium will not only reduce the levels of funeral poverty but also benefit the local economy and businesses that have been hit hard due to the pandemic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Gabrielle Colston

Address: 25 Oak Loan Baldovie Dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The surrounding roads are not capable of safely supporting the increased volume of traffic that will come from having a crematorium in the proposed location. The roads are narrow with agricultural vehicles, lorries, school buses and horses making use of them. I have serious concerns that the increase in traffic using these narrow twisty roads will result in an increased number of RTAs.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Leona Hutton

Address: 6 chestnut green Dundee DD53NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this project due to the following reasons,

This road is already a dangerous, windy road with black spots, accidents have occurred many times and introducing more traffic to this area would not be a good idea.

This disruption with the travel, building works, up keep is absolutely unnecessary

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Margaret Dingwall

Address: 2 the steadings west mains of gagie Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Health concerns due to output/emissions from cremation. Numerous particles are emitted including heavy metals. Which could also affect farmland. Further the roads in the area are not suitable for increased traffic. Narrow, curvy, and dark.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Marilyn Reid

Address: 17 Prosen Place Forfar DD8 3RL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application because the change to dynamic of this beloved natural area would be devastating to both all those who live there now, and to those who have wandered through the said field's wild flowers and the adjacent woods and surrounding landscapes all of their lives, such as I have for over 60 years. We need to cherish natural places for human beings, and all the trees, birds, and wildlife that we can.

The upgrade of the roads alone for this project would turn the area into a busy non stop extension of suburbia. I also object for the following reasons:-

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Michael Fallone

Address: Templelands Steading Drumsturdy Road Dundee DD5 3RE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mike Kindlen

Address: Argyle Cottage, 6 Burnside of Duntrune Angus DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. There has been 2 serious accidents very close to the site in the past week. Also the traffic report was conducted during the school holidays and during a pandemic which doesn't reflect the reality of the already heavy use of these roads.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Neil Martin

Address: 6 Westhall Terrace DUNTRUNE By Dundee DD40SN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm currently a resident in Westhall terrace and I'm against the proposal of a new crematorium. I think this would be nothing short of chaos in an already busy area, which is heavily used by commuters in and out of Dundee & beyond rural Angus.

Reasons for objection are the increased traffic, the close proximity to Murroes PS, access to & from local amenities, farm traffic.

#Scenario - Imagine this goes ahead by council chiefs & there's a service on one day & it coincides with when school is about to come out at 320pm. My youngest daughter is in P4 at Murroes & oldest is at Monifieth High. We use these rural roads regularly.

A vehicle breaks down for example on the road nearby & the farmers are working in and out their fields. You can imagine the ensuing chaos if the road is blocked to await for recovery personnel to attend & potentially the public waiting to leave the crematorium. Along with farm traffic unable to move & parents/busses trying to access the school? The likely delays it could create? What would happen, as there's no space for this surely unless I'm missing anything in the plans or maybe thinking up a highly hypothetical situation but you never know? Just putting it out there.

The roads around here are tight as it is most of the time when a tractor or lorry try to pass you by !

We've already got a natural burial site beside us at Cairnbrae Memorial of which I don't remember receiving any dialogue over. The roads are tight, dangerous & after recent RTAs feel this wouldn't work. There's is likely to be more accidents if this was given the green light ? Routinely I don't think the roads are sufficiently treated for ice, or in poor weather conditions like at the present it's an area which I think sadly is neglected by Angus council.

Unfortunately I think given the current volume of commuters on our rural roads & likely numbers to increase if this was given approval would be a disaster.

Please give this your serious consideration

Thank you

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Nicola Clark

Address: 6 Braeside Cottages Burnside Of Duntrune DUNDEE DD4 0PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to named application and would take this opportunity to object to the abovementioned application for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision.
- Incongruous and inappropriate design.
- No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination and refuse the application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Nikita LEESON

Address: 26 south street Newtyle Ph128uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Impact on the local environment and concerns over road traffic and pedestrian safety

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Pierre Bernard

Address: 5 langlands road Forfar Dd81ju

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed rural location of the crematorium is unsuitable due to the increased level of traffic that could be expected with such a development. I believe this would have a detrimental effect on the local residents' enjoyment of their property. Furthermore, the local road infrastructure is unsuitable for the increased traffic that would be associated with funerals.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr R Maxwell

Address: Meadowview Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.
- Inadequate width of road and maintenance.
- Possible fumes, smells and smoke drifting over our dwellings.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ross Murdoch

Address: 42 1/R Brownhill Place Dundee DD2 4JY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objections submitted by email from myself and also my mother/father/sister (Lesley, David and Hannah Murdoch) of 1 Backmuir, Duntrune, Dundee, DD4 0PP. None of them showing on the portal as yet.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Samuel Stewart

Address: 17 Applehill Drive Wellbank DD5 3UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Shona Baird

Address: 1 The Walled Garden Feddinch St. Andrews KY16 8NR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the proposal for a new crematorium at Duntrune, Angus.

I strongly believe that you should have the right to choose where you wish to be cremated. The people of Dundee and Angus do not have this option at present as they only have one option in each county. This is shocking given how populated both areas are.

Also, having attended many funerals at the Dundee and Angus crematoriums, they are always rushed which is extremely insensitive to families at a time which is so difficult and upsetting. The building of the new crematorium would allow funerals to take place without such haste and in a more pleasant environment.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stephen McArthur

Address: Garden House 40 Linlathen Grove Dundee DD5 3GR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is an overwhelming need for another crematorium for Dundee and Angus.

Unfortunately having had to visit the existing crematorium a number of times it isn't hard to see its struggling to cope with demand, major parking issues made worse by the tight timescales between services.

We must bare in mind a new crematorium isn't going to make the original one redundant - it would help ease the burden on the existing facility and reduce the waiting times.

The proposed site is situated literally a mile from

Baldovie which has excellent road infrastructure.

I think a more 'rural' setting for a crematorium with ample off street parking would be a fantastic setting in perhaps somewhat difficult times.

Add the full/part time job positions it will

create along with the construction phase which would hopefully employ local trades.

I think any investment in local business should be welcomed/encouraged in these trying times.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steve Carroll

Address: Kerryston Mount Kellas DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to volume of traffic and narrow road it will be dangerous for other road users, homeowners and their children.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Tracy Todd

Address: 32 Hawthorn Grove Baldovie Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Aileen Garvie

Address: 46 Stoney Croft Lane Arbroath DD11 1TY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of the proposal for the new crematorium as it is very much needed in Angus. It should hopefully reduce waiting times and the cost of funerals.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Alyson McCrae

Address: 19 Elm Rise Balumbie Castle Estate Angus Dd5 3uy

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew Law

Address: 39 Demondale Road Arbroath DD11 1TR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the above proposal as the Angus and Tayside areas desperately needs to have more than the two existing crematoriums.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Anthony MacLeod

Address: 6 Harry Farmer Close Arbroath DD11 1LT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of the proposal because Angus needs another one. I believe the existing one is very expensive.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Barbora Snajdrova

Address: 21A Culloden Road Arbroath DD11 1LH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This proposal should help reduce waiting times at the existing crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Bruce Coull

Address: 10 Reform Street Monifieth DD5 4BA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the new crematorium proposal as it would bring benefits to the residents of Monifieth and surrounding area. It would significantly reduce the current journey times to the existing crematorium. The location is also in a quiet, secluded field which is very much suitable for such a facility.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Caryl-Anne Murray

Address: 107 Strathairlie Avenue Arbroath DD11 1LP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposal as another crematorium in Angus is needed. At the moment there is no choice.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Craig Denham

Address: 19 Elm Rise Broughty Ferry DD5 3UY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Derek Connor

Address: 15 inveraldie crescent Inveraldie Dundee Dd4 0qr

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not feel that the infrastructure is in place for such a place. I know what the roads are like round here and especially at this time of year it would be bedlam.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Jason McNulty

Address: Woodview Bucklershead DD5 3PD

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

I would like to take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- 1) Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- 2) Introduction of a wholly inappropriate community use in a remote and inaccessible location
- 3) Concerns with regard to road traffic and pedestrian safety
- 4) Insufficient parking provision
- 5) Incongruous and inappropriate design
- 6) No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully,

Dr J. A. McNulty

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ervin Lutaj

Address: 18 Margaret Lindsay place Monieftth Dundee Monieftth DD54RD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road safety and wildlife and omissions concerns

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Graeme Brown

Address: 31 Bank Street Arbroath DD11 1RH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the proposal for a new crematorium in Angus. The waiting times to arrange a service at the existing one in Angus are too long.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Forsyth

Address: 11 Harry Farmer Court Arbroath DD11 1LT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposal due to;

- gives people of Angus a choice where to have their cremation
- introduces much needed competition in this sector

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr John Cockburn

Address: 105 Montrose Road Arbroath DD11 5JP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposal for a new crematorium in Angus as it would benefit all of the residents in Angus by giving them a choice in where they can have their cremation.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lachlan Mulford

Address: Gowanbank House Arbroath DD11 3RN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support the proposal for a new Crematorium in the Angus area. Currently there is no choice to where you can be cremated. Having the choice will benefit all the residents in Angus.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lee Guthrie

Address: 8 The Poplars Dundee Dd4 0xe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Unsafe road for anymore traffic and will be a blot on the landscape.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lewis Docherty

Address: 31 Balmoral Avenue Dundee DD4 8sg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: LAST CALL for objections. Today is the LAST DAY for submitting your objection (if you have not already done so). It's ONE OBJECTION PER PERSON (not household as previously understood) and on the planning portal it is currently 141 (and counting) to us and 17 to the applicant (just over 8 times more for us). The bigger the multiplier for us the better, so please keep those objections coming.

Thank you and stay safe.

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

I use this road daily and driving it requires additional caution on the best of days. I have had two near misses with other road users travelling here and believe the increased traffic, and the disruption that would bring, would be putting member of the public at risk.

The recent adverse weather should be a timely warning against these proposals, with accidents occurring recently. This proposal would also cause disruption to a peaceful community that is used by so many from both Dundee City and Angus.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marilyn Mauran

Address: West Cottage Westhall Feus Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the recent addition of the following:

Environmental Impact Assessment - Screening Opinion dated
01 JAN 1900 -

To start with if this assessment was done in 1900 then it is definitely out of date and requires amendment.

I refer to the following statement:

"4. Would this particular development be likely to have significant effects on the environment?
Having regard to the selection criteria in Schedule 3 of the Regulations and the information submitted in support of the application, it is considered that the development is unlikely to result in significant effects on the environment by virtue of factors such as its nature, size or location. In coming to this view, it is noted that the development does not appear to involve any unusually complex or potentially hazardous operations. Impacts associated with the construction process would be relatively short term and impacts associated with the operation of the development would be relatively predictable and not unusually complex having regard to the impacts of the development alone and in combination with other existing or planned development in the surrounding area. Accordingly, in terms of Regulation 9(1) of the 2017 Regulations, the proposal does not constitute Environmental Impact Assessment development and does not require the submission of an Environmental Impact Assessment Report as required by regulation 5(1) and Schedule 4 of the Regulations.

Fraser MacKenzie

Planning Officer (Development Standards)"

This development would have potentially hazardous operations plus everything else that the

objectors to date have mentioned e.g. traffic, pollution, damage to wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mark Finnie

Address: 46 Hawthorn Grove Dundee Dd53na

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal, the roads clearly struggle as it is and any increase would just be complete madness.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Michael Angus

Address: 7 Bank Street Arbroath DD11 1HR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposal as it should reduce waiting times at the Friockheim crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Olwyn Jack

Address: MAIN WING DUNTRUNE HOUSE Duntrune DUNDEE DD4 0PJ DUNDEE DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a very personal objection to the proposed building of a crematorium whose access would be some 300 metres from our gate.

Since our arrival in 1981 we have tried to keep the unclassified public road safe by

1. Clearing foliage obstructing road signs
2. Clearing roadkill including deer
3. Washing hazard signs
4. Clearing blocked drains
5. Clearing mud from kerb
6. Removing branches fallen on the road from the hill opposite
7. Removing debris from crashed cars.
8. Picking up the ever- increasing litter on a weekly basis.

The Council has had to prioritise maintaining the road structure and carrying out winter gritting and does not appear to have the manpower or finance to take on the above tasks vital for road safety.

At the age of 79 I no longer have the agility to leap to safety from passing traffic and it is unlikely that I will be able to continue my community service especially with the increase of traffic should the proposed development go ahead.

Financial costs to us have been significant due to many repairs to our boundary wall as a result of car crashes and to our bell mouth due to its use as a passing place. These incidents have increased during the years as traffic has become heavier, wider, faster and very much more frequent.

The comments submitted by local road users emphasise the unsuitability of this road for access to such a development.

On behalf of residents, farmers, vehicle owners, pedestrians, cyclists, horse riders, dog walkers and runners I urge you to take notice of the many sincere and relevant comments submitted and

to recommend refusal of the proposed development.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Paula Mulford

Address: Gowanbank House Colliston Arbroath DD11 3RN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the proposal for a new crematorium in Angus. The area desperately requires one. It would significantly reduce the current journey times for those on the west and north west of Angus.

I live nearby to the only current crematorium in the county which is in a rural setting. Issues with traffic associated with the Friockheim crematorium do not exist.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Rebecca McMillan

Address: 19 Anderson Court Carnoustie DD7 7GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: The British Horse Society

Address: Abbey Park Stareton Kenilworth CV8 2XZ

Comment Details

Commenter Type: Miscellaneous

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

Comment Reasons:

Comment: The British Horse Society is the largest equestrian charity in the UK. The safety department promotes and advances the education and safety of the public in all matters relating to the horse.

Horses are flight animals because, historically, they were prey. The instinct to flee from any kind of threat is ingrained and very difficult to influence.

Horses have a greater range of hearing than humans. They hear sounds from further away, because the large cup shape of the external ear enables them to pick up sound that the small, flat human ear will miss.

They use their hearing for three primary functions: to detect sounds, to determine the location of the sound, and to provide sensory information that allows the horse to recognise the identity of these sources.

A sudden increase of vehicles on local narrow roads has potential to cause problems for local horse owners and could make it difficult for them to exercise their horses safely on the road.

The BHS has been collecting online reports of horse incidents since 2010 on our website www.horseincidents.org.uk, and we have received 52 reports of road incidents in Scotland between 28 February 2019 and 29 February 2020, which resulted in one horse fatality, 8 horses injured and 12 humans injured.

We work with local authorities, road safety departments, driving instructors and law enforcement, to reduce the risks to our equine community and are happy to offer any support where needed.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Tracy Watson

Address: 2 Gagiebank Wellbank Dundee DD5 3PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road is not designed for an increase in traffic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Abigail Perkins

Address: 22 Hawthorn Grove Ballumbie Castle Estate Dundee DD53NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr ALEXANDER SIVEWRIGHT

Address: 35 BALLUMBIE DRIVE Dundee DD40NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alistair Brown

Address: 6 kellas smiddy Kellas Dd5 3gx

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident I feel this is an unsuitable location for a crematorium. The roads are very crowded already and would not support the additional traffic from this facility. I also feel this would affect us being able to enjoy our garden ground with omissions and smoke.

I think there would be a better location for this facility

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Andrew Stirling

Address: Upperdysart Montrose Dd109tq

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We live in the countryside, to have a death in family or friends is not nice. To have to go to the city for funeral/ cremation is not nice,. To be able to go to countryside/ open space brings back nice memories. The crematorium near to us has been such a success regardless of the back roads and people concerns. It has also brought value to local b& b and also restaurant / pubs where after sandwich and teas are sought. This will keep a difficult time local for so many people, and the comfort of a fair well in such a beautiful area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ashley Mcgurk

Address: Aonach Mor Duntrune Angus DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Chris Hutchinson

Address: 12 Keillor Croft Kellas Dundee DD53NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Daniel Stirling

Address: 85 Silver Birch Drive Baldovie Dundee Dd53ns

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss eve Wallace

Address: 3 Middleton Farm Cottages Dundee DD5 0PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:No

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Fiona Rice

Address: 28 Kingennie Road Wellbank DD5 3PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gavin Kerr

Address: 54 Oak Loan Dundee DD5 3UQ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning application due to:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.

Concerns regard to road traffic and pedestrian safety

Impact on local wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr George McGurk

Address: Old Smithy, Newbigging Road Tealing Dundee DD4 0QX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James Fox

Address: 58 Hawthorn Grove Broughty Ferry Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jill Kerr

Address: 54 Oak Loan Angus DD5 3UQ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning application due to:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.

Concerns regard to road traffic and pedestrian safety

Impact on local wildlife.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jillian McBride

Address: 87 Silver Birch Drive Ballumbie Castle Estate Broughty Ferry DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that there are significant travel issues around that area as it is! There is already too much traffic for the road itself.

I feel that it's an inappropriate use for a green site.

I travel the roads around the location daily and feel that more traffic will lead to congestion and worse still, an accident

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Lee Scharf

Address: Braehead Kellas, Broughty Ferry Dundee DD53PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Louise Souter

Address: 41 Chirnside Place Dundee DD4 0TE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety.

Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lynne White

Address: The old farmhouse West mains of gagie, kellas Angus Dd5 3pd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerns of increased volume of traffic on already accident prone roads.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mantas Vasiliauskas

Address: 4 School Terrace Friockheim by Arbroath DD11 4UJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this proposal. The angus area is in urgent need of another crematorium due to waiting times at the existing one.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Mindaugas Lembutis

Address: Church Hall Cottage Friockheim Angus DD11 4SU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the above application. The waiting times at the existing crematorium are too long.

I live nearby to the Friockheim crematorium and never have any bother with the traffic from the crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Neil Scobie

Address: Highbroom Cottage Burnside of Duntrune Dundee DD4 0PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. The road system is completely inept to deal with the increased traffic. There's significant concerns regarding the eco structure of this project. Public transport is insufficient to allow elderly, infirm to attend funerals of friends and loved ones. Ecological targets for councils are a concern. The loss of green space and potential farming and agricultural land. I feel this owner has opted for the lazy route of not truly understanding his lands real worth and opting for a quick buck.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Pronita Banerjee

Address: 16 Garten Street Broughty Ferry Dundee Dd5 3hh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Sharon Fox

Address: 58 Hawthorn Grove Broughty Ferry Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Stuart Anthony

Address: 8 Leemount Lane Broughty Ferry Dundee DD5 1LA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Taylor McGrath

Address: 6 Balmossie Meadow Dundee DD53GG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr WILLIAM WATSON

Address: ALBAMUIR LTD UNIT 1 CARSEVIEW ROAD FORFAR DD8 3BS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local business and property developer we support this application which is desperately needed. Recently we had a family bereavement and it took over two weeks for an available time allocation at the local crematorium. With our population in Angus getting older and more people deciding to retire here in Angus this facility would be most beneficial and provide a necessary service. It is ideally located near to the main population of Dundee and South Angus areas and I am sure it will be fully utilised if approved for development.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Carolyn Hogg

Address: 9 Elmgrove Park Monikie Broughty Ferry Dundee DD5 3QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed Crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Clare Hendry

Address: 48 hawthorn Grove Baldovie Estate Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Danny McGuff

Address: 15 Mona Crescent Dundee DD53FB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Dilys Robertson

Address: 14 keillor croft Dundee Dd5 3nt

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I do not see any issue with this planning matter. This is something that is highly needed in the area, with demand and location being very relevant. As long as the road is well maintained for the added traffic, then I see no issue, and fully support the addition to the community and area. This will also create jobs and opportunities for local catering businesses.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Charlotte Farmer

Address: Flat 1 Nanhoran 25 Claremont Lane Esher KT10 9DP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

I have lived in Duntrune, in our family home for all my life, if the proposed crematorium did go ahead it would be a huge loss to the community and it would stop me returning to live in the area and my potential future investment in property around Duntrune.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Kirsty Morrison

Address: 201/4 Broughton Road Edinburgh EH7 4qn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support the above application - will be great for the Dundee/Angus area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Grant Sutherland

Address: 78H High Street Monifieth DD5 4AG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In reference to the proposed Erection of a Crematorium with associated parking etc, nearby Duntrune House I would like to formally object to this planning application.

I frequently use the roads in and around this area and believe that the introduction of a crematorium would be of severe detriment to the area.

At present, there is very limited if no public transport access to the area and as a result the only way this new site would be accessible is by significantly increased traffic to area. There is also no pedestrian access which would cause a real safety risk.

These are narrow country roads that even at present before any development are often busy with tractors and farm vehicles from surrounding businesses which will suffer greatly due to increased number of hearses and vehicles on roads.

Furthermore, many of the proposed passing places are at field gates / entrances which will cause further issues for local farm vehicles and businesses.

I have attended Angus' crematorium at Friockheim during busy services and the adjacent country roads, surrounding passing places and field entrances are very often blocked with abandoned cars due to overspill from the car park. This will undoubtedly be the case for any new crematorium here also.

The proposed location therefore simply isn't suitable for this kind of development.

I trust that all these points and the negative impact this development would have on the area will be taken into consideration when determining the outcome of this application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Greig Robertson

Address: 14 Keillor Croft Kellas Dundee DD5 3NT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sustainable employment opportunities for the local community should be embraced.

Hopefully the associated road and infrastructure improvements will also benefit the local residents.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Gwen Mason

Address: 22 Hawthorn Grove Dundee DD5 3NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would be concerned about increased traffic up the country roads. Roads which are increasingly busy, and dangerous for cyclists.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jim Farnan

Address: Scotia House, Cairnconon Hill, Arbroath dd11 3sb

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Increased traffic disruption, noise and general disturbance to what is currently a quiet rural community.

I am also concerned that the increased road traffic on very narrow roads will threaten walker/pedestrian safety.

Insufficient parking provision will lead to large numbers of cars being parked/abandoned on narrow country roads leading to an increased risk of accidents involving people walking to/from the new crematorium and passing private cars and agricultural traffic..

The design of the new buildings and area is not sympathetic to the surrounding property or rural setting.

No need for the proposed Crematorium in this location which is too far east of the city when it might be better to consider locations in the North of the city with easier access and parking without impacting and putting at risk existing residents and life styles.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Kirsty Farnan

Address: Scotia House Carmyllie Angus DD11 3sb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance Wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety.

Insufficient parking provision

Incongruous and inappropriate design

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lisa Carnegie

Address: 34 Robert Street Newport on Tay Fife Dd6 8bj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The increase in traffic and the construction of this will have a great environmental impact on villagers, such a dramatic change will effect the mental health of many who rely on their current surroundings.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Malcolm Gray

Address: Hillhead Farm Carmyllie By Arbroath DD11 2QY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plan to build a crematorium on the outskirts of Dundee to the east. There is a need for another crematorium in the area to reduce waiting times for funerals and hopefully, with more competition, costs might also be reduced. The proposed site, with ample parking is more amenable to grieving relatives than the current facility in Dundee.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Moyra Diaz Limaco

Address: 14 Melville Terrace Edinburgh EH9 1LY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having close family in the Dundee and Angus area, my understanding is that the waiting times at the existing crematorium are incredibly long. To allow grieving families to have closure and be able to celebrate the lives of their loved ones in such a beautiful location and without undue delays will benefit the local community. That is notwithstanding the economic benefits and jobs which will be created as result.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Nicola Ewart

Address: Gortwella South kingennie Dundee DD5 3PA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic for local business especially post pandemic. Will provide more jobs, income and prospects for the local community.

Objection to Planning Proposal 20/00830/FULL or 100335797/001

Good Morning

I refer to the above planning application and wish to lodge an objection.

Please see attached.

Attachment 1 is the current capacity that Parkgrove has, that was submitted to the Extra Deaths Group in the event of the current pandemic getting out of control.

Attachment 2 is the up to date information for Burials and Cremations across the whole of Tayside, Angus is within the 3rd column.

As it stands there is more than enough capacity within Tayside, you will see from both attachments, so there is no requirement for another Crematorium.

Regards

Kenneth Parke
Managing Director
Parkgrove Crematorium Limited
Douglasmuir
DD11 4UN
Tel: 01241 828959
Email: info@parkgrovecrematorium.co.uk

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Cremation Capacity Survey


Name of Crematorium : Parkgrove

No.	Question	Answer			
1	<i>What is your normal capacity for cremation services per week (ie the number of chapel times offered, plus your capacity for accepting direct cremations)?</i>	35			
2	<i>How many cremations have you got booked in for week commencing 1st April; 8th April; 15th April; 22nd April</i>	01-Apr 9	08-Apr 12	15-Apr	22-Apr
3	<i>Are you planning to close over the Easter Bank Holidays?</i>	No			
4	<i>What plans do you have in place to increase capacity?</i>	Can increase to 70 services per week. Maximum cremation capacity of 24 per day.			
5	<i>When do you plan to introduce the increased capacity?</i>	All plans in place and can be enacted immediately if required			

Attach 1

Tayside Excess Deaths Group - Burial and Cremation Capacity WE 15 May 2020

Day	Date	Perth & Kinross				Dundee				Angus				Tayside			
		Cremations		Burials		Cremations		Burials		Cremations		Burials		Cremations		Burials	
		Current Daily Capacity	No. of Services Available	Current Daily Capacity	No. of Burials Available	Current Daily Capacity	No. of Services Available	Current Daily Capacity	No. of Burials Available	Current Daily Capacity	No. of Services Available	Current Daily Capacity	No. of Burials Available	Total Capacity	Total Available	Total Capacity	Total Available
M	18/05/2020	7	5	2	1	14	14	20	20			14	14	21	19	36	35
T	19/05/2020	7	6	5	5	14	14	20	20			14	12	21	20	39	37
W	20/05/2020	7	7	5	5	14	14	20	20			14	13	21	21	39	38
T	21/05/2020	7	7	5	5	14	14	20	20			14	13	21	21	39	38
F	22/05/2020	7	7	3	3	14	14	20	20			14	13	21	21	37	36
S	23/05/2020	0	0	0	0	5	5	0	0			0	0	5	5	0	0
S	24/05/2020	0	0	0	0	0	0	0	0			0	0	0	0	0	0
M	25/05/2020	7	7	2	2							14	14	7	7	16	16
T	26/05/2020	7	7	5	5							14	14	7	7	19	19
W	27/05/2020	7	7	5	5							14	14	7	7	19	19
T	28/05/2020	7	7	5	5							14	14	7	7	19	19
F	29/05/2020	7	7	3	3							14	14	7	7	17	17
S	30/05/2020	0	0	0	0							0	0	0	0	0	0
S	31/05/2020	0	0	0	0							0	0	0	0	0	0
M	01/06/2020	7	7	2	2							14	14	7	7	16	16
T	02/06/2020	7	7	5	5							14	14	7	7	19	19
W	03/06/2020	7	7	5	5							14	14	7	7	19	19
T	04/06/2020	7	7	5	5							14	14	7	7	19	19
F	05/06/2020	7	6	3	3							14	14	7	6	17	17
S	06/06/2020	0	0	0	0							0	0	0	0	0	0
S	07/06/2020	0	0	0	0							0	0	0	0	0	0

 No Data Available

Attach 2.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Pauline Sharp

Address: 48 Primrose Street Carnoustie DD7 7QB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Rebecca Timmons

Address: 124 Dundee Road Forfar DD8 1HZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Richard Harper

Address: 40 Westhaven Park Carnoustie DD7 6JZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My parents in-law live very close to the proposed site. The roads around that area can be quite difficult at times. Water runs off the hill, streaming across the road at the corner and flowing down the hill. This erodes the side of the road, narrows the width that can be driven on and in the winter can ice over making it slippery and dangerous. The roads in both shape and width are not designed for the additional traffic that will be generated every hour by the proposed development. Many of the junctions in the area have restricted sight lines and are difficult to negotiate. The tricky junction at the bottom near Michelin can also have long queues with the existing traffic and will be exacerbated substantially by the proposal. Deer crossing the road at the site can also be a problem.

I therefore wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Regards

Richard Harper

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Richard Ramsay

Address: Saltire Cottage East Glasterlaw by Arbroath DD11 4UB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support the above proposal as the area desperately requires competition in this sector. Dundee and Frioekheim charge some of the highest prices in the UK.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Robert Smith

Address: 37 Albert Road Broughty Ferry Dundee DD5 1AY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ron Gardiner

Address: Tillyhoit Carmyllie By Arbroath DD11 2QZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support the application for another crematorium. It would be well placed to serve Broughty Ferry, Monifieth and Angus. Arranging a funeral for a loved one is a distressing time and having to wait for 'a slot' can make this even more stressful. This new one should reduce waiting times.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ruth Al jasser

Address: 16 Albert Road Broughty Ferry Dundee DD51AZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are too narrow, traffic would be a huge problem . Accidents are bound to happen . This is not the correct location . Thus needs a major re think. I oppose the idea if a crematorium in this area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ruth Fowlie

Address: Greenhill Inverquhomery Farm Longside AB42 4TU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support the planning application for a crematorium at Duntrune. This is a much needed facility for Dundee and Angus. The current crematorium in Dundee has limited parking and services are scheduled too close together in my opinion. This new one, in a more natural setting, rather than an industrial estate is a far better setting for what is a traumatic and upsetting time.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Susan Farnan

Address: Scotia House Carmyllie Arbroath Dd11 3sb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application on the grounds of:

Loss of residential amenities by virtue of traffic disruption and noise

A wholly inappropriate location due to it being remote and inaccessible

Concerns about pedestrian safety and road infrastructure

This application appears to have extremely limited parking provision for the crematorium which will cause an overflow and more issue on the roads

It is an inappropriate and incongruous design

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alistair Brown

Address: West Adamston Farm Dundee DD2 5QX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have been made aware that existing crematorium resources in the area are stretched and this application would ease many of the issues associated with this.

From reading the submission, there appears to be little if any negative impact on the local area and the submission provides a key resource to the area as well as providing other economic benefits.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Andrew McBeth

Address: 11c Moncur Crescent Dundee DD3 8AB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Angela Fraser

Address: Gagie Home Farm Duntrune By Dundee DD4 0PR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a much needed and well overdue facility and I wholeheartedly support this application. The current choice is between Dundee and Froickheim in respect of Crematoria services and a similar facility at Duntrune would be of huge benefit in reducing waiting times and unnecessary travel.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Angus Brodie

Address: 19 Pleasance Court Dundee DD15BB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Mackenzie,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and I am writing to you to object to this application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety- I am particularly concerned with the impact increased traffic could have on the narrow and already overcrowded roads in the surrounding area. The current mix of cars, farm vehicles, cyclists and pedestrians is already dangerous at times and to significantly increase traffic to this would be irresponsible. There are also no nearby bus stops and no pedestrian footpaths from the nearest bus stop to the proposed site.
- Insufficient parking provision
- Incongruous and inappropriate design

- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully,

Angus Brodie

Date: 29/12/20

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Bruce Ewart

Address: 26 Brennan gardens Brought ferry Dundee Dd53ej

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that a crematorium would be most helpful to some of our local businesses and function suites which have been hit hard of late. There are numerous businesses who may benefit from this application and I can only see this as a positive for the area.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Callum Whiting

Address: 10 Dunmore Drive Dundee DD2 1PN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed crematorium will have a negative impact to the nearby farm due to the volume of traffic on the roads which are used primarily for farm vehicles. With little parking proposed, it's likely that cars will be abandoned on nearby roads/passing places which are used by the farm to gain access to the working fields.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Catriona Lammas

Address: 64 Mexfield Road London SW15 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is a desperate need for a crematorium in the area as the waiting times are extremely long at the alternative option in Dundee. This adds even more stress to the family of the deceased at an already upsetting and stressful time. I also believe that everyone has the right to choose where they are cremated and currently there is only one option in Dundee, which is incredibly outdated.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Claire Zimmerman

Address: 3 cunninghill view Kingsmuir Forfar Dd82ef

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I Believe a crematorium is desperately needed as capacity and waiting times for existing facilities seem to be very prohibitive.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Eleanor Affleck

Address: 3 Oak Loan Ballumbie Castle Estate Dundee DD5 3UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium
- Mercury levels increasing due to crematorium behaviour

Generally, this entire planning has been done horrendously, with zero considerations towards the residents.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Eleanor Gibson

Address: 15 The Drive Prestwich Manchester M25 1BJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the plan for the new crematorium. The current and only option in Dundee is off the dual carriageway, in an industrial estate. It is not the correct or suitable setting for such an emotional occasion. The new plans are in a lovely setting, built away from the road and surrounded by the beautiful countryside. This is a far more appropriate environment for a funeral.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Emily Foote

Address: 101 Poynters Road Broxburn Edinburgh EH52 5ED

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support this proposal. Having had to go to the Dundee crematorium, the rushed experience was very inappropriate for such a sad and emotional occasion. Dundee and surrounding area desperately requires another crematorium. The situation of the proposed site on the Eastern side of Dundee is ideal for facilitating this.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Emily Ford

Address: 89 Gosberton Road London SW12 8LG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the plans for a new crematorium. It is desperately needed in the area due to long waiting times at the existing crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Fala Cramond

Address: 89 Gosberton Road London SW12 8LG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plans for the new crematorium. It would create jobs and boost the local economy which has been hit hard by the pandemic. This would be a great boost for the local community.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Freya Drummond

Address: 14 Tay Terrace Newport-On-Tay DD6 8AZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plan for a new crematorium. It is desperately needed in the area due to the long waiting times at the existing crematorium in Dundee. The new crematorium would also boost the local hospitality businesses that have been hit hard by the pandemic.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jean Rumbellow

Address: 3 Carron Grove. Normanby. TS60HD x Normanby Hartlepool Ts6 0hd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As tourists to this beautiful area I feel strongly against this. The loss to the wildlife will be devastating and the roads are at breaking point. Anyone who allows this may be the one who causes a serious accident.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jill Lingard

Address: Oslin Croftsmuir Carmyllie DD11 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jo McGregor

Address: Ashwood Lodge, 81 Dundee Road Broughty Ferry Dundee DD5 1LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal of a Cremation at Duntrune as none of the roads approaching the site is suitable for extra traffic.

As an ex resident I know only too well the dangers of these very narrow country roads, either approaching from the A90 Forfar Road, or the Kellas /Wellbank Road. These roads are used by farm traffic all year round , have some extremely sharp bends, and are prone to accidents.

There are also no pavements around there so pedestrians also use the road, another hazard!

Although this is a rural area there are still cottages very close to the site.

I object strongly to this proposal!

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Lauren Waugh

Address: 3 carron way Normanby Hartlepool TS60HD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As visitors to this beautiful area who regularly walk and drive on these roads and visit the local restaurants and places of interest this would put us off visiting and walking in the surrounding countryside. How could anyone think it is acceptable for the local wildlife to be subjected to this is not compassionate.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Linzi Newton

Address: 19 Pleasance Court Dundee Dd15bb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am a regular user of the roads in the surrounding area (both as a motorist and pedestrian) and believe this is a totally inappropriate location for a new crematorium due to the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Madeleine Thomson

Address: Bramblebank House Balmoral Road Blairgowrie PH10 7HY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plans for the new crematorium in Duntrune. The new crematorium would offer an alternative option for people in the area. It would also benefit the local economy by offering new employment opportunities during and after the construction of the crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Matthew Hay

Address: 101 Poynters Road Broxburn Edinburgh EH52 5ED

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this proposal twofold.

The area is crying out for an additional crematorium due to the waiting times at the existing ones and the rate at which they carry out services.

Secondly, the site is in a lovely setting compared to the alternative options being suggested by objectors such as beside a dual carriageway or on an industrial estate. For such an emotional occasion, a secluded, easily accessible site such as the proposed is much more appropriate.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Michael Niven

Address: Pitlivie farm Carnoustie Dd7 6lu

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very much needed in the area and well-located for Dundee and Angus.

We currently use the road for farm work and the upgrade for the roads would be greatly received.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Myles Mackintosh

Address: 53 Silver Birch Drive Broughty Ferry DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Natalie Anderson

Address: 20f balcarres terrace Dundee Dd53rg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this will have a negative impact on the surrounding countryside

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Rory Mckenna

Address: 64 Mexfield Road London SW15 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plans for the crematorium. It would be beneficial to the local economy by offering permanent employment opportunities. It would also boost the local hospitality businesses who have been hit extremely hard by COVID. I also believe there is a desperate need for an additional crematorium in the area as the waiting times at the Dundee crematorium are extremely long.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alexander Stuart Farmer

Address: 40 York Road Tunbridge Wells TN1 1JY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.

- Insufficient parking provision

- Incongruous and inappropriate design

- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alisdair Barton

Address: 4 Copper Beech Row Ballumbie Castle Estate Dundee DD5 3NU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Dear Mr Mackenzie,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal and fully support the points made.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements.

This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity. Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froicheim.

Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland)

Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Alistair Vannet

27/12/2020

9 2/1 Walker Street

Paisley

PA1 2EN

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars.

However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would

benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation

on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services
Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.
Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.
All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Allan Fordyce

29/12/2020

16 St Monance Place
Dundee
DD3 9LF
Regular Road user in area.

Sent from my Galaxy

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: BARBARA MORGAN

Date: 23/12/20

Address: 15 SILVERBIRCH DRIVE
BALUMBIE CASTLE
ESTATE
ANGUS

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

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- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

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All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Billy & Debbie Rice

Date: 24th December 2020

Address: 42 Hawthorn Grove, Baldovie, Broughty Ferry, Angus. DD5 3NA.

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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Yours sincerely

Name: CHARLES SHAW

Date: 23.12.2020

Address: 1 WESTHALL FARM COTTAGE
KELLAS BE
DUNDEE
DD5 3PD

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Chris Bayne

Address: 20 Tranent Gardens Dundee Dd4 0XR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads around this area are just not suitable for the likely traffic this development will generate

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Claire Mitchelson

27/12/2020

5 Bucklerscroft
Kellas
Angus
DD53PQ

Sent from my iPhone

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Yours sincerely

Name: David Murdoch

Date: 29 December 2020

Address: 1 Backmuir Road, Duntrune, Dundee, DD4 0PP

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully,

Name: DOC RICHTERICH

Date: 28.12.2020

Address: KILFERIN GARDEN

DUNTRUNE

ANGUS DD4 0PJ

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Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service

number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:

- o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: Hannah Murdoch

Date: 29 December 2020

Address: 1 Backmuir Road, Duntrune, Dundee, DD4 0PP

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

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The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

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The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

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I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

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Yours sincerely

Name: I. MATTHEWS

Date: 22ND DEC. 2020

Address: FLAT 3 DUNTRUNE HOUSE,
DUNTRUNE,
DUNDEE.
DD4 0PJ.

Iain Hunter FSA Scot,
1 Mortimer Drive, Monifieth, Angus, DD5 4JF

29th December 2020,

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie

By e mail to planning@angus.gov.uk

Dear Mr Mackenzie

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Iain Hunter

Planning Service
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I refer to the above planning application submitted to Angus Council on the 14th December and lodge an **objection** to the proposal.

In general terms I believe the development of a crematorium with parking in this rural location is inappropriate and will significantly and unacceptably impact the rural amenity of local residents. Furthermore, such an inappropriate and inaccessible commercial development will create a significant increase in the levels of road traffic in the surrounding area and wider rural road network.

It is also my understanding that government guidelines for development proposals in the countryside should be assessed against the need to avoid suburbanisation and unsustainable patterns of travel and development. The proposed crematorium near Duntrune House, is clearly at odds with these guidelines as any such commercial / industrial development will clearly introduce a suburban feature in a wholly rural environment.

I have studied and considered the above planning proposal and wish to raise several issues relating the site which I believe make it wholly inappropriate for commercial development.

Roads

The existing rural road infrastructure leading to the proposed site, and the surrounding rural network, is typical of unnamed rural roads that are primarily for the servicing of agriculture holdings, small settlements and established rural communities. As such, they are generally narrow and incapable of supporting the additional volume of traffic that would be inevitably be associated with a commercial enterprise of the proposal.

Road access from the South

With consideration to specific roads around the proposed site, the un-named approach road access from the south via the B978 Kellas Road (identified by the developer as the main access route) has been surveyed and identified as significantly narrow. The road currently requires a high degree of care and consideration for two average sized cars passing in opposite directions and the width in several locations and corners prevents the passing of vehicles such as coaches, buses, HGVs and agricultural vehicles / equipment. The road itself runs between drystone dykes with narrow verges which offer minimal, if any, manoeuvring off the metalled road to facilitate the safe passing of vehicles.

The width issue of the road is also adequately demonstrated in the scale drawing of **Road Access Plan; ref 1266/SK/06 Rev B submitted by the Proposer**. This scale drawing

shows two coaches drawn to scale on the access road, clearly identifying that large vehicles (e.g., coaches) cannot pass each other.

While there are proposals to increase the road width at the site frontage and possibly provide short passing places elsewhere, these are unlikely to resolve such issues.

The southerly access road to the site is also up a relatively steep hill with a narrow left hand corner at the top which is known to be treacherous in winter ice and snow conditions. Furthermore, personal experience of this road identifies that during heavy rain, the entire road is affected by significant surface water running down the length of the road.

Also, of concern is the poor and hazardous sight lines and approach angle at the junction of the unnamed road and the B978 Kellas Road. The Transport Assessment has identified this issue, but their suggestion of keeping verges cut in both directions will only slightly reduce the hazard which is much greater from traffic approaching from the direction of Kellas on the north side. The primary safety issue recognised by drivers familiar with this junction is the approach angle from the unnamed road at the junction onto the B987 Kellas Road. If drivers are unaware of the need to angle towards the left at the road markings the sight line of traffic approaching left is seriously and dangerously impaired.

Beyond this, the B987 Kellas Road junction to the south at the Drumgeith Road and Drumsturdy Road junctions are already a bottleneck and would only be made worse by an increase in traffic, particularly of the nature associated with a funeral cortege. Furthermore, the long sweeping bend north towards Fithie Bank offers extremely poor visibility and prohibits the safe overtaking of cyclists or other vehicles stopped to service private dwellings along the roadside.

It should also be noted that while a footpath runs along the western side of the road from Ballumbie Castle Estate, it narrows to the point of being inadequate and hazardous for around 100m north of the Drumgeith Road Junction. Personal experience of trying to cross the road on foot at this junction with current traffic levels can also be challenging. Similarly, there is no footpath on Drumsturdy Road and the road width can barely accommodate two cars passing, let alone wider vehicles. Drumsturdy Road itself is also likely to see increased traffic at its junction with the Kellas Road and is already challenging to drivers due to its narrow access and poor sight lines up towards Kellas.

Road Access West and North

All roads to the West and North of the proposed site are unclassified rural roads. By their nature, they are narrow and hazardous to all users and even more so to those unfamiliar with them. In particular (though not solely) through the immediate wood and bends towards Duntrune House. Indeed, the corner leading to the junction for Murroes / Westhall Terrace is a negative camber which holds frost, ice and snow and is a well-known local hazard and accident spot. Likewise, there are challenges for all road users towards Burnside of Duntrune.

Westwards and north beyond the immediate access point to the proposed site, the network of rural roads from the A90 Dundee / Forfar road to the site would experience a significant daily increase of traffic in the immediate locale of Murroes primary school and through Westhall Terrace as a result of the proposed development. Furthermore, the Ballumbie Castle Estate and the surrounding Angus area is in the catchment for Murroes Primary School which already suffers from limited car parking and the manoeuvring of school buses. Any increase of traffic on these roads is liable to create, at the very least, a local nuisance.

Angus Council and Police Scotland must surely give serious consideration to the significant impact of increased traffic and the associated risks and nuisance to existing users of these rural roads. Of particular concern is also the considerable escalation of risk that would be associated with the notorious A90 dual carriageway crossover junctions of the Shielhill road and Tealing.

The proposers have stated that they will mitigate and reduce traffic pressures on the surrounding rural road network by “preferred” route signage, however, with the wide and common use of sat nav, this will have a minimal impact. Indeed, with sat nav systems selecting the quickest / shortest route, increased traffic on unsuitable rural roads in the vicinity of the proposed development is more likely to be greater and inevitable.

Traffic Flow Survey

It should be noted that data for this report was compiled during October school holidays and therefore is not representative of normal traffic flows. On these grounds, I believe the survey is invalid.

If anything, the traffic survey only highlights and confirms the relative low traffic volumes on the surrounding unclassified rural roads. These roads are clearly not capable of supporting a sustained increase of traffic. I therefore believe that any increase in traffic due to an ill-sited commercial industrial venture is wholly unacceptable. Furthermore, there are genuine concerns that it would create a loss of amenity to existing rural residents and create road traffic safety issues with drivers, unfamiliar and unused to driving on such roads feeding into and surrounding the proposed crematorium site.

The Proposed Site

The site itself is greenfield, located in a rural area, remote from settlement and the proposed use is wholly out of keeping with the rural setting and surely not in accordance with the policies of the Angus Local Development Plan. It is my understanding that there is no identified need for a crematorium in South Angus. Even if there were a need, it would be more suited in a location within or close to an existing settlement, allowing the use to be accessible by all modes of transport including public transport and by foot. The proposed site clearly does not allow for this and therefore contrary to Angus Council policy.

Looking in detail at the proposed buildings and infrastructure of the site, the applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking of around 60 spaces. Despite including a small opportunity for on-site “overflow parking” I believe that access and parking will create regular issues. The proposed Crematorium is after all a commercial venture, and at times significantly large attendances of funeral mourners and major issues associated with the lack of parking will be inevitable. There is absolutely no space in the locale of the site for overflow parking and any parking on road verges around the proposed site would block the road to all users. One only has to look at Dundee Crematorium parking to recognise this, but at least there is an overflow capability into surrounding roads and streets. The Parkgrove facility also offers more suitable capacity parking in its grounds. There is no such capability at the proposed Duntrune site.

With an anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce upwards of 300 additional car journeys on the surrounding roads each day. (600+ vehicle movements assuming journeys are to and from the site)

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, taxi or coach. This further supports the approach that a new

crematorium should be located within or adjacent to an existing settlement which has a much more accessible road network with public transport and footpath links.

Site Location and services

The proposed crematorium site is situated on prominent high ground surrounded by unspoilt rural countryside. Despite suggestions in the application to the contrary, the site is highly visible from the South and East and any development of the proposed site will create an unnatural industrial facility in what is currently an unspoilt countryside environment and landscape.

To say that it will be integrated into the existing landscape is ludicrous. The proposed site is visible for miles in a southern and easterly direction, including the northern residential areas of Broughty Ferry and Monifieth. Flue emissions such as vapour plumes will also be clearly visible many more miles away and be a further blot on the landscape.

The proposed commercial development and its associated expanse of parking is also likely to be flood lit during winter months and darkness. This will introduce a wholly unnatural and suburban element to the surrounding agricultural area which will again be visible for miles.

Wastewater

Scottish Water have confirmed there is no accessible wastewater / sewage infrastructure in the surrounding area. I believe the only alternative of on-site waste treatment and wastewater soakaways are wholly inappropriate for a commercial industrial venture of this type. I also have concerns that the elevated location of the site and reliance on associated soakaways could be overcome during extreme weather events of high rainfall and snowmelt etc. which would create flooding and environmental pollution in the area.

Additional comment

As I write this objection, we are in a period of sustained winter weather and sub-zero temperatures which is by no means unusual. However, having lived and worked in the area of Burnside of Duntrune and the Murrroes district for over 25 years, I am fully aware of the significant influence that the 100 metre (328 feet) elevation of the site can have on winter road conditions in the surrounding area. The rural roads around the site are treacherous to the unwary and I don't believe that a commercial development in this location should rely on, or expect, Angus Council Roads Department to treat their access routes as a priority for gritting and snow clearance.

Summary

In summary, this is a very rural and natural area characterised by agriculture and small settlements. The introduction of a commercial facility which will attract large numbers of cars is clearly inappropriate and I cannot see how this could conform to Angus Council planning guidelines.

I believe consent for commercial / industrial use will generate a significant increase of traffic in a quiet rural area and destroy the amenity for existing residents by general disturbance, noise and traffic congestion. This is wholly unacceptable and out of keeping with this natural rural setting. Furthermore, the proposed scheme will not result in rural diversification or benefit the local community.

I have seen nothing in the proposal to suggest there is a clear economic or operational need for such a facility in South Angus or in this particular location. Indeed, it is clear that this location is wholly inappropriate given the issues relating to road access, congestion and loss of local amenity. I therefore believe the current proposal is contrary to the policies contained within the Angus Local Development Plan and associated guidance. Furthermore, no material considerations have been promoted by the applicant which would justify setting aside these policies.

I trust that you will please take my comments into consideration in determining the unsuitability of this application, and **refuse this planning application.**

Yours sincerely

John Barr

29th December 2020

12 Hawthorn Grove
Ballumbie Castle Estate
Angus
DD53 NA

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service

number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use

which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:

- o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: Lesley Murdoch

Date: 28 December 2020

Address: 1 Backmuir Road, Duntune, Dundee, DD4 0PP

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Louise Barrie

Address: 25 CLIFFBURN GARDENS BROUGHTY FERRY DUNDEE DD53NB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Lynne Emslie

Address: Willow Cottage Parklands of Murroes Kellas Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Detrimental impact on area due to an increase in traffic

Insufficient infrastructures to support any such proposal

No requirement for another within this councils area

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Mark Moores

Date: 28/12/20

Address: The New Schoolhouse
15A School Road
Wellbank
Angus
DD5 3PL

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Max Paladini

Address: 29 Brook Street Dundee DD5 1DN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe a crematorium is needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community I believe the Baldarroch crematorium in Aberdeenshire lets the local pipe band practice within their facility.

Planning Service Angus House Orchard bank Business Park Forfar FOA Fraser Mackenzie Lodged by email to planning@angus.gov.uk

27.12.20 Dear Sir, 20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune. I refer to the abovementioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons: • Loss of residential amenity by virtue of traffic disruption, noise and general disturbance. • Introduction of a wholly inappropriate community use in a remote and inaccessible location. • Concerns with regard to road traffic, cyclist and pedestrian safety.

• Insufficient parking provision. • Incongruous and inappropriate design. • No need for the proposed crematorium. There are already significant issues for private cars and school busses travelling to the local school as well as for horse rider safety, this proposed Crematorium will increase these issues. I trust you will take these matters into consideration in the determination of the application and refuse the application. Yours faithfully,
Natasha Sinclair 15 Watt Terrace, Monifieth

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal. These people must have completely taken leave of their senses. The roads in this area are nowhere near suitable for this volume of traffic. In March 2010, my car was crushed by an articulated lorry on the hill heading up out of Burnside of Duntrune (I had stopped and pulled right up onto grass verge and he still hit me). That was when we were the only two vehicles on the road, these roads will become a death trap with the volumes of traffic created by this facility.

I believe that you should not be seen to give the go ahead to anything that encourages such a high level of private car journeys. You need to be forcing people out of their cars - perhaps watch some David Attenborough documentaries.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision. The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable

adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: Mr Ross Murdoch

Date: 28/12/2020

Address: 42 1/R Brownhill Place, Dundee, DD2 4JY

Sent from my Galaxy

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: SUSAN MITCHELL

Date: Tuesday, 29 December 2020

Address: 19 SILVER BIRCH DRIVE, BALDOVIE, BROUGHTY FERRY, DUNDEE,
ANGUS, DD5 3NS

Sent from my iPad

27th December 2020

Planning Service
Angus House
Orchard bank Business Park
Forfar

FAO: Fraser Mackenzie

(Lodged by email to planning@angus.gov.uk)

Dear Mr MacKenzie,

20/00830/FULL Erection of Crematorium Building and Associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the application proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. Quiet rural roads are unsuitable for accommodating greater volumes of traffic.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours sincerely

Ms T MacMillan

8 The Poplars

Dundee

DD40XE

Submitted on 27th December 2020

Sent from [Mail](#) for Windows 10

I wish to object to the proposed crematorium on several grounds, firstly the field proposed for the building is a 10 acre field with a southerly aspect which if cultivated would be an asset to any farmer, but if this application was granted it would use around 2 acres of the field and the rest would be behind it and probably just left to go wild. In a green belt area this is not acceptable.

Another point is the access to the site, it is located on a C class road which is always busy with agricultural traffic, scheduled and school buses. The main problem is the route through Burnside of Duntrune, after the village the road is less than 5 metres wide which does not allow a lorry/bus or tractor to negotiate the blind bend if there is any vehicle coming the other way.

I have the doubtful honour of owning the retaining wall round the wood at that point and have already had to have the wall rebuilt because a tractor had to mount the verge to avoid a car. If anyone inspected this part of the road it would be obvious there is very little chance of widening it so a possible increase of 60/100 cars per hour would be unacceptable.

From a practical point of view, I do know that the cottages beside the field and the field itself have drainage problems, probably because the hill is rock with a shallow covering of soil so the rainwater will always be a problem.

I trust the planning authority take these points into account when making their decision as well as the fact that the area is well served by the existing crematoria so this new application is unnecessary.

Regards, William Duncan Stewart
Burnside House,
Burnside of Duntrune
Angus DD4 0PF

Main Wing Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate. Increased levels of traffic due to the introduction of an inappropriate and inaccessible commercial use within this rural area, will result in a significant and unacceptable impact on the amenity currently enjoyed by residents.

To avoid repeating here again the detailed analysis of this application compared to both the TAYplan and Angus Local Development Plan 2016 which has already been submitted, initially by Steve Smart on 22nd December 2020 and subsequently by a number of other local residents, I would first like to state here that I too consider this application is contrary to the following agreed plans and policies and hence fully support the detailed analysis against them which has already been provided by these earlier respondents:

TAYplan

Policy 1 Locational Priorities

Angus Local Development Plan 2016

Policy DS1 Development Boundaries and Priorities
Policy DS2 Accessible Development
Policy DS3 Design Quality and Placemaking
Policy DS4 Amenity
Policy TC15 Employment Development
Policy TC8 Community Facilities and Services
Policy TC9 Safeguard of land for Cemetery Use
Policy PV15 Drainage Infrastructure

As a retired Highways Engineer, I have particular concerns about the accessibility of the development. My neighbour, Ian Robertson will be submitting a report by Dougall Baillie Associates, (DBA), Transportation Consultants, commenting on the transportation aspects of the development. DBA raised several areas of concern relating to the Transport Assessment including the sustainability and accessibility of the development along with the traffic generation, traffic impact and visibility splays at junctions on the road network. I would now like to supplement the above with my own specific objections.

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are located where there is adequate local road network capacity or where capacity can be made available.

Traffic Generation

The applicant has indicated that the current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, DBA in their report raise concerns about the methodology used in the applicant's Transport Assessment.

Road Links

The applicant's Planning Design & Access Statement incorrectly describes his proposals as being "well served by the existing road infrastructure". In fact, the links between the site and the strategic road network are often narrow and of poor alignment, particularly on the immediate approaches to the site. In the Environmental Protection Act 1990, Part 1 the guidance memorandum on the Siting and Planning of Crematoria states that a site should take access from a "local distributor road". While the C4 has had to act as a distributor in recent years due to the introduction of traffic avoiding congestion on major roads, it remains an access road in the level of service which it provides. Historically built for the horse and cart, it has effectively lost its verges due to the over-running by vehicles unable to pass on the carriageway with consequential damage to drains, underground services, hazard markers and boundary walls. This problem is repeated on the C6 particularly at the Listed Bridge over the Fithie Burn and the steep, narrow, tortuous section of road immediately east of that. It is noted that this problematic section of the C6 has not been included in the traffic impact assessment despite some 27% of the site generated traffic being expected to use this route. In their report DBA say that a detailed assessment should be carried out of the road network west of the development with particular reference to the section near the listed bridge over the Fithie Burn and to the wooded section passing the listed gateway of Duntrune House. This latter section is known locally as the "Dark Arches" and my own experience of 39 years here is a history of numerous incidents of vehicle damage to our road boundary walls necessitating repair at significant cost hardly ever recoverable through insurance. At each of these two locations there is no prospect of localised widening due to the lack of verge width and any major widening proposals would not be feasible due to the restrictions of listed structures and difficult topography. The Traffic Survey Report shows that a significant amount (11%) of traffic passing the development site on the C4 is medium or

heavy commercial with the dominant vehicle type being 2-axle truck or bus. This class of vehicle is sufficiently large to require other vehicles to take extra care in passing on this road or, on occasion, to take avoiding action where excessive speed is encountered. In fact, this difficulty has been recognised by the applicant in so far as they have concluded in their Traffic Assessment that a number of additional passing places will be provided along the C4 and unclassified road as identified on the drawings in their Appendix B. In my opinion these short, localised widenings will not offer a significant improvement to the safe movement of traffic on these narrow roads given that the generated traffic is concentrated around the start and finish of the ceremonies.

Road Junctions:

Around half of injury accidents on roads occur at or near junctions and drivers at junctions with poor visibility may have to make manoeuvres well outside their comfort zone. Each of the rural junctions considered in the traffic assessment has some degree of sub-standard visibility so the impact of the generated traffic will add to the risk at these junctions. The developer offers nothing other than cosmetic improvements to visibility at the junctions.

Conclusion:

I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Barrie A Jack

Date: 03 January 2021

Address: Main Wing, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons.

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision.
- Incongruous and inappropriate design.
- No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Carole Leslie

Date: 31.12.20

Address: 37 Albert Road, Broughty Ferry, Dundee DD5 1AY

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Carolyn Lothian

Date: 29/12/2020

Address:
99 Strathern Rd
Broughty Ferry
Dundee

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Catriona Thomson

Date: 02/01/2021

Address: 15 Keillor Croft
Kellas
By Broughty Ferry
Dundee
DD5 3NT

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

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In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

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Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

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- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Gillian McMillan

Date: 02/01/2021

Address: 14 Lime Grove, Ballumbie Castle Estate, Dundee, DD5 3GJ

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.

Agricultural / Farm traffic a major concern as bypassing each other is impossible due to width of local roads leading to and exiting from this site.

Timing of Funerals, ie hold-ups due to Farm / Agricultural traffic can, and will only, lead to delays on an every other day basis.

Many cars attending can only lead to serious congestion and tail-backs as and when Funeral timings cannot be met, thus we will end up with cars parked at the side of the road leading to total congestion when very large Farm equipment, and lorries, need to pass. This won't work!!

There are regular comings and going by very large lorries to and from farms, ie delivering grain or collecting grain, cattle floats, fuel lorries and large potato equipment. The little bridge at Burnside of Duntrune cannot take such widths. In addition, Westhall Terrace is only single file traffic at the moment.

- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:  GRAHAM L. TAYLOR

Date: 2nd January 2021

Address: Craighill Farm Cottage, Craighill Farm, Duntrune, By Dundee DD4 OPH



Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jack Paladini

Address: 27/5 Comely Bank Road Edinburgh EH41DS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe a crematorium is desperately needed within the local authority primarily due to the waiting times to arrange a cremation at the existing ones.

The situation for the proposed crematorium would significantly reduce journey times for people in the local area who have to travel approximately 40 minutes to the existing crematoria.

Numerous economic benefits, such as the employment during the construction and then the employment of I believe three full time members of staff once the crematorium is open. Secondly, nearby hospitality businesses will benefit whether it be hotels/B&B's or venues with function suites. This would be a welcome boost to an industry that has been severely affected by the corona virus restrictions.

By having such a facility in the area there would be social benefits for the local community I believe the Baldarroch crematorium in Aberdeenshire lets the local pipe band practice within their facility.

FAO Fraser Mackenzie

Dear Mr Mackenzie

OBJECTION to 20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel. Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to a location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1.

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
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- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960

additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development.

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport, footpaths links or cycle ways available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and • the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services.

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

Additional considerations -

Light pollution: in an area which is currently effectively 'Dark Sky', and which forms part of existing migratory channels for a number of bird species, this development with associated car parking, security lighting, and in particular winter operation would constitute a significant adverse shift in the light environment of the local ecosystem.

Road safety: local roads in this area already struggle to accommodate passing agricultural, commercial, haulage, school related traffic including school buses, commuters, and leisure users. As this is a rural area, and the business of the area is agriculture, this is particularly the case during the months of harvest. Adding significant additional traffic will only make this situation worse leading to more delays, more pollution, more rapid damage to country road surfaces (exacerbated already by current roadworks due to the windfarm cabling), potentially increasing damage to vehicles. In Winter, these roads can be treacherous and impassable due to snow or fallen trees. In addition, there is water that runs off from this sloping field onto the road which then freezes in winter. The roads all around Duntrune, Murroes and Kellas are regularly used by horse riders, and given that the road at Duntrune House near the proposed site is under a canopy of trees, this reduces visibility and could be dangerous if this route gets busier especially with drivers less familiar with these roads. The local roads are also popular for people walking and cycling, there are no pavements and this will put pedestrians and cyclists at further risk. The increase in traffic from and to this site via all routes in the vicinity will spoil outdoor pursuits of locals and visitors to this reasonably quiet and unspoilt rural landscape. Traffic noise on Kellas Road will increase. I anticipate the regular personal disturbance we already experience due to the public and all manner of delivery drivers asking for directions, will potentially increase, particularly at our property due to its location on Kellas Road. Directly behind our property on a bend on Kellas Road is a dangerous narrow T- junction signposted to Burnside of Duntrune which will be more frequently used and that is likely to cause accidents as already too many drivers ignore the 30mph speed limit on this section of Kellas Road. The T-junction on the left hand side of the bend further down the Kellas road, which is proposed to be signposted to the crematorium is an accident blackspot with emergency services regularly required to close this section of the road whilst dealing with numerous accidents.

I can see no benefit to the nearby local area population nor the wildlife which live amongst us. This proposal offers nothing but detriment, inconvenience and nuisance to local residents, leisure users and local farms/businesses. I note that the established trees and shrubs along the site frontage were cut down about a year ago, removing a habitat for wild birds etc. This elevated field where the proposed crematorium would be situated, is now visible from Kellas Road and as far away as the Balgillo residential area. A crematorium would be an unwelcome addition in an area which should be enjoyed as it currently is, for its rural tranquility, attractive scenery, flora and fauna, unhindered leisure pursuits and the health benefits of clean air.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: Jacqueline and Darren Dawson

Date: 30/12/2020

Address: Eastmost Cottage, Kellas Road, Dundee, DD5 3PD

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

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The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

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introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

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- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

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In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

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Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

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Yours sincerely

Name: James Thomson

Date: 02/01/2021

Address: 15 Keillor Croft
Kellas
By Broughty Ferry
Dundee
DD5 3NT

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

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 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: John McIlravey

Date:04/01/21

Address: 2 Keillor Croft, Bucklershead, Angus DD5 3NT

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: John McIlravey

Date:04/01/21

Address: 23 Findowrie Place, Dundee, DD4 9NS

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Jonathan Mccreadie

Address: 32 Kinnordy terrace Dundee Dd47nw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local road network cannot handle the amount of vehicles this project would bring to the local community

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reason

- Concerns with regard to road traffic and pedestrian safety.

I trust you will take this matter into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Lynne Duncan

Date: 30.12.20

Address: 34 Post Box Road
Birkhill
Dundee
DD2 5PX

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Lynsey Birrell

Date:1/01/2021

Address: 12H Forest Park Road
Dundee
DD1 5NY

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Marilyn Mauran

Address: West Cottage Westhall Feus Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I emailed this objection on 04/01/2021 and sent it by post which you signed for on 05/01/2021. As it has not been put onto planning website yet here is the contents:

20/00830/FULL - Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails for the following reasons:

ROAD SAFETY & DISTURBANCE

There will be a loss of residential amenity by virtue of traffic disruption, noise and general disturbance.

The location is remote and inaccessible which gives concerns regarding road traffic and pedestrian safety. There are no pavements for pedestrians or street lights which makes it very dangerous.

There will be insufficient parking provision which would result in vehicles parking outside on a road which is not wide enough to allow this. Plus the site is in close proximity to a very sharp bend.

*Please note that a car ended up on its roof there at 7.40am on 02/01/2021. This happened without the proposed crematorium traffic!

**04/01/2021 - Another accident this morning at the same place!

Every road leading to the area is a country road - some of which are very narrow and with bends - others e.g. Kellas Road, which has people speeding there continually. The entrance and exit to and from Duntrune and Kellas Road is on a bend which creates visibility problems.

ENVIRONMENTAL ISSUES

According to the CDS Group as per 16 March 2020:

"In the UK 79% of people are now cremated, which is around 470,000 people each year spread across the UK's 300 crematoriums (Pharos Statistic Issue 2019). Out of these 300 crematoriums, there are approximately 606 cremator machines; 99% of which are gas powered. For every gas cremation, approximately 245 kg of carbon is released into the atmosphere which, when added together, is around 115,150 tonnes of carbon released each year; solely from cremation in the UK. The CDS Group carried out a study looking solely at Greater London's crematorium emissions. This revealed that, combined, these crematoria released around 9000 tonnes of carbon and 18,000 kilograms of NOx emissions. To put that into perspective, to offset the carbon emissions of Greater London crematoria, around 134,000 acres of new tree seedlings would need to be planted (EPA.GOV Carbon Calculator 2020). Emissions of this scale are not only a danger to our environment but the NOx emissions are also a potential danger to public health - particularly to young children."

This together with the fact that over 95% of UK cremated coffins are made from chipboard/MDF and Stove manufacturers insist that customers should not burn it as it is damaging to the environment then why should crematoriums be allowed to burn it? Trade Descriptions Act? The proposed location of the crematorium means that all pollution in the air including mercury fallout will be blown in the direction of Kellas village and Murroes and the Murroes Primary School. People with respiratory problems would suffer greatly and others could develop the problem. The additional traffic on the roads would also create more pollution.

I draw your attention to the following statement from Angus Council:

"The Mercury Programme is Angus Council's visionary £1bn partnership programme between government, public, private and community sectors.

The purpose of the Mercury Programme is to increase productivity through clean growth, protecting places for future generations to live, work and visit.

Angus Council will achieve this by becoming a sustainable, low carbon region that leads the development and implementation of innovative clean technologies. These technologies will deliver increased economic growth while significantly reducing our carbon footprint and contributing to national reductions in carbon use.

The Mercury Programme has three interlinking components of investment; Clean Growth, Low Carbon, and Agri Tech."

To allow this planning application to proceed would make the above statement to be fiction!

I also refer to your Report 271/20 of 05/11/2020 regarding Angus Council Climate Change Duties - section: Emissions, Targets and Projects. This is under your control to ensure there are no emissions by refusal of this application.

DISRUPTION TO FARMING COMMUNITY

The above section on Environmental Issues also applies to the farming community.

Plus there is the problem of farm tractors/machinery being able to move safely on the road without additional cars on the country roads.

There is also the possible impact of the emissions/pollution affecting the crops being grown for human consumption.

IMPACT ON WILDLIFE

We have to also consider the impact this would have on wildlife - after all they were here long before us!

There are deer, foxes, hedgehogs, rabbits, hares and pheasants which are continually being killed by vehicles and more cars would not help the situation.

There are also the wild birds which are all protected under the Wildlife and Countryside Act 1981. Therefore, no toxic fumes/pollution should be permitted.

MISCELLANEOUS

I find it strange that the applicant has submitted Stack Emission Monitoring Report from City of London dated January 2010.

I also find it strange they have submitted Technical Information Part A dated June 2010 and in section 4.9 Personal Computer Based Control System it states usage of Microsoft Windows XP Pro operating system - this system ceased to be supported by Microsoft in April 2014.

Why submit details from years ago? Things can change dramatically in 10 years.

The Proposed Access Road Soakaway 1 appears to be too close to the road which could cause flooding. Also the road slopes down towards the cottage on the corner which could create future problems for the owner.

As Parkgrove Crematorium at Friockheim is not used to full capacity there does not seem to be a need for another to be built. Plus another could potentially take business away from Parkgrove.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Name: Marilyn Mauran

Date: 04 January 2021

Address: West Cottage, Westhall Feus, Kellas, By Broughty Ferry, Dundee, DD5 3PD

**4 Copper Beech Row
Dundee
DD5 3NU**

29/12/2020

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,
20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety, the small country roads are already struggling to cope with the current traffic and the site location is also near a nasty bend.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium
- This area is home to lots of wildlife deer and birds and this new development would have a big impact on their natural habitat and the building will look out of place in the beautiful countryside where we want to keep the arable farmland

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Nicola Barton

Nicola Barton (Mrs)

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Peter Stuart

Address: 1, Rosehill Road Montrose DD10 8ST

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The area of Angus and Dundee is in need of another Crematorium option. current facilities have waiting lists causing grieving families additional pain while they await a slot in an ever growing queue.

access to the proposed site is no worse than that afforded the alternative location in Angus.

This will bring much needed capacity to the area, and help a situation which is only going to get worse with time.

The Willows
Duntrune
DUNDEE
DD4 0PP

3rd January 2021

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

We refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. We would take this opportunity to lodge an **objection** to the proposal.

Our main concern lies with the inadequacies of the surrounding roads which lead to the proposed site. We noticed that the earlier traffic survey was carried out during a school holiday period and would not have been a true reflection of the volume of vehicles using the local roads. Most of these roads, do not have pavements and pedestrians and dog walkers already have to take extreme care when meeting on-coming traffic. An increase in the number of vehicles would make this normal rural activity more hazardous.

In particular, traffic coming from the North (Aberdeen/Forfar) would be directed by Sat Nav to come off the A90 at what is already an accident hot spot. In addition they would then need to drive past the Murroes Primary School at a staggered junction. This is hard enough to negotiate on a good day, but coincide this with school start or end times and you encounter numerous parked cars and buses that subsequently turn the roads into single lane with restricted vision.

Traffic coming from the West or Central Dundee would likely be directed through Burnside of Duntrune, which has a particularly bad bend near the bridge where two large vehicles travelling in opposite directions cannot pass. Both of us have had encounters on such occasions which has required the need to reverse, along with other vehicles, back round a blind bend to facilitate passing. This section of road is also difficult when meeting cyclists or pedestrians too.

Although the Crematorium allows for 120 seats, in our experience, the number of guests are not predetermined. In the case of a funeral of a "popular individual" there is no guarantee that adequate parking would be available and should there be any requirement for vehicle overspill off site, the surrounding roads are totally unsuitable due to their width and blind bends. Assuming also, that one funeral could immediately follow another, this would mean people trying to park on arrival, before earlier cars have left, forcing them to look for alternative arrangements. The Garden of Remembrance would also incur additional traffic, 7 days a week.

In general many of these local roads have a combination of single lane passing, i.e. parked vehicles in Westhall Terrace and Burnside of Duntrune, along with numerous blind bends and limited visibility at junctions. Currently, during seasonal peaks, the farmers have to carefully manoeuvre their large vehicles when confronted by other traffic on the roads. Increasing the volume by hundreds of visiting vehicles a day would seriously affect their rural way of life.

Little consideration has been given to the wildlife, especially the deer who live in the woods next to the proposed site. From our experience, deer in the local area often run across the roads at any time of day and not just at dusk and dawn, leaving those unfamiliar with this behaviour at greater risk to accidents.

In conclusion, we feel that the surrounding roads to the proposed site are totally inadequate to support the additional volume of vehicles and pose unnecessary danger to local residents, school children, pedestrians, cyclists, farmers and wildlife.

We trust you will take these matters into consideration whilst reviewing the above application and subsequently choose to reject it.

Yours sincerely

R Hamilton

Mr Robert Hamilton BEM

MS Hamilton

Mrs Marian Hamilton

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Robert sinclair

Date: 01/01/21

Address:15 watt terrace , monifieth, dd5 4uu

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I have used a template letter, but I have also added some additional notes below.

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.

From my house in Burnside of Duntrune, I have a clear view of the road from the village which goes past Duntrune House by Duntrune Hill and the proposed crematorium site. There are already issues with buses meeting oncoming medium or large sized vehicles, especially when followed by traffic queues. Typically this results in many vehicles having to reverse in order to allow others to pass, as the road is narrow, the bend blind, and the outside curve falls immediately from the edge of the road surface down a steep bank. Recently the volume of delivery vehicles in particular has increased as more shopping is carried out online, and this has exacerbated the problem. At many times of year farm vehicles with heavy loads or large machinery attached need to take up most of the road. Incorporating the significant volume of a crematorium's daily traffic on this and other nearby country roads is at best impracticable, and at worst dangerous.

As a daily walker on roads in this area I know how difficult it can be for a pedestrian to find a place to get out of the way of vehicles, especially when traffic is passing in both directions at the same time. I have witnessed cyclists having problems also. The situation with a hearse followed by a queue of cars approaching blind bends and meeting potentially fast or large oncoming vehicles pulling out to avoid pedestrians (a regular occurrence) is unthinkable, yet will inevitably occur if this ill-conceived project goes ahead.

- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Rose Brodie

Date: 29/12/2020

Address: 4 Burnside of Duntrune, by Dundee, Angus. DD4 0PF.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Sarah Paton (Livery at Murroes Livery Yard)

Date: 29.12.2020

Address: 51 Carnbane Drive
Broughty Ferry
Dundee
DD5 3TW

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and unnecessary. Increased levels of traffic due to the introduction of an inappropriate and inaccessible commercial use within this rural area, will result in a significant and unacceptable impact on the amenity currently enjoyed by residents.

To avoid repeating here again the detailed analysis of this application compared to both the TAYplan 2016–2036 and Angus Local Development Plan (ALDP) 2016 which has already been submitted, initially by Steve Smart on 22nd December 2020 and subsequently by a number of other local residents, I would first like to state here that I too consider this application is contrary to the following agreed plans and policies and hence fully support and would reiterate the detailed analysis against them which has already been provided by the earlier respondents:

TAYplan 2016-2036

Policy 1 Location Priorities

Angus Local Development Plan 2016

Policy DS1 Development Boundaries and Priorities
Policy DS2 Accessible Development
Policy DS3 Design Quality and Placemaking
Policy DS4 Amenity
Policy TC15 Employment Development
Policy TC8 Community Facilities and Services
Policy TC9 Safeguard of land for Cemetery Use
Policy PV15 Drainage Infrastructure

As a recently retired Management Consultant with over 25 years of experience working internationally for global companies on assignments including new business proposition assessment and implementation of viable propositions from initial concept sign off through to final product/service delivery, I would also like to supplement the above with 22 of my own specific objections.

Objection 1 - No proven need for this development

Other than stating the current local population numbers and the unattributed cremation statistics over the past 4 years for each of the 2 existing local crematoria, the application contains no further information on, or justification of, why a 3rd crematorium is apparently required to service the populations of Angus and Dundee.

My own analysis of the claimed need for a 3rd crematoria

I have therefore conducted my own research into the currently available capacities of both Dundee and Friockheim (Parkgrove) crematoria and compared this to the actual capacity being used at each facility each year to understand the current annual utilisation levels for each facility and hence examine the claimed need for a 3rd such facility.

Taking 2019 (the latest year for which complete information is available) the facts are as follows:

Friockheim (Parkgrove)

No. of actual cremation services conducted in 2019 <small>(data supplied by applicant)</small>	877
No. of available service slots each day (09.30 – 15.30 hrly starts incl) = 7	
No. of available service slots per week (Mon – Fri) = 35 (7x5) <small>(data supplied & validated by Mr Ken Parke owner of Parkgrove)</small>	
No. of available service Mon – Fri slots per year (based on 50 weeks) = 35x50	1750
Annual Utilisation (% of available Mon – Fri capacity actually used) = 877/1750x100	50%

Notes:

- i) The source of the actual cremations data supplied by the applicant has not been properly attributed.
- ii) Mr Parke has also stated in writing to me that he can operate a 7x7 service (i.e. 7 services a day, 7 days a week) which would result in an annual utilisation figure of 36% (based on 2019 figures).

It is therefore clear that the existing Friockheim facility already serving the county of Angus, which is the applicable council area for this application to be considered for, is operating well within its current capacity limits.

Whilst it could be argued that the annual utilisation of Dundee Crematorium is not of any relevance to a planning application that has been lodged in Angus, as the applicant has also made reference to this facility, I decided to examine their statistics too for the sake of completeness.

Dundee

No. of actual cremation services conducted in 2019 (data supplied by applicant)	1765
No. of available service slots each day (09.00 – 16.00 hrly starts incl) = 8 No. of available service slots per week (Mon – Fri) = 40 (8x5) (data sourced from Dundee Crematorium's website)	
No. of available service Mon – Fri slots per year (based on 50 weeks) = 40x50	2000
Annual Utilisation (% of available Mon – Fri capacity actually used) = 1765/2000x100	88%

Notes:

- i) The source of the actual cremations data supplied by the applicant has not been properly attributed.
- ii) Attributable death numbers for the City of Dundee in 2019 are 1688 (source: National Records of Scotland). The % of deaths resulting in cremation in Scotland is 68.5% (source: The Cremation Society: Progress of Cremation in the British Islands 1885 – 2019) which gives an attributable no. of cremation services conducted in 2019 for City of Dundee citizens as 1156 (1688 x 68.5%) and an Annual Utilisation of the Dundee Crematorium of 58% (1156/2000 x 100).
- iii) Dundee Crematorium offers an additional 'budget' 08.15 Direct Service each day and weekend service options, none of which have been included in the above and if included, would only further reduce the Annual Utilisation %s.
- iv) One possible reason for the discrepancy between the unattributed and attributed numbers of cremation services carried out in Dundee in 2019 could be that Dundee Crematorium is also providing their services to residents of North Fife. On 25th April 2019, Fife Council granted planning permission for a new crematorium just outside St Andrews at 100 Acre Wood (Fife Council planning ref 19/00546/FULL) and hence once that facility comes on stream, then it is not unreasonable to assume that the number of cremation services conducted in Dundee will significantly reduce to something much closer to the attributable Annual Utilisation figure of 58% as a consequence

It is therefore clear that the existing Dundee facility, already serving the city of Dundee, is also operating well within its current capacity limits.

As the population of Scotland in the period 2021 to 2043 is projected to increase at an average of just 0.09% per annum (source: National Records of Scotland: Projected Population of Scotland (2018 based)) neither crematorium is going to run out of capacity any time soon.

Independent expert's analysis of the claimed need for a 3rd crematoria

To further supplement the above analysis and given the short timescale to respond in that we were presented with, on behalf of a number of local residents, I engaged TheCDSgroup, a national specialist (rather than a provincial generalist) in Cemetery and Crematorium Management to critically examine this business proposition. I enclose a copy of their report 'Drive Time Analysis for the Proposed Crematorium at Duntrune' dated 23rd December 2020 as part of my submission to Angus Council.

I will not repeat here in full all the contents of their report as it deserves to be read in its own right, but would like to draw your attention to the following:

- TheCDSgroup have used what is, I understand within the crematorium industry, a recognised and standard site feasibility analysis tool (Drive Time Analysis) to identify the areas of population likely to be serviced by each of the 2 existing crematoria and to understand what population would be likely to be uniquely serviced by the 3rd crematorium (if built);
- Their analysis shows that for the unique area served best by Duntrune Crematorium there would be just 133 cremations/services per year. The Minimum Distance Catchment (MDC) area for the Duntrune Crematorium i.e. the area outside the crematorium's unique area but also within a 30min drive time at cortege speed of Duntrune, would generate a further 405 cremations/services per year. However, it should be noted that, as shown in figure 4 of TheCDSgroup's report, the western fringe of the Duntrune Crematorium's MDC overlaps with the eastern fringe of the Dundee Crematorium's MDC and hence bereaved families residing in the intersection of the 2 MDC's would have a choice over which crematorium to use. The impact of this would be that Duntrune Crematorium would likely only receive a proportion of the potential 405 MDC generated cremations/services each year;
- Taking TheCDSgroup's prediction of the maximum annual number of cremations at Duntrune as 538 [133 *unique* +405 MDC], this would equate to an Annual Utilisation for the Duntrune Crematorium of just 27% [538/(4 services a day x 5 days a week x 50 weeks per year) x 100] which is an appallingly poor utilisation for an expensive capital asset such as this;
- Justin Smith (Founder and Director of TheCDSgroup) stated to me in a telephone conversation on 22nd December 2020 that, in his experience, to be commercially viable a crematorium needs to conduct a minimum of 800 cremations/services a year. The Friockheim (Parkgrove) facility is, according to the figures supplied by the applicant, just exceeding this threshold and from TheCDSgroup's analysis it is clear that the Duntrune Crematorium could never reach this;
- TheCDSgroup's final conclusion is that, based on their analysis, 'the need for an additional crematorium in the area is not cogent. With respect to viability, it is unlikely that a facility operating with 538 cremations per annum [*the maximum annual number of cremations at Duntrune predicted by TheCDSgroup and representing just 50% of the total annual number predicted by the applicant based on their assumption of 20 services per week*] would be viable in isolation of any additional revenue streams.'

So, an external independent expert is also of the view that there is no proven need for a 3rd crematorium in this area.

This viewpoint is not contradicted by Stewart Ball, Angus Council's Director of Communities who on 23rd November 2020 sent the following message to Cllr Ben Lawrie, which Cllr Lawrie then forwarded onto me via the chair of the Murroes & Wellbank Community Council:

'Hi Ben, apologies for not responding sooner. From a planning perspective we have no specific policies but would consider any proposal against the other policies in the local development plan including the ones that deal with amenity and traffic etc.

The council have no plans to build a crematorium, if this did happen it would be an application from a private developer.

Stewart

Stewart Ball

Director of Communities, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.'

Given that crematoria could be considered strategic assets of which each council area clearly needs an adequate, but not extensive provision, it does not require a degree in economics to arrive at the conclusion that there is already more than enough supply in this area and that should a 3rd crematorium be approved, there would be gross over supply in the local area rendering one (or perhaps even both) of the Friockheim and Duntrune crematoria as unviable 'white elephants' which is of no benefit to the people of Angus. Given the previous history of the buildings and close proximity of the proposed Duntrune site to the existing community halls at Westhall Terrace and Wellbank, there would be no obvious way to re-purpose the building here either.

Whilst there are different and hence conflicting numbers of services per day/week stated in this proposal, taking an average of 4 services a day, 5 days a week this equates to 1000 services a year (4 services x 5 days x 50 weeks) and represents 38% of the current annual total volume handled by the 2 existing facilities (a total of 2,642 services were conducted in them in 2019 according to the data supplied by the applicant as part of this proposal).

The council appears therefore to being asked by the applicant to go contrary to both the TAYplan and ALDP (as outlined at the start of and later on in this letter) to support an ambitious new entrant into the local crematoria market that, despite having no obvious product or service differentiation from the 2 existing providers, is somehow going to sweep up nearly 40% of an already saturated, volume constrained and over supplied market?

As I understand from Justin Smith of TheCDSgroup that the cost of building a new crematorium ranges between £3.5m to £6m, one cannot help feeling that this capital could somehow be more usefully employed on a different and more viable venture elsewhere in the county which might have better prospects for sustainably boosting the employment numbers in Angus.

If one of my clients had asked me to assess this business proposition on their behalf, my report back would have been brief and would have stated – 'this is not a viable business proposition and could only be considered as a vanity project. If/when the business failed, the alternative uses for the capital asset created are very limited given its unique previous purpose and history'.

In closing this section I would like to draw attention to the following element within the ALDP 2016 Strategy section (page 6) and the sections of text highlighted in bold in particular:

Part 2 – 'Directing the **Right Development** to the Right Place'

TAYplan Strategic Development Plan (SDP) requires that the majority of all new development takes place within principal settlements, with a focus on previously developed land and buildings.

In the rural area outwith the towns, TAYplan SDP sets out an approach which balances the importance of sustaining the rural economy with the need to protect the countryside. **A level of new housing and other appropriate development** may be provided in the countryside and small settlements, **but only where this meets specific local needs** or supports regeneration of the local economy.

As this proposal demonstrably fails to meet any specific local or county wide needs, it cannot in my opinion be deemed the 'Right Development' and hence is contrary to the Part 2 element of the current ALDP Strategy.

Objection 2 - Poor Accessibility of the Proposed Site

I note that the application contains a Transport Assessment (Rev -02) produced by Cameron + Ross (C+R) in March 2020.

Again, given the short timescale to respond in that we were presented with, on behalf of a number of local residents, I engaged Dougall Baillie Associates (DBA), an independent engineering consultancy firm that offer Transportation Engineering services, to critically review the supplied Transport Assessment (TA). I enclose a copy of their letter and report entitled 'Erection of Crematorium Building, Land North East of Duntrune House, Duntrune, Angus, Planning Application – 20/00830/FULL' dated 24th December 2020 as part of my submission to Angus Council.

A specific request was also made of DBA and that was to review the road system to the north and west of the proposed development site as, according to page 11 of the C+R TA, this would be taking 38.5% of the traffic volume generated by the new crematorium.

Again, I will not repeat here in full all the contents of their report as it deserves to be read in its own right, but would like to draw your attention to the following:

- As no record of the scoping meeting held with Angus Council is provided with the TA, it was difficult for DBA to audit the requirements of Angus Council or the assumptions subsequently undertaken as part of the TA;
- There is no record of any discussions with Dundee City Council which is a surprise, given the close proximity (1km) of the proposed site to the Dundee City boundary and that a junction (Kellas Rd/Drumgeith Rd) considered within the TA lies within the Dundee City Council area;
- Re Sustainable Transport Links – the hierarchy of transport modes and the increasing public policy requirements for sustainability mean that it is completely inappropriate, given the close proximity to a large city of the proposed site, that as stated in paragraph 3.9 of the C+R TA “there is little opportunity for crematorium visitors to travel by public transport...” and “...unlikely that staff would utilise public transport...”. It is therefore clear that this proposal does not meet sustainable transport requirements;
- Re Traffic Counts and Speed/Link Flow Surveys – these were carried out during the school holiday period when traffic patterns are substantially different [lower volumes] and therefore this data is not representative of reality and this section of the C+R TA should be ruled inadmissible;
- Re Traffic Distribution – In paragraph 4.8 of the C+R TA it notes that a particular population gravity/distribution model was agreed with Angus Council but was not followed when preparing the TA. For this reason, I also believe that this section of the C+R TA and all assertions made based on this data, should be ruled inadmissible;
- Re Traffic Generation – Inconsistencies in and questions about baseline assumptions used (e.g. 4 or 8 services a day?), lack of attribution of verifiable data sources (e.g. average of 3 persons per vehicle?) and no assessment made of impact of a full attendance (120 persons) service. Again, for these reasons, I believe that this section of the C+R TA should be ruled inadmissible;
- Re Parking Provision – discrepancy identified between the C+R TA and layout plans as to how many car parking spaces will be provided, bus and overflow parking would involve blocking in other cars which is unacceptable, overflow parking would have to be in car park circulation space as there is no space on the road verges outside on what is currently a road with the national speed limit of 60mph. Again, for these reasons, I believe that this section of the C+R TA should be ruled inadmissible;

- Re Visibility Splays & Road Layout – my neighbour, Barrie Jack a retired Highways Engineer with Dundee City Council, has already commented on these in his representation and to avoid a repeat of this I will just add that I fully support his comments;
- Despite 38.5% (data taken from page 11 the C+R TA) of the predicted crematorium related traffic being predicted to use the roads to the north and west of the proposed site and there being commonly known problem areas of narrow, hilly, twisty, tree lined sections on the C4 road at Burnside of Duntrune hill and bridge (see figure 1 below) and just outside Duntrune House (see figure 2 below), there is no mention of these within the C+R TA in terms of a) recognising them and b) making any improvement proposals;



Figure 1: Tractor and trailer on the hill at Burnside of Duntrune



Figure 2: Twisty section of road through woodland just to west of gate to Duntrune House

- DBA's final conclusion is that, based on their analysis, 'there are several areas of concern relating to the proposed TA including the sustainability and accessibility of the development along with the traffic generation, impact and visibility splays at junctions on the road network'.

I would personally go further and request, that given all of the fundamental flaws in the C+R TA as identified above and in DBA's letter and report, that the C+R TA be ruled inadmissible by Angus Council and that if the applicant still wishes to pursue this application, that they then commission a new TA which does address all the flaws of the C+R TA and hence the proposal can be properly assessed against Policy DS2 Accessible Development of the Angus LDP.

As currently presented, the proposal is contrary to Policy DS2 Accessible Development due to it not being 'accessible to existing or proposed public transport networks' and as it has not been satisfactorily proven that there is 'adequate local road network capacity or where capacity can be made available'.

Please note that as there are the above issues with the submitted C+R TA, I reserve the right to make further comment on receipt of the Roads Service consultation response.

Further objections/questions:

- 3) A local precedent in refusing a not dissimilar recent application (Perth and Kinross Council Planning Application number 20/00872/FLL) has already been set. In particular, the proposal under consideration at Rait was deemed to be contrary to TAYplan Policy 1 Location Priorities ('...the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development'). As the TAYplan is equally applicable to Angus, I consider that it is clear that the current proposal under consideration at Duntrune, equally fails to adhere to this policy.
- 4) What external illumination is planned for the building and car park for late afternoon winter services and overnight/at weekends for security?
- 5) Given that this is not the applicant's core business and running a crematorium requires specialist skills, who will operate and maintain the facility to the required standards?
- 6) Why has a Selective Catalytic Reduction (DeNOx) system not been specified to eliminate the known to be hazardous to public health NOx (Nitrogen Oxide) emissions from the stack?
- 7) Why is the specification of the cremator based on one 10 over years old?
- 8) Why has a more polluting gas fired cremator been chosen rather than an electric one? 240kg carbon dioxide is emitted per cremation when using gas vs just 20kg when using electricity (source: Cemeteries and Crematorium – Environmental Impact and Green Agenda report 28th August 2020 by TheCDSgroup)?
- 9) Given that there is a small memorial garden/wall and bereaved people may wish to visit the site to commemorate their loved ones outside the normal 9am-5pm Monday to Friday opening hours (e.g. on summer evenings and at weekends) and the site is to be locked outside normal working hours – how will they gain access and where will they park given that there is no parking provision on the 60mph national speed limit road outside the site?
- 10) Given that 3 existing 'end of life processing' facilities (Cairnbrae natural burial ground, Murroes church graveyard and Pitkerro Grove cemetery) also all lie within 2km as the crow flies of the proposed site, how many of these 'facilities' is a small community/land area expected to accommodate?
- 11) A Tree Preservation Order (TPO) covers all the trees on Duntrune Hill to the immediate west and north of the proposed site. One assumes that the TPO was granted/imposed to protect a significant and beautiful piece of the local landscape for future generations. I fail to see how allowing the erection of a modern incongruous building right up against these trees, coupled with the landscaping required to form a car park, is in keeping with the aim of this TPO.
- 12) The current plans include a memorial wall/garden plonked in the middle of the parking area. This seems to me to be wholly inadequate and inappropriate location for such a 'feature'. When one compares this aspect of this proposal to the beautiful, respectful and private memorial gardens at the existing Parkgrove facility at Friockheim, there is frankly, no comparison.
- 13) Access issues created by the establishment of the crematorium - I cannot see how the upper 8 acres could still practically be farmed. The plans for these 8 acres are unclear and a further development of the site (e.g. caretaker's house, further parking, proper and respectful memorial garden) could only happen further up the hill, making the whole site/facility a piece of highly visible from afar and incongruent industrial urbanisation in a very rural location. The field has a very prominent position and can be viewed, on a clear day, from as far away as Tentsmuir Forest. It can also be clearly seen from many closer locations e.g. Longpark Farm and Edzell Street in Broughty Ferry (please see figure 3 below);

Crematorium site from Edzell Street Broughty Ferry



Figure 3: View of proposed site from Edzell Street, Broughty Ferry.

- 14) Regular visitors to Dundee Crematorium (63 parking spaces in total) know to park on the surrounding industrial and residential streets to avoid the regular on-site congestion. There is no overspill parking facility planned for this crematorium and there is no way the operator of the facility can control the numbers of people attending a funeral to ensure that the on-site parking limits are not breached and that everyone attending parks safely. It is not uncommon, particularly for funerals of young people, for it to be standing room only at such services. Clearly this facility could not accommodate services such as these.
- 15) Whilst this field is not rated as 'prime' agricultural land, it is rated at 3.2 (the 4th highest out of the 14 possible soil classifications) on the National Scale Land Capability for Agriculture Map (source www.soils.environment.gov.scot). It has been cultivated within the past 5 years before being 'set aside' a few years ago and numerous locals remember picking up potatoes from it in their youth. I therefore consider that this is productive and viable farmland which should not be lost to an unneeded and incongruous development in the landscape which I believe is contrary to Policy PV6 – Development in the Landscape' of the ALDP. The field (when not under cultivation) and the adjacent woodland on Duntrune Hill are popular walking, horse riding and wild camping spots. I personally walk up there most days and enjoy the exercise, views and time out away from other people and the built-up environment. The amenity I currently enjoy, which is in very close proximity (walking distance) to my residence, will be significantly diminished should this proposal be approved and I will have to go further

afield (by car) to find another suitable place to relax. Please see Figure 4 below for the view from the top NE corner of the field to demonstrate what would be lost should this application be approved.



Figure 4: View looking south taken from top North East corner of the proposed development site when the identified field (in the foreground) was under cultivation

- 16) Further amenity loss – the occupants of the two cottages nearest to the proposed site will in the autumn & winter months, despite the statement to the contrary within the Planning Design and Access Statement, be clearly able to see and hear mourners and their cars, which after over 20 years of living in rural peace will be a significant amenity loss for them. Please see Figure 5 below for an example of this.



Figure 5: View of person in fluorescent yellow jacket standing at the nearest edge of the car park to the neighbouring properties

17) Winter period – if this proposal is approved will Angus Council move the C4, C6 and unclassified section of roads up their priority list for road gritting and snow clearing? As the proposed site sits at an elevation of 100m in an exposed location, if this facility is to operate in the winter months, the roads will need to be kept safe and clear. Figure 6 below shows the view up the C4 at the point where the unclassified road meets the C4 just south of the proposed site in March 2018 when the road was blocked by drifting snow for over a week.



Figure 6: Stranded vehicles on main approach road (March 2018)

- 18) The corner on the C4 just to the east of the proposed site is a well known accident blackspot with at least 5 accidents reported to the police as having occurred there since 2015 (sources: crashmap.co.uk (accidents in 2015 and 2018), myself (in early 2020) when I reported one to the police, 2 days ago (2/1/21), as reported in the Dundee Courier and Advertiser when a car overturned onto its roof and the latest one this morning (4/1/21) when a car overshot the C4/unclassified road junction. It is clear that these roads are already dangerous, and an increase in traffic from this proposal will only make a bad situation worse.
- 19) Number and length of proposed passing places on the sections of the unclassified and C4 roads – it is clear that the current road network is operating at/beyond its limit, hence the proposal of the introduction of passing places on some sections of these roads. However, I consider this an inadequate 'sticking plaster' type fix, as these passing places would be rendered unusable in the winter months during periods of snowfall and snow melt, as the snowploughs (assuming we actually saw one on these sections of road) would push snow into the passing places where it would pile up, with the snow then freezing into a large pile which would then take a considerable period to melt away, all the while rendering the passing places unusable. In addition, I consider that passing places at 11m long are too short in length given that school coaches, HGV lorries with trailers and farm tractors with long trailers (just one of which would take up all of a passing place's length) also regularly use these roads and all it would take is one of these behind the other meeting a funeral cortege coming the other way to block the road.

- 20) There is a complete lack of consistency within this application as to the number of services to be conducted at this 'community facility' each day – numbers quoted are 3,4,5 or possibly up to 8, and clearly the number of services has a direct correlation to the amount of traffic using the approach roads and the amount of inconvenience and amenity loss to local residents. I would ask the planning officer and the members of the Development Standards Committee to assess this application on the basis that this facility would operate 8 back to back services a day (as I believe the Dundee Crematorium usually does) to ensure the full potential impact of this 'community facility' is appreciated, before any recommendations or decisions are taken.
- 21) Within 500m of the proposed site there are 19 existing or already approved dwellings (15 at Duntrune House and the associated steading and 4 at Westhall Farm and the associated cottages) and 26 existing residents (with more to come to the 3 soon to be converted & 1 new build properties that have been approved at Duntrune steading). The amenity of all these residents will be drastically impacted to the negative by the increase in traffic, traffic noise and air pollution from mourners' cars as well as from the crematorium stack itself.
- 22) Lack of compliance with all relevant legislation. Whilst noting that the position of the proposed crematorium building just meets (by 12cm) the requirements of the Cremation Act 1902, the proposal also has to satisfy the requirements of the 'Environmental Protection Act (EPA) 1990, Part 1 The guidance memorandum on the Siting and Planning of Crematoria' which is UK wide legislation. I note that the current proposal does not meet the following sections of that particular legislation:
- 4. Main principles which should be satisfied:
 - (a) that the site is well suited to the building, and is accessible by public transport, and, normally, that all mains services are available;
 - (b) that the crematorium is so sited that its use does not have any material effect on the immediate neighbourhood
 - 6. '...this must go along with easy access by public transport...'
 - 7. '...the direction of the prevailing wind should be taken into account in the selection of a site.' [*Please note that the settlements of both Kellas and Wellbank lie to the east of the proposed site and that the prevailing winds come from the west*]
 - 9. 'It helps the circulation of traffic to have a separate entrance and exit.'
 - The exact use of the 'planted garden and memorial garden' that 'will be located to the front and south of the crematorium' is not made clear. Please note that the EPA 1990 Part 1 is very clear on rules for the disposal (by burial or strewing) of ashes, and if ashes were ever to be buried or strewn in the area to the front of the proposed crematorium building, this would contravene the following section of the EPA 1990 Part 1 as this area lies within 200 yards of neighbouring properties:
 - 18. 'By section 2 of the Act [The Cremation Act 1902] 'crematorium' means + 'any building fitted with appliances for the purpose of burning human remains, and shall include everything incidental or ancillary thereto'. The Department is advised that the crematorium buildings, chapels and **parts of the grounds used for the disposal of ashes come within this definition...**
 - 48. **Stack** '...the stack should generally be at least 12 metres high and **should not be less than 3 metres higher than the highest part of the associated building...**'
As the height of the stack at the proposed crematorium is just '1.25m above the ridge of the roof' it clearly fails to meet this requirement.

Closing Comments

If approved this unneeded development would lead to unacceptable traffic safety and residential amenity problems for the people who actually live and work in this area. The infrastructure surrounding the proposed is already extremely stressed and not suitable for the scale of this development. The land in question is not allocated for development and were this application to be approved, it would set a precedent for further car dependant (i.e. unsustainable) urban sprawl at this location.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to both the TAYplan 2016-2036 and the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these polices, and as such the application must be **refused**.

Yours sincerely

Name: Ian Robertson

Date: 4th January 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Encs:

- 1) Drive Time Analysis for the Proposed Crematorium at Duntrune, dated 23rd December 2020, produced by TheCDSgroup
- 2) Letter and report entitled Erection of Crematorium Building, Land North East of Duntrune House, Duntrune, Angus, Planning Application – 20/00830/FULL, dated 24th December 2020, produced by Dougall Baillie Associates

Discover what's beneath

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Drive Time Analysis for the Proposed Crematorium at Duntrune

Address: Land north east of Duntrune House, Duntrune, Dundee, Angus,
nearest postcode: DD4 0PJ, grid reference: NO 44929 35133

Date: 23rd December 2020

The CDS Group, Building 51, Wrest Park, Silsoe, Bedfordshire, MK45 4HS
W: www.thecdsgroup.co.uk
T: 01525 864387



CDS Background

CDS are the only UK Company specialising in Cemetery and Crematorium Management and Design who have in-house resources of qualified professionals whose collective capabilities cover over 80% of our technical professional services. The image below, which can be accessed on our [website](#), shows a range of projects that have been undertaken by The CDS Group across the UK.

CDS have successfully secured 5 crematoriums through planning and undertaken over 300 feasibility studies, groundwater risk assessments and contamination assessments of cemeteries across the UK, covering existing cemeteries with groundwater issues/drainage problems, proposed extensions to existing cemeteries/churchyards and the design and development of new cemeteries.



A summary of our inhouse resources is given in the table below:

Agronomy	Drainage engineering	Landscape design
CDM Co-ordinator	Environmental engineering	Land surveying
Computer aided design	Flood risk assessment	Memorial stability testing
Construction site supervision	Geotechnical engineering	Planning consultancy
Construction site setting out	GIS development	Project management
Data base development	GIS mapping field surveying	Site layout and design
Design engineering	GPS surveying	Soils engineering and soil science

Projects completed by The CDS Group in house staff

Project	Number
Cemetery feasibility studies	378
Cemetery planning applications including design	63 (60 Successful)
Cemetery developments to completion	38
Crematorium feasibility studies	13
Crematorium landscape and drainage design provision for planning	16 (all successful)
Crematorium planning applications	5 (all successful)
Crematorium construction projects underway	2
Mausoleum feasibility studies	8
Mausoleum planning applications	6
Mausoleum developments to completion	6

Introduction

The CDS Group have undertaken drive time analysis with respect to crematorium development at the proposed site: land north east of Duntrune House, Duntrune, Dundee, Angus, nearest postcode: DD4 0PJ, grid reference: NO 44929 35133.



Figure 1. Aerial photograph of the proposed site

Methodology - Calculating Predicted Cremations

Annual cremations will be estimated throughout this report based on population data. To form a robust needs case, parameters to be consistently used throughout must be established. The drive time software incorporates 2018 Office for National Statistics data, therefore 2018 based data will be used throughout.

The average regional death rate for Angus is approximately 1.21% based on National Records of Scotland data from 2016-2018 (see Table 1). This is 0.15% higher than the national death rate for Scotland at 1.06% for 2016-2018 (NRS). The average local death rate of 1.21% is used going forwards as it is best to use local statistics where available.

The amount of people choosing cremation over burial is increasing year on year. Approximately 68.5% of deaths per year resulted in cremations in Scotland across 2016-2018 according to The Cremation Society (Progress of Cremation in the British Islands 1885-2019).

This report will use a regional death rate of 1.21% and cremation rate of 68.5%. If the population of an area is 1,000 for example, the death rate of this population is approximately 12 per year and approximately 8 of these would be cremations: $(1,000 \times 0.0121) \times 0.685$.

Table 1. Actual death rates in Angus and Scotland (2016-2018 National Records of Scotland)

	Angus		
	2016	2017	2018
Population estimate	116,520	116,280	116,040
Deaths	1,433	1,405	1,367
Death rate	1.23	1.21	1.2
Scotland			
Population estimate	5,424,800	5,438,100	5,463,300
Deaths	56,728	57,883	58,503
Death rate	1.05	1.06	1.07

Drive Time Analysis – Indicative Annual Cremations

Due to the litigious nature of the crematorium industry, the placement of a new crematorium and whether the need is sufficient is the most important aspect. Performing drive time analysis helps to estimate the predicted annual cremations for the proposal. A 30 minute drive time set at cortege speed is the rule of thumb within the industry. In Figure 2, the drive time catchments (30 minute at cortege speed) of the proposed site and nearby existing facilities (Dundee and Parkgrove) can be seen.



Figure 2. Drive-time analysis of the proposed site and nearby crematoria

The annual cremation estimation is based on the population of two catchment areas revealed in the drive time analysis, the unique population and the Minimum Distance Catchment (MDC) population. The unique population is derived from the catchment area that is outside of the catchments of existing crematoria but within the catchment of the proposed site. This unique catchment area is highlighted in blue cross hatching in Figure 3.

The MDC is the area which based on distance, would identify the proposed site as their closest facility; calculating the MDC allows for accurate yet conservative estimations on the total population that the proposed site would serve. The MDC is shown in blue hatching in Figure 4.



Figure 3. Unique catchment of the proposed site



Figure 4. MDC catchment of the proposed site

According to ONS 2018 data, the unique population is 16,051 and the MDC population is 48,854. Using the regional average death rate of 1.21% and national average cremation rate of 68.5%, the estimated cremations for the proposal can be calculated.

The annual cremations for the unique area is approximately 133 ($16,051 \times 0.0121 \times 0.685$) and the annual cremations for the MDC area is approximately 405 ($48,854 \times 0.0121 \times 0.685$). Therefore, the likely total annual cremations for the proposed site are approximately 538 which is considered a low to moderate need.

Conclusion

Based on the drive time analysis, the need for an additional crematorium in the area is not cogent. With respect to viability, it is unlikely that a facility operating with 538 cremations per annum would be viable in isolation of any additional revenue streams.

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CW/202311et01a

24 December 2020

Ian Robertson,
Flat 1
Duntrune House
Duntrune
Dundee
DD4 0PJ

Dear Ian,

**Erection of Crematorium Building
Land North East of Duntrune House, Duntrune, Angus
Planning Application - 20/00830/FULL**

I refer to our recent telephone and e-mail correspondence in respect of the above planning application for a new crematorium building in Duntrune.

As requested, the specialised transportation team of Dougall Baillie Associates (DBA) have reviewed the supporting transportation information on the Angus Council planning portal (at date of this letter). Following this review, we have outlined comments in relation to the transportation aspects of the development.

About DBA

Since its inception in 1985, Dougall Baillie Associates (DBA) has grown to become one of the largest independent engineering consultancy firms in Scotland. DBA is a multidisciplinary consultancy providing Civil, Structural and Water Engineering services including Transportation Engineering, for which DBA has had a reputation nationally for over 30 years.

DBA routinely provides transportation advice for projects of all types and scales ranging from work on small access schemes for private clients to advice on major trunk road infrastructure schemes. DBA has worked with many of the major housebuilders on new residential developments throughout Scotland and regularly provides advice to regional shopping and leisure venues on transport matters.

DBA has also provided transportation advice to the public sector for new schools and major cycle route schemes.

Managing Director: F Adams
Directors: A Ferns, S Harrow, S Macphail
Associates: S Dow, B Sim, C Weir
Consultants: J Ashwood, R Duncan



Members of the Association for Consultancy and Engineering
Registered in Scotland Number: 198294

Registered Office: 3 Glenfield Road, Kelvin, East Kilbride G75 0RA Quality Assured ISO: 9001: 2015

Development Transport Assessment

The development Transport Assessment (TA) has been produced by Cameron and Ross Consulting Engineers. Report A/190889 Rev-02 dated March 2020 has been uploaded to the planning portal as a supporting document to the application and was reviewed by DBA.

Scoping Meeting

The TA makes reference to a scoping meeting held with Angus Council's Traffic Team in November 2019. No record of this meeting is provided within the TA which makes it difficult to audit the requirements of Angus Council or the assumptions subsequently undertaken as part of the TA.

Equally there is no record of any discussions with roads officers at Dundee City Council on the impact of the crematorium. This might be expected since the development is only 1km from the Dundee City boundary and indeed a junction within the road network considered in the TA is located within the Dundee City Council area.

Sustainable Transport Links

The TA sets out the nearest public transport provision to the proposed crematorium. This is in the form of local public bus services.

The nearest bus stops are noted in Paragraph 3.6 of the TA, to be approximately 1.6km walking distance from the site. This is nearly 1 mile from the site or a walking time of around 20 minutes at 1.3m/s. This distance to bus services is likely to be very off-putting to users of the proposed crematorium. Typically, a distance of 400m to bus stops is adopted, or as noted in Transport Scotland's Transport Assessment Guidance, a door to door journey time of 30/45 minutes including the bus journey and wait, is considered acceptable.

There is virtually no footway provision between the bus stops and the crematorium nor is the route street lit. This would require pedestrians to walk on the carriageway or verge to reach the crematorium further reducing the likelihood of using bus services.

The TA also highlights that the bus services from these stops are very infrequent, the TA noting 3 services per day from Dundee and 4 services per day towards Dundee. This infrequent service pattern is very unlikely to suit staff or indeed those wishing to attend a funeral service.

Additional stops are highlighted in the TA in Paragraph 3.7. These stops on Hawick Drive are listed at 2.4km from the site, over 30 minutes walking time from the proposed development. Again, the walking route would involve substantial sections with no footway or lighting, including high speed sections on the B978 Kellas Road. This a very undesirable walking route.

The bus service, the number 88, is more frequent, operating an hourly service however the TA has erred by indicating an hourly peak hours service. Reference to timetable information indicates the first bus starts at 9.10am and the last bus terminates at 3.10pm. Both these times are out with what would be considered peak hours which are usually the commuting times (7am-9am and 4pm-6pm) and would not be useful for staff.

Paragraph 3.10 indicates that provision would be made for private buses, however the TA goes on to indicate that coaches are only expected at approximately 3% of funerals.

A combination of the distances from the identified bus stops, the poor pedestrian provision on the walking routes to the bus stops as well as the limited and infrequent bus service, it

is extremely unlikely that anybody would visit the crematorium by sustainable transport modes and thus visitors would need to drive.

The TA correctly highlights this aspect in Paragraph 3.9 “...little opportunity for crematorium visitors to travel by public transport...” and “...unlikely that staff would utilise public transport...”.

This is completely inappropriate when considering the location is on the edge of a major city, the hierarchy of transport modes and the increasing public policy requirements for sustainability. Indeed, Scottish Planning Policy Paragraph 287 emphasises that planning permission should not be granted for significant travel generating uses in locations where the Transport Assessment does not identify satisfactory ways of meeting sustainable transport requirements.

Many of those using the crematorium are likely to originate from the Dundee urban area just to the south of the proposed crematorium. Funeral services in this area are likely to presently use Dundee Crematorium, which is 6 miles away. Dundee Crematorium for example is located adjacent to frequent bus services (average of 5 services per hour).

The poor public transport links would force staff and funeral parties to use private cars over sustainable modes substantially increasing the number of vehicles required and the subsequent impact on the local road network.

Traffic Counts and Speed / Link Flow Surveys

Paragraph 4.3 indicates that traffic counts were undertaken on Tuesday the 8th of October 2019. Speed and link flow surveys were undertaken over a period of 7 days between 10th October and 16th October 2019.

These surveys were undertaken during the school holiday periods for both Angus Council schools and Dundee City Council schools (schools closed 7th to 18th October 2019).

When schools are not open traffic patterns are substantially different with traffic volumes generally lower during holiday periods. Therefore, it is difficult to rely on the traffic and speed surveys, used in the TA, as representative of typical traffic conditions experienced throughout the year.

Traffic Distribution

In Paragraph 4.8 the TA notes that a population gravity / distribution model was agreed at the scoping meeting. TA however highlights that it has not followed the method agreed with Angus Council at this meeting.

The method used to obtain distribution in the TA is by assigning traffic to electoral wards within a specified catchment area. This catchment chosen is the entirety of the Angus Council and Dundee City Council areas with traffic assigned proportionally based on the each council wards population, without any reference to the distance from the crematorium.

This methodology has the effect that the North East ward of Dundee City (Baldovie / Fintry areas) around 1 mile from the crematorium with a population of 15,667 persons has a similar traffic generation assigned as Montrose and District ward (15,927 persons) some 20 miles from the development.

It is logical that areas closer to the crematorium are more likely to make use of the facilities than areas further away - for example Parkgrove Crematorium is just over 15 minutes drive from Montrose whereas the proposed crematorium is over 40 minutes away.

Given the location on the outskirts of Dundee, it is likely that residents of city and urban areas to the south would be a majority user of the crematorium. It is disingenuous to say that the crematorium will “*primarily serve the Angus Council District*” when the population centres of Dundee City are substantially closer.

Equally given the catchment includes wards in Angus a distance of 20 miles north of the Crematorium, there is no reason why other council wards within 20 miles of the crematorium to the south and west in Fife and Perth and Kinross were not similarly included. This includes population centres such as Couper Angus, Leuchars, St. Andrews, and Invergowrie.

If the model outlined by Angus Council was followed, by using a method of distance correction, it would reflect that those furthest away from the crematorium would be less likely to use the facilities.

Including wards in the catchment within a similar distance to the south and west would also increase the proportion of vehicles using roads to the south / west and thus the impact on these roads.

The traffic distribution for the development should be revisited to reflect the close distance to Dundee and if a distance based catchment this should include all areas within that specified distance.

Traffic Generation

The traffic generation is based on the Parkgrove Crematorium near Friockheim. Paragraph 2.16 of the TA notes an average of 3 persons per car. The TA however gives no details on how this figure was obtained.

In DBA’s opinion, an average of 3 persons per vehicle would seem very high and a lower figure should have been adopted to give a robust assessment of traffic impact. If this figure was to be used, complete details of the surveys used to obtain this figure should be provided.

Paragraph 4.6 and 4.7 are also inconsistent. Paragraph 4.6 clearly states that there will be a minimum of 1 hour gap between a service ending and a service starting, however the TA has adopted the “*worst case frequently experienced scenario*” which is “*an average size funeral leaving and an average size funeral arriving within the same hourly period*”. This suggests that, frequently, there may not be a 1-hour gap in services.

The TA only considers the impact of 70 person, 24 car services back to back. DBA would have expected a robust assessment to be based on full seating capacity of 120 persons, also reflecting comments made earlier regarding average persons per car.

Parking Provision

The TA paragraph 2.12 indicates “...a total of 90 car parking spaces would be provided...” which is confirmed again in paragraph 5.10. 4 spaces would be disabled spaces. Reference to the Building and Car Parking site plan (@rchitects drawing, 1266/PD/01 Rev B) however notes that 60 spaces are proposed with 2 electric spaces and 7 disabled spaces, a total of 69 spaces. This seems to be a discrepancy with the TA and the layout plans.

Overflow and bus waiting is shown on the plan however would involve blocking in other cars and only accommodate approximately 10 vehicles in the highlighted areas.

The TA notes that occasionally 200 people may arrive at the crematorium. DBA would believe this would generate in excess of 100 cars (2 persons per car average). Without

sufficient overflow parking, this will lead to people parking in car park circulation space and on road verges.

Equally the TA states the worst case frequently experienced scenario would be “*an average size funeral leaving and an average size funeral arriving within the same hourly period*”. In this scenario additional car parking should be provided for those arriving early before the other funeral has finished.

Visibility Splays

The visibility splays provided were reviewed. Particular concern relates to the following splays.

Unclassified Road / C4 Road

The visibility splay (Drawing A/190889 - 904) in each direction is substandard in the x-direction. A minimum of 2.4m x 160m (as detailed by the speed surveys) should be shown to the nearside carriageway edges. An increase in traffic on junctions with substandard visibility poses a safety risk.

Unclassified Road / B978 Kellas Road

The visibility splay (Drawing A/190889 - 905) to the north for right turning traffic is not to standard. The Design Manual for Roads and Bridges (DMRB) shows visibility splays drawn to the nearside. A minimum of 2.4m x 160m (as detailed by the speed surveys) should be shown to the nearside carriageway edge to the north.

It is worth highlighting that the side road does not meet the major road at 90 degrees but at a more acute angle. This means that drivers turning right would have to look over their shoulder making the manoeuvre more difficult and hazardous than a typical T-junction.

C4 Road / B978 Kellas Road (North)

This junction is provided with mandatory Stop signage indicating the difficulty in visibility. Visibility splays (Drawing A/190889 - 905) at the junction are 1.8m x 55m and 1.9m x 39m which is substandard particularly in the x-direction. Increasing the traffic flow through a junction with substandard visibility poses an accident risk.

C4 Road / B978 Kellas Road (South)

The visibility splay to the north on (Drawing A/190889 - 905) is shown as 5m x 160m. It does not however go to the tangent point of the nearside kerbline, thus there is a potential shadow area. This should be reviewed.

Road Layout

The TA notes that an assessment of road width has been undertaken due to the restricted road widths. This has been undertaken for the routes to the east towards the A978 Kellas Road. The road outside the development frontage will be widened to 5.5m.

Review of these drawings indicates road widths generally of 5m, but varying from 4.2m to 5.7m in width. In general widths of 5.5m are suitable for cars, but can pose difficulties for bigger vehicles such as buses and refuse trucks or indeed passing agricultural vehicles. Indeed the traffic link counts indicate that the weekday average of larger vehicles (2 axel truck and bus and larger) is some 11% in both directions. These vehicles would be disproportionately affected by a rise in traffic flow on these roads.

Viewport 5 on drawing A/190889-902 shows an 'existing passing place'. This is poorly surfaced and is more of a field access across the verge. This passing place should be upgraded. Additional passing places or verge widening should be provided to the north of this passing place towards the field access as this is the narrowest section of road.

Inadequate road width is likely to lead to verge overruns and subsequent maintenance problems on the road. This can already be observed on some verges where large vehicles tyre tracks can be seen. There are also sections where the verge is raised above the carriageway which leads to drivers keeping a distance from the verge and other points where field drains exist in the verge.

The C4 route to B978 Kellas Road to the east has proposed 2 new passing places. Notwithstanding the new passing places, this road is extremely narrow (3.7m at narrowest point) and when combined with substandard visibility at junctions is largely unsuitable for an increase in traffic flow.

Whilst the TA has considered the route from the B978 Kellas Road, the TA has failed to consider the route from the west via Burnside of Duntrune and Barns of Wedderburn. The TA has some 38.5% of traffic going west of which 26.9% via Burnside of Duntrune (not withstanding previous comments about the accuracy of the gravity model).

It is noted that typical mapping software will direct you via these routes from the A90 / A972 Kingsway Junction in Dundee.

Despite this level of traffic flow, no assessment was undertaken of the road width in this area, which is narrow with several tight bends and limited passing places. Areas of particular concern are -

- Area near the bridge over the Fithie Burn
- Wooded area near Duntrune House

In both areas, there is limited intervisibility of traffic in the other direction and limited opportunity to pass. A detailed assessment should be carried out, similar to that of the route to Kellas Road to ensure adequate road width and passing places are provided to be able to cope with the predicted traffic increase.

Consideration should also be given to the impact of funeral procession traffic. Unlike say a residential development, where traffic is typically spread over a peak hour or longer, funeral traffic would be focussed on a short 10-15 minute period of the start and finish times of services. This would increase the impact of development traffic on the road network.

There may also be a long funeral procession associated with services at the development. Despite the introduction of passing places, these are only typically 11m or 2 cars in length, so a long vehicle (typically 11% of the flow) followed by a car would struggle to pass a funeral procession should these meet in a narrow section.

Conclusion

DBA have reviewed the submitted Transport Assessment relating to the proposed crematorium application. It is DBA's view that there are several areas of concern relating to the proposed TA including the sustainability and accessibility of the development along with the traffic generation, impact and visibility splays at junctions on the road network.

Yours sincerely,



Colin Weir
Associate
for *Dougall Baillie Associates*
E-mail: colin.weir@dougallbaillie.com

Old Schoolhouse
Kellas
Broughty Ferry
DUNDEE
DD5 3PD

Planning Service (FAO: Fraser Mackenzie)
Angus Council
Angus House
Orchardbank Business Park
FORFAR
DD8 1AN

1 January 2021

Dear Sir

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

We note that the above planning application has recently been lodged and, as local residents, we wish to register our objections to it.

We are very familiar with the proposed development site and the various roads around it, and it is our view that the road network is not well suited to the amount of additional traffic that is likely to be generated before and after cremation services. The minor roads on the south side of Duntrune and Glack Hills have low levels of light and blind bends which makes them dangerous to road traffic as well as to pedestrians, they are frequently used as "rat runs" and we have witnessed quite a number of "near-misses" at some of the junctions with adjoining roads. The proposed use would undoubtedly exacerbate these problems.

We are of the view that the proposal fails to meet the requirements of the 2016 Angus Development Plan in the following ways:

- Loss of residential amenity in respect of traffic disruption, noise and general disturbance to local people
- Road traffic and pedestrian safety concerns
- Insufficient parking provision – with 66 parking spaces, it would be very similar to Dundee Crematorium which is often more than fully occupied with queues of cars spilling over into the surrounding streets. Parking outwith the site would be hazardous and obstruct agricultural vehicles, school buses and other road users.
- Poor connectivity – access to the site by public transport is extremely limited and this rural and inaccessible location will encourage the use of private cars.

In addition:

- The proposal states that usage is estimated to average three services a day but, given that it will presumably serve the whole eastern side of Dundee as well as south Angus, this would appear to be a purposefully conservative estimate.
- The proposal states that the development would “make a positive contribution to the quality of its immediate environment” – it is not clear how replacing a green field site with a building and hard standing can possibly be deemed a positive contribution
- The proposal indicates that “local services will benefit from such a land use” but – being less than a couple of miles from Dundee – it is far more likely to benefit the urban residents and services of Dundee than those of the rural Angus parish in which it would be situated.

In the last few years this local area has already had to cope with the development of the Cairnbrae woodland burial site, with associated increase of traffic and disruption to local residents and traffic (eg people parking on the adjacent roads etc rather than in the site). It is our opinion that this not dissimilar development is likely to have a similar, possibly larger, detrimental effect on the very same parish and rural community.

We trust that you will take the above concerns into consideration in your determination of the outcome of this planning application.

Yours faithfully



Gillian M Officer



Mrs Kathleen M Officer

Submitted by email to planning@angus.gov.uk

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *SOHAN G. CATHER*

Date: *29/12/2020*

Address: *12 BIRKESIDE COTTAGES
BURKESIDE OF DUNTRUNE
DB4 0PP*

30th December 2020

No.4 The Courtyard
Duntrune House
Angus
DD4 0PJ.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

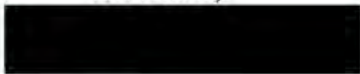
20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- Lack of public transport

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully



T. Clark

29th December 2020

A.Clark
93 Craigie Avenue
Dundee
DD47LR

Planning Service
Angus House
Orchard Bank Business Park
Forfar
FAO Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune.

I refer to the above mentioned application and would take this opportunity to object to above mentioned application in the strongest possible terms.

I consider that the proposal fails to meet the requirements to the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic, disruption, noise and general disturbance
- Insufficient Parking provision
- Lack of public transport
- Concerns with regard to pedestrian safety and road traffic.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours Sincerely

Alistair Clark

Dear Mr Mackenzie,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and I am writing to you to **object** to this application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety- I am particularly concerned with the impact increased traffic could have on the narrow and already overcrowded roads in the surrounding area. The current mix of cars, farm vehicles, cyclists and pedestrians is already dangerous at times and to significantly increase traffic to this would be irresponsible. There are also no nearby bus stops and no pedestrian footpaths from the nearest bus stop to the proposed site.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and **refuse** the application.

Yours faithfully,

Angus Brodie

Date: 29/12/20

Address: 19 Pleaseance Court, Dundee, DD1 5BB

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: David N Milne

Date: 6th January 2021

Address: 9 Elm Rise, Baldovie, Broughty Ferry, DD5 3UY

Currently under consideration with Dundee City Council, planning application 20/00423/FULM | Construction of Residential Development (no. 150 houses) and Associated Works (Phase 2) | Land To East Of Ballumbie Road Dundee

significant traffic analysis has been carried out as part of the planning application specifically the impact on the Ballumbie Road/Drumgeith road junction.

The conclusion of the analysis is this junction will likely exceed capacity as a result of this development but no remediation is suggested.

An omission to the traffic analysis was the junction of Peebles Drive/Drumgeith Road but is also a busy intersection which will see increased usage should the Ballumbie development go ahead.

This is relevant to 20/00830/FULL | Erection of Crematorium as Drumgeith road is a regional distribution road and as such will carry a significant proportion of the traffic approaching from the North, North West and western areas of Dundee.

Whilst B961 (Drumgeith Road) is beyond the council boundary of this application the likelihood of congestion, increased journey times and associated environmental impacts becoming unacceptable will be high.

Therefore I suggest appropriate traffic flow analysis incorporating calculated increases associated with 20/00423/FULM is carried out and suitable mitigations applied as conditions to granting application 20/00830/FULL

Regards

Derek Arthur

Highbroom,
Duntrune,
Angus,
DD4 0PH.
1stDec 2020.

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge a strong **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance,

We have lived at Highbroom House for 26 years and are more than familiar with this proposed site and the access to and from this area. We strongly object, clearly narrow rural roads are not the access of choice, used constantly and by necessity by large agricultural tractors, dustcarts, buses and school buses, this is an agricultural rural area and all arterial B roads and unclassified roads leading

to this site have fundamental inadequacies for use by increased traffic. Even used predominantly by people with local knowledge there are incidents at areas of sharp bends and narrowing of our unclassified country roads and increasing the traffic by potentially 960 additional cars with no local knowledge can only increase the probability of a serious incident.

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Clearly the infrastructure to support this proposal is inadequate and fraught with potential hazards.

The current proposal is contrary to Policy 1 Locational Priorities of TAY plan.

It is clear that the current proposal is contrary to policy DS1.

The proposal is contrary to Policy DS2 Accessible Development.

The proposal is contrary to Policy DS4 Amenity.

The proposal is contrary to Policy TC8 Community Facilities and Services.

Evidence to substantiate these points is;

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

The current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. The introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries.

Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Concerns with regard to road traffic and pedestrian safety.

This is not on a bus route and the nearest bus stop is 1.6km/1mile. Two buses would and do struggle to pass on all arterial B and unclassified roads leading to this proposed site.

Fundamentally our top priority must be one of safety and each of the 3 access and exits are dangerous;

- 1) Unclassified public road from Burnside of Duntrune to Craighill Farm/ Highbroom road end. Used daily by all surrounding farms and has severe limitations. There are 2 bends on this very narrow road and limited sight of oncoming traffic. The NW side is bounded by a steep drop and the SE by a high stone dyke and no verges. Regularly 2 vehicles can be seen reversing round these blind bends into oncoming traffic sometimes up to

100-150metres not an easy thing to do and carrying inherent dangers.
Highly unsuitable for a cortege and a row of cars.

Coming out of the bend there is a hazardous right turn for oncoming traffic into Craighill Farm currently used by 4 households that cannot be seen by emerging traffic coming up the bend. Any Right turn has to be effected quickly and carefully and more cars coming up this bend increase the probability of an incident involving the slower moving and lengthy agricultural machinery turning right.

- 2) Access entry or exit from A90, the Murroes a hazardous junction with Aberdeen traffic at speed and unsuitable for a queuing cortege. Other exits from A90 would direct traffic via Burnside of Duntrune and the inherent dangerous double bend and narrow bridge.
- 3) Dangerous corners either side of the proposed site, one coming from any vehicles entering from the A90 via Westhall Terrace where the right angled left turn and turning circle of a vehicle at this corner compounded by a narrowing of this section of road does not allow two cars to pass safely at the same time. The second leading to T-junction at Kellas Road with speeding cars, a known local black spot and regrettably the scene of a terrible accident in the last week, again unsuitable for a queuing cortege.

I can from personal experience support the treacherous nature of this particular section of road during the Winter months where icy conditions due to the lack of sunlight behind the hill and the fact that snow does not disappear readily along this section of road is the cause of numerous incidents. I was involved in an incident where a vehicle came round the bend heading from Duntrune and was unaware of the nature of this section of road, it lost control and I had to swerve into the grass ditch immediately opposite this field the proposed site of this planning permission and the other vehicle ended up almost in the field itself.

It is clear that the current arterial B and unclassified roads and infrastructure surrounding this proposed site are inadequate for such expansion and cannot work without incident and potential harm.

Insufficient Parking and Incongruous design;

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitating the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance

No need for the proposed crematorium;

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim and currently I understand that Parkgrove is functioning under capacity. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**

Yours sincerely,

Dr Pauline Farmer

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Heather Turpie

Address: 11 Ashkirk Place Dundee DD40TN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the

1. Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
2. Introduction of a wholly inappropriate community use in a remote and inaccessible location.
3. Concerns with regard to road traffic and pedestrian safety, insufficient parking provision.
4. Incongruous and inappropriate design
5. No need for the proposed crematorium

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I hereby lodge an **objection** to the proposal.

I have lived around Duntrune for 40 years and I am a frequent user of all the roads and tracks in surrounding areas by car, foot, bicycle and horse. I have a personal interest in the history of the former Duntrune Estate in which this field is located. I acknowledge that developments can bring economic benefits, but as a stand alone business on a greenfield site with no infrastructure, I can't see any positive benefits for locals or neighbouring rural businesses.

I have read and contemplated all of Angus Councils planning documents in great detail over recent years. I deem that the proposed development site of a Crematorium with Parking and a Memorial Garden on an agricultural field does not fit criteria. This field is not serviced by a bus route or by core paths. The only access is by vehicular means. The fact that this field has been uncultivated with Ragwort growing rampant, is left open for use by youths on scrambler motorbikes, and frequently used as a site for fly tipping should not allow for development. All the nearby agricultural fields held in the same Trust are in cultivation and are closer to Kellas Road and Dundee East.

The 'as-is' traffic capture was based on information gathered during the October Angus School Holiday period 2019. The roads are always quieter around Duntrune at this time not only because Murroes School is closed but also many residents and road users take time off for child care and holiday. I can only assume this time point was cherry picked to skew the actual usage of the roads. On this basis, I consider the survey data misleading and unusable. In addition, the current pandemic has significantly changed traffic volume and flow as well as a significant increase in walkers, runners and cyclists around the Duntrune route. No acknowledgement of these changes have been made as an addendum in this report.

I read with interest that passing points, the widening of the road at the entrance to the proposed Crematorium and the squaring off of a corner to make it a deeper turn is considered a solution to the increase in traffic on poorly maintained, narrow, twisting rural roads. No solution is proposed for the safety of walkers, runners, cyclists and horse riders, all popular rural pursuits. An increase in traffic, in particular with a strict destination time deadline, will result in an rise in road accidents and air pollution. One must bear in mind that there will be two journeys on these roads, to and from, the Cematorium, therefore the increase in traffic will be two-fold. I am also concerned about cars being parked on the road at larger funerals and at times when funerals are run back to back with overlapping egress/ingress from site. Is that the reason for a proposal to widen this section of the road only?

This report also fails to reference the poor lighting on the road from the west due to the woodland canopy, the slippery road surface south of Houletneuk, the ongoing water run off

from Duntrune Hill that creates puddling and flooding in summer months, a muddy soup during harvest time also freezes in for months in winter. No accident data or air quality data was provided.

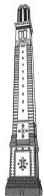
There is a considerable diversity of wildlife in this rural area, deer, foxes, squirrels, prey birds, bats to name a few. There is also a population of wild bees who's lineage dates back centuries as well as modern bee hives in the vicinity. An increased volume of traffic and a change in night light would have a negative impact on their environs. No surveys or impact assessment has been made with this application.

In my opinion, the proposed development falls short of the requirements as detailed in policies of Angus Local Development Plan 2016 and the associated Supplementary Guidance.

I plea that you carefully consider planning policy, the suitability of the locale and the current infrastructure, ROAD SAFETY, pollution and also wildlife preservation in the determination of the current application,

Kind Regards,

Imogen Johnston



Dr Imogen M Johnston

Fraser Mackenzie
Planning Service
Angus House
Orcharbank Business Park
FAO Fraser Mackenzie

John Barr
12 Hawthorn Grove
Ballumbie Castle Estate
ANGUS
DD53NA

Lodged by email to planning@angus.gov.uk

12 January 2021

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures | Land North East Of Duntrune House, Duntrune

Environmental and Emission concerns

Further to my objection, I note that the proposed specification of the cremator equipment is a gas burner type when my understanding is that the Cremation industry is moving away from gas powered cremators towards electric cremators due to environmental issues. Electric cremators are widely known to reduce emissions and run on green sustainable energy.

It is therefore ludicrous that the proposal specifies gas powered cremator equipment when alternative, more efficient equipment, powered by a green, sustainable power source and known to reduce emissions is widely available.

Below is a quote from a 2020 article by Ben Copland on the Cemetery Development Services Ltd (CDS) webpage

Though NOx can be reduced in gas cremators by using Selective Catalytic Reduction (known in the industry as DeNOx), there is no current technology available to reduce CO2 emissions from gas cremators. Electric cremators release an estimated half the NOx emissions of a gas cremator and also have the capacity to utilise Selective Catalytic Reduction. All electric cremators are fitted with abatement systems to remove mercury and other contaminants. Electric cremators are more efficient, cheaper to run in the long term and lower maintenance.

Offsetting, filtering out emissions or paying into burden schemes is not the answer. The industry should take immediate steps to switch from gas cremation and to electric cremation which is currently the greenest technology available if we are to make our own contribution to mitigating climate change as an industry.

Ref: CDS / Ben Copland, 16 March 2020

It is clear from the above that even if the proposed crematorium were to proceed, the current specification of a gas fired cremator is not a viable green, environmentally friendly and sustainable option. Indeed, I believe it is very short sighted.

Environmental pollution associated with crematoriums is well documented and I have environmental and health concerns regarding any associated emissions from the proposed site, regardless of how well the manufacturers and operators of such equipment say they can filter it.

The surrounding area is close to nearby residential buildings in all directions with Kellas and Wellbank in direct line of the prevailing wind, and the Ballumbie Castle residential estate to the south / south west only around 800 metres from the site and in the immediate fallout area of a northerly wind.

When we are all questioning and challenging how we can reduce our carbon footprints, safeguard our environment and do everything we can to promote greener and sustainable, alternatives, I fail to see how Angus Council can support an industrial development which is detrimental and contrary to environmental initiatives no matter how you look at it.

Yours sincerely

John Barr

Mr John McLaren
Corner Cottage
Kellas,
Broughty Ferry
Angus
DD5 3PD

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Lodged by email to mackenzief@angus.gov.uk and planning@angus.gov.uk

6th January 2021

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

Dear Sir,

I refer to the abovementioned application and would take this opportunity to strongly **object** to the above application.

I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents and local people by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use facility in this rural location.

The local road network does not have the sufficient capacity to accommodate the increased vehicle traffic and this will have a major impact on congestion in a rural area environment.

It is not uncommon to witness close shaves with large vehicles, HGVs, large farm machinery vehicles, school coaches and similar vehicles on these unclassified winding country roads and the impact of adding to that congestion will not only cause aggravation and frustration but will increase the risk of road traffic incidents with other vehicles, walkers, cyclists and horses and their riders. There have already been two serious accidents on the approach roads in the last week or so.

There are no public footpaths and the nearest basic (and irregular and unreliable) bus route would require a walk of almost 2km.

Luxury coaches, buses and hearses with entourage will not have the necessary visibility on these narrow roads nor the ability to pass each other. Considering that most coaches are around 2.5m in width up to 15m in length as per the application, the proposed passing places will only extend the road width at these points to a maximum width of 5.5m and will

only be 11m in length. This is only going to give each driver around 25cms of leeway at only a handful of locations. This is completely unacceptable.

Currently the road width along the site frontage is only 4.7-5.3m. Even with the proposed extension to 5.5m (and even then, only along the length of the frontage), this is still impractical, dangerous and insufficient along a road which has a proposed access point on a narrow section of road between two bends with low visibility and a surface that is greasy from foliage and farmland dirt and prone to icy conditions in winter, often untreated completely (see image below).

This is an example of the winter conditions experience on these local roads:



Ref Drawing 'Roads Visibility Splays Sheet 3 of 3'; The vehicle access point off the main Kellas Road (B978) and the C4 road heading west towards Westhall Farm is very narrow with a tight turn off/onto a road with a gradient (see images below). The verges and dry stone dyke at this junction have already been hit several times and severely damaged and on that very road, I have already had a wing mirror smashed off my vehicle when at a standstill to allow a van to pass. Having my home located here, I have no doubt that drivers will attempt to use my driveway access as a passing place too. Vehicles **will** use this road as a shortcut and even utilising existing farm access roads and the occasional new passing place, additional traffic on this road is unworkable.



Ref Drawing 'Roads Visibility Splays Sheet 2 of 3' (see image below); The exit point south at the Kellas Road junction is a difficult, awkward and dangerous junction for drivers to navigate. Traffic travelling on Kellas Road past this junction do so at full speed (often even faster than the 60mph limit) and traffic exiting Kellas Road north to visit the proposed site will also have to slow significantly at this junction which has an approach that is almost blind. It's an accident waiting to happen and we should not be adding to the traffic volume here.



In addition to the above points, I also consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

John McLaren.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Planning Service

Angus House

Orchard bank Business park

Forfar

FAO Fraser Mackenzie

Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; •the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Morag Prior.

Date:06/01/2021

Address: Naughton Lodge,

Balmerino,

Newport-on-Tay,

DD6 8RN.

7th January 2020

Mrs J. Clark
No.4 The Courtyard
Duntrune House
Angus
DD4 0PJ.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- Lack of public transport

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Mrs J. Clark

Dear Sirs

I live in Broughty Ferry and write to express my SUPPORT of the above Application to erect a Crematorium at Duntrune, for the following reasons;

STRATEGIC POSITION OF FACILITIES

In line with Planning Policy which supports the spread of provision of food supply across the City to serve its population centres, similar and consistent ruling should apply to the positioning of all essential facilities.

LOCATION

The proposed site is well situated to serve the growing population in the East of the City. Since the change to the Local Plan several years ago has encouraged a considerable amount of house building North of the A92, and this is likely to expand further, the growth to the population in the Broughty Ferry to Monifieth areas has been considerable and is likely to continue to grow substantially in the immediate years ahead.

This location at Duntrune is appropriately positioned nearby to Pitkerro Cemetery. When this Cemetery was created the strategic plan recognised and included the potential for a Crematoria to be built in the vicinity.

FACILITIES REQUIREMENT

While Planning Consent for housing rightly considers and often stipulates the increase of schooling, health Care, and other amenities to support the growth of population in that area, so must it apply a consistent attitude to funeral and crematoria provision which are equally essential requirements of any community.

ASSOCIATED BENEFIT

The proposed Crematoria is ideally positioned in close proximity to Hotel and function Room facilities within only 10 minutes drive in Broughty Ferry, and to various local accommodation providers who will support the requirement and benefit economically from the need. The resulting benefits will help to sustain local employment and income.

Direct Employment will benefit through construction of the Crematorium and long term operational jobs.

DUNDEE CREMATORIA PROVISION

The only existing Crematorium within the City Of Dundee is 85 year old and has a chronic lack of parking with no practical opportunity to expand. This regularly causes parking queuing and overspill to neighbouring residential streets.

The need for an additional Crematorium to serve the City should not be made on the basis of whether the existing provision is operating at theoretical capacity or not, but must determine whether it is adequately serving the needs of its inhabitants. This consideration should take into account the geographic location of the existing Crematoria in relation to the area of most housing and population growth.

Creating an additional Crematoria towards the East of Dundee will much better serve the City as a whole and distribute this vital facility more evenly. This will reduce journey time for a large proportion of the City's population.

I hope you will give full and fair consideration of these points and support this Application. Kindly acknowledge receipt of this email.

Yours Sincerely

Mr S. Paladini
Brook Cottage
29 Brook Street
Broughty Ferry
Dundee DD5 1DN

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: STEPHEN CLARK + TAVUA CLARK
Date: 5/1/21
Address: EAST CUPDAN COTTAGE
Duntrune
DD4 0PJ

Mr Alexander Stuart Farmer
40 York Road
Tunbridge Wells
Kent
TN1 1JY

(/ Family home)
Highbroom
Burnside of Duntrune
Angus
DD4 0PH

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I was resident at Highbroom House, Burnside of Duntrune for 13 years until moving south for professional reasons, however, I intend to return to Angus and reside in Burnside of Duntrune in the future. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully,



Alexander Stuart Farmer
7th January 2021

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety. *+ horse rider safety.*
- Insufficient parking provision *The roads surrounding this proposal ~~are~~ give access to the woods for horse riding. One of the limited safe areas for Murro's livers to use.*
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ALISON SANGSTER

Date: 29-12-20

Address: 3 Denside Park
Wellbank
DD5 3PN.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *Danielle Mitchell*

Date: *30-12-2020*

Address: *18 Westhall Terrace
Duntrune
DD4 0SN*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location,
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: *LENA FURDIE*

Date: *28-12-20*

Address: *67 BROOMWELL GARDENS
MCNIRIE
ANGUS
DD5 3SP*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name:

ELAINE CRAIG

Date:

29. 12. 20.

Address:

25 SEAFORTH ROAD.
Broughty Ferry
DUNDEE.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,


20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety, and *equestrian safety*
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *JEMMA JACKSON BROWN*

Date: *29/12/2020*

Address: *136 Balgillo Road
Brightly Ferry
DD5 3EB*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: **MARJORIE MCANISH**

Date: **29.12.20**

Address: **43 PANMURE ST
BROUGHTY FERRY**

DD5 2EU

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

MARY HARVEY

Date:

29/12/20

Address:

1 APPLEHILL DRIVE
WELLBANK
DUNDEE
DD5 3UD

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

REBECCA LING

Date:

29/12/20

Address:

22 HAMILTON STREET
DUNDEE
DD5 2NU

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

SK JACKSON

Date:

29/12/20

Address:

29 COLLISON DR

BROUGHTY FERRY

DD5 3TL

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,


20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: Shirley Anne Hamilton

Date: 29/12/20

Address: 9 Aikm Cres
Broughty Ferry
DD5 3TX

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: A. NEWLANDS

Date: 28/12/20

Address: 11 GLEN RISE
BROUGHTON FERRY
DUNDEE



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Alan Robertson*

Date: *29/12/2020*

Address:

*7 Ballumbie House, Elm Hill,
Broughty Ferry Dundee DD5 3UZ*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

[Redacted Signature]

Name: ALISON SMITH

Date: 28/12/20

Address: 59 Hawthorn Grove
Ballumbie Castle Estate
DD5 3NA

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: AINE MSE
Date: 28/12/2020
Address: 5 DUNTRUNE GROVE
DD5 3GJ



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,


20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully


Name: Jeanette Edman-Esposito

Date: 28/12/20

Address: Ardwyn House
Mundee
Blfenny
Dundee
DD5 3PB

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Joanna Budge

Date: 28/12/20

Address: 42 Oak Loan, Belacraig, Birnie

DD9 3JG

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,


20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:  JOANNE FARR

Date: 28/12/2020

Address: 33 SILVER BIRCH DRIVE
BALROGGIE
DUNDEE
PDS 3NS

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: JOHN SMITH

Date: 28/12/20

Address: 18 ELM RISE, BALLUMBIE DD5 3U7 DUNDEE.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

JULIA McANISH

Date:

31/2/20

Address:

37 ST. VINCENT STREET
BRANKHILL FERRY
D55 2BB

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: MRS LORETTA CRUICKSHANK

Date: 31/12/20

Address: The Stables
Murrões Farm
Murrões ANGUS
DD5 3PB

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

NICOLA NARES

Date:

30.12.20

Address:

1A MORVEN TEE
DUNDEE
DD2 2JU

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: 

Date: 2/01/21

Address: 37 Alvie Bank

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: BRUCE MARTIN

Date: 28/12/20

Address: 14 HAWTHORN GROVE
BALDORVIE
BROUGHBY FERRY
DD5 3NA

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Darren Brown

Date: 28/17/2020

Address: 8 Hawthorn Grove

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: DAWN BIRD

Date: 28/12/20

Address: 7 BALLUMBIT BRATES
DUNDEE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: DUNCAN FRASER

Date: 25/12/20

Address: 11 CHESTNUT GREEN

BALUMBIE CASTLE ESTATE

DD5 3NL

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *EUAN STEWART*

Date: *28/12/2020*

Address: *10 SILVER BIRCH DRIVE
BALDONE
DUNDEE DD5 3NS.*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Chloe Hoxby*

Date: *20/12/2020*

Address: *28 Hawthorn Road*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Graeme Merry

Date: 28/12/2020

Address: 1 Silver Birch Drive, DD5 3NS

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: HELEN THORNTON

Date: 28/12/20

Address: 3 PEBBLES DRIVE

DUNDEE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: **JAMIE DARBY**

Date: **28-12-2020**

Address: **14 HAWTHORN GROVE
BALDOVIE
BROUGHTHY FERLY
OUNDEE
DD5 3NA**

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: JOAN PATENSON

Date: 28/12/20

Address: 7 BAWUMBIE HOUSE
ELM GROVE
DD5 3UZ

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Kath Rennie*

Date: *28/12/20*

Address: *3, Westhall Terrace
Duntrune
DD4 0PP*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Kerry Pryce

Date: 28/12/2020

Address: 3 Lime Grove
Bollumbie castle Estate
DD5 3GJ.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *KEVIN LYNCH*

Date: *23/12/2020*

Address: *35 OAK LANE
BALDWIN
DUNDEE
DD5 3UQ*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

30/12/2020

Address:

1 THE SPRUCES
WHITFIELD
DUNTRUNE
DD4 0XD.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: SIMI HEVER

Date: 02/01/2024

Address: 8 WESHALL TCE.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: ALISON SYMINGTON

Date: 30-12-2020

Address: 2, SPRUCES WHITEFIELD DUNDEE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

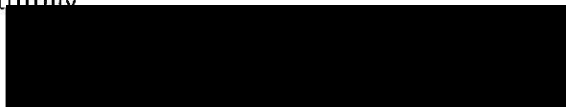
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

2 - January 2021

Address:

*15 Kellar Road,
Wellbank
DD5 3PE*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Clive Bell*

Date: *7.1.20*

Address: *15 Westmail Terrace
Duntrune
DD4 0SN*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Duncan Richmond*

Date: *2.1.21*

Address: *9 Fithie Bank
Bloughty Ferry
DD5 3FP*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Fred Toru*

Date: *2/1/21*

Address: *8 FITHIE BANK, KELLAS RD
DUNDEE DD5 3FP*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

Graham Jack.

Date:

2 Jan 21.

Address:

34 Kellas road.

Wellbank.

Angus.

DD5 3PE.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: GUY WALKER

Date: 02/01/21

Address: 12 Fithie Bank
Broughty Ferry
Dundee
DD5 3FP

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Hannah Wingfield

Date: 2/1/21

Address: 11 Westhall Terrace
Duntrune
DD4 0SN

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

30th DEC 2020

Address:

14 THE SPRUCES
DUNDEE
DD4 0XD

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

30th DEC 2020

Address:

14 THE SPRUCES
DUNDEE
DD4 0XD

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *ION CROWTHER*
Date: *2/1/21*
Address: *14 KEELAS RD*
WECUBANK
DD5 3PE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Leslie Hockins*

Date: *28/12/20*

Address: *28 Howdenhill Grove
Dundee
DD5 3NA*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: MARK CREGAN

Date: 28/12/2020

Address: 36 oak LOAN

DD5 3UR

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *Megan + Jamie Kelly*

Date: *28 12 20*

Address: *10 Pitme Bank
DD5 3FP*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: NATALIE HEALY

Date: 28/12/20

Address: 17 CHESTNUT GREEN
DD5 3NL

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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Yours faithfully

Name: *Paul Cunningham*

Date: *28.12.20*

Address: *33 Oak Loan
Barnock
Dunrobin
Angus
DD5 3JG*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: *Philippa Murray*

Date: *28.12.2020*

Address: *1 SILVER BIRCH DRIVE
BALDOVIE
DUNDEE
DD5 3NS*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: *Rose Fraser*

Date: *28/12/2020*

Address: *47 Silver birch Drive
DD53NS*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: STEVEN COBB

Date: 28/12/2020

Address: 15 CHESTNUT GREEN
DUNDEE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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Yours faithfully

Name: SUDANI PATIHA

Date: 28/12/2020

Address: 34 HAWTHORN GROVE
DD5 3NA

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: TRACEY BROWN

Date: 30/12/20

Address: 6 THE SPRUCES DD4 0XD

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Tray Thomson

Date: 25/12/20

Address: 11 Silver Birch Drive
Dundee
DD5 3NJ

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Incongruous and inappropriate design
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Yours faithfully

Name:



Date:

Address:

8 The Spruces

Dundee
30/12/2020

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Mrs A Mac Donald
Date: 2/01/2021
Address: 13 Westhall Terrace

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully,

Name: *Audrey White*

Date: *23rd December 2020*

Address: *39, MAINS TERRACE
DUNDEE
DD4 7BZ,*

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alexander Scott

Address: 1/2 283 Crow Road Glasgow G11 7BQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the above mentioned application and would take this opportunity to object to the application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016.

Growing up in the area, I had a large number of near miss accidents due to deer running on to the road and witnessed numerous accidents caused by drivers not appreciating the tightness of the corners on country roads. I have grave concerns that the people arriving to pay their last respects to their loved ones, will be unfamiliar with the roads and will watching their satellite navigation to find the crematorium rather than fully focusing on all of the potential dangers on the road. This will inevitably increase the number and severity of accidents in the area.

I would also be concerned about protected wildlife. This site has not been used for as long as I can remember -approximately 30 years and therefore I would be concerned development may disturb the wildlife and requires further investigation.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: *Alastair Greenhill*

Date: *25/12/20*

Address: *1 Ballaf Coltnages, Balfour Station, G630SE*

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to **Policy TC8 Community Facilities and Services**

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: ARCHIE COOK

Date: 22/12/20

Address: NORTH MARCH
DUNTRUNE
BY DUNDEE
DD4 0PP

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

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In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

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The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

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- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks *“The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: *DAPHNE GLEN*

Date: *23/12/2020*

Address: *5 WESTMOUTH TERR - DD4 0PP*

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

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In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

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- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks *“The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

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In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

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 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

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I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: DAVE BRANDIEN

Date: 22/12/20

Address: 3 SPATLETON PLACE
DUMFEE
DD4 0UJ

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: David Millar

Address: 3 Quarry Cottages Lovehall Road Wellbank DD5 3QF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My major concern is around the safety of local roads. I crashed my own car at Weshall Terrace 5 years ago due to mud left on the road by farm traffic and also had a very near miss at the junction that turns towards the site from the Kellas Road last year. The roads in the area would absolutely not be able to sustain the amount of traffic that is being projected by the developer.

I am also concerned that there is no real need for this crematorium. We have 2 already within an acceptable distance which are not at full capacity.

This development, to my mind will have no lasting benefits to the local economy and is solely designed to put money into the pockets of one family.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Euan Rose

Address: 2 Kellas Smiddy KELLAS DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a local resident in Kellas and regularly run/walk on the country roads around the proposed site. I am therefore concerned about the increased levels of traffic on this route. The roads are used by a number of haulage companies such as Alan Davie and Norman Jamieson and already see high levels of traffic. I believe the concessions ought to be made by the developer of this site in order to gain support the local community. The development is unlikely to have any economic benefit beyond its walls in my opinion as there are no hospitality suites/cafes/restaurants which would benefit from the people the crematorium brings to the area. The increased traffic is not therefore offset by any benefit to the community in my opinion. If the developer or council upgraded the roads around the development (for example resurfacing Kellas Road or widening the access road to the crematorium) to support increased traffic I may reconsider.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: 

Date: 22 December

Address: 81 Byron Street
Dundee

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ian Bullock

Address: 38 Peebles Drive Dundee Dd40TF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This road has become increasingly dangerous for pedestrians, runners and cyclists as traffic has increased in recent years. The significant additional motor traffic that will undoubtedly ensue from a new Crematorium at this proposed location will rob local residents of this very pleasant and generally tranquil natural haven.

Also in winter, particularly when road conditions are icy, I can foresee an accident waiting to happen for those who are unfamiliar with this challenging road and whose minds are focussed on personal tragedy

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: 

Date: 22/12/2020

Address: UPPER TULLOES
FORFAR
ANGUS
DD8 2LZ.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: JENNIFER ANDERSON

Date: 23/12/20

Address: 60 NIM STREET MONIFIETH
AD5 4DE

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Karen Duncan

Address: 1R 25 Baxter Park Terrace Dundee DD4 6NR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

Karen Marshall

Date:

2nd January 2021

Address:

19 WESTHILL TCE

DUNDEE

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Laura Miller

Address: 12 ashkirk place Dundee DD40TN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads leading to proposed site are used by walkers runners and cyclists, increasing the traffic would make these forms of exercise impossible. The disruption caused to the wildlife devastating.

Is there really a need for another crematorium?

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: MARGARET DUNCAN

Date: 28/12/2020

Address: 18 Elm Rise, Ballumbie, Dundee, DD5 3UY.

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

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In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

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The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'*"

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: P ROBSON

Date: 22/12/20

Address: 14 LEWIS TCE
MILL O' MAINS
DUNDLE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: 

Date: 25/12/2020

Address: Mains of Cargen
156 stops
Dumfries
DG2 8ES

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date: 2nd January 2021

Address: 29, Kellas Road
Wellbank
B/Ferry
Dundee

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

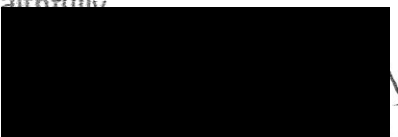
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

22 December 2020

Address:

28 Forthingham Ave
Monifieth Angus

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *SEAN REYNOLDS*

Date: *26/12/20*

Address: *30 Wolfhill place
Aberdeen
AB25 2JP*

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stephen Godby

Address: 38 Peebles Drive Dundee DD4 0TF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This road is the only access to open countryside for so many local residents, be it walkers, runners or cyclists. They already have to contend with ample amounts of traffic!! On an environmental point, I have watched deer on the proposed site on many occasions and hares in the field opposite plus an abundance of wild birds. Plus, the views over the Tay Estuary should be preserved for future generations.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Wendy Cochran

Date: 28.12.2020

Address: 49 Hawthorn Grove
D15 3NA



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Zoe Wilson

Date: 02/01/2021

Address: 16 Westhall Terrace, Duntrune, DD4 5SN.

31.12 PC 020

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

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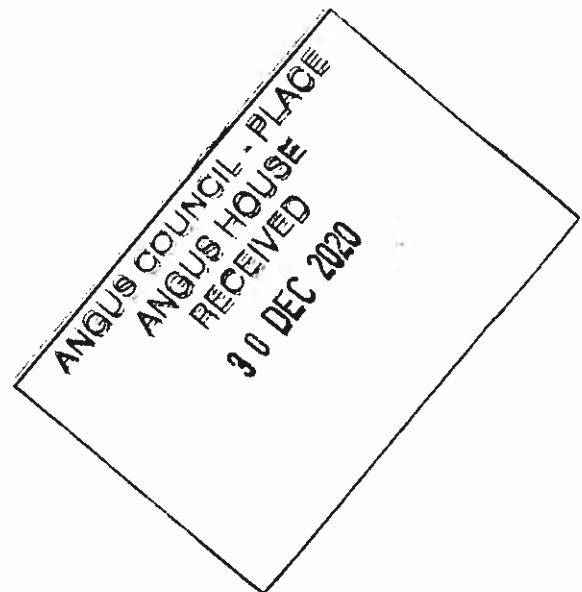
Yours faithfully

Signature: 

Print Name: A.G. BARTON

Date: 29-12-20

Address: "A CHOMRAICH"
DUNTRUNE
BY DUNDEE
DD4 0PP



If a new Crematorium is needed in Dundee it should be in Dundee not 1 mile outside on country roads that are impossible to pass on.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ANNE BROWN

Date: 28/12/20

Address: 6 KELLAS SMIDDY
KELLAS
DDS 3GX

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ANNE M. BRUCE.

Date: 3/1/21.

Address: 5 WESTHALL TERRACE, DUNTRUNE.
DD4 0SN

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Brian Binnie

Address: Denfind Farm Monikie Dundee DD5 3PZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application from an economic perspective, any proposal that can demonstrate benefits including the construction work, employment & potential additional revenue to local businesses going forward should be encouraged, particularly in these difficult times.

I appreciate that there are genuine local concerns with regards to the application & trust that the planning process will take account of these concerns, & any necessary mitigation required, when making a decision on the application

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: CRAIG McCLEARY

Date: 5.1.2021

Address: 75149 FINDHORN ST DUNDEE DD4 9PW.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully



Name: DAVID M CARNEBBIE

Date: 5-1-21

Address: PRIMROSEHILL
LAURENCEKIRK
AB30 1RN

30.12.20. Kc. OIT

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Signature:

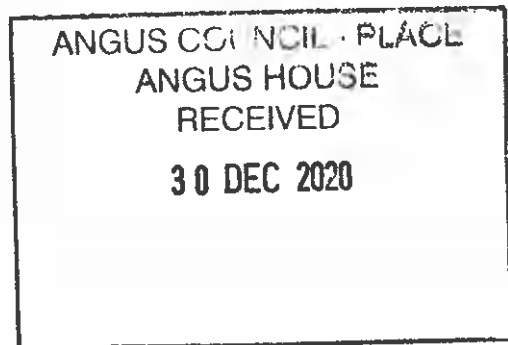


Print Name: DIANA CAMPBELL

Date: 29.12.2020

Address: "Springbank"
Kellas

DD5 3PD



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date: 22/12/2020

Address: Keyshade Farm
Tealing
Angus DD4 0PX

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ELAINE BROWN

Date: 28/12/20

Address: AN CEARDACH, KELLAS, DDS 3PD.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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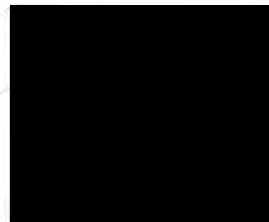
I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: GEORGE GARDINER

Date: 4/1/2021

Address: Cotton of Brighty
Brighty Angus
DD4 0PU



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: *IAN MURRAY*

Date: *5.1.21*

Address: *15 OSAREY ROAD
MONTOSE*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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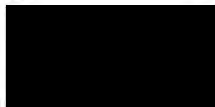
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: JAMES ROBERTSON CARL

Date: 28-12-2020

Address: FARMHOUSE
MILL OF MURROES
KELLAS
DUNDEE DD5 3PD

00.01.2015

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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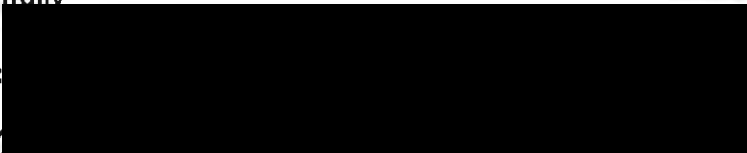
Yours faithfully

Signature:

Print Name:

Date:

Address:



JANE + WILLIAM BELL

29.12.20

2 GAGIE HOME FARM HOLDINGS
MURROES ANGUS
DUNDEE DD4 0PR

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Print Name:

John Black

Date:

28.12.2020

Address:

3 Bucklers Wynd
Kellas
Dundee
DD5 3TP

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully,

Name:

Date: 22/12/2020

Address: Brighty House, Brighty Angus DD4 0PL

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



Date:

22/12/2020

Address:

Shangri-la
Munroes Rd
Tealing
Angus

DD4 0PY -

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

Date:

Address:

[Signature]
[Redacted]
22/12/2020
Cuildy Farm
Monikie
Angus
DD5 3QL

Planning Service
Angus House
~~Outward bank~~ Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: L. SMITH

Date: 22/12/2020

Address: 2. STEELSTRATH COH.

Steelstrath
Lawrence Kirk.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name:

[Redacted Name]

Date:

22/12/20

Address:

7 Holding
Craigie
Wellbank
DD5 3PD

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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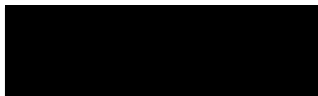
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

MIKE BLAIN

Date:

27/12/20

Address:

BRAMBLE COTTAGE
KELLAS
Broughty Ferry
DD5 3PD

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:



Print Name:

NIGEL BRADIE

Date:

04/01/2021

Address:

The Smiddy, Burnside of Duntrune

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ross Melville

Address: 1 Service Road Forfar DD8 3er

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Massive increase of road users, contesting an already substandard road. Delay in commute times. Increased pollution

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: 

Date: 5.1.21

Address: 17 CLATTO GANS
DUNDEE

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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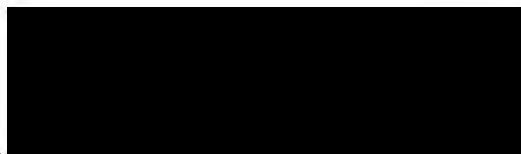
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

STEWART CARLING

Date:

28/12/20

Address:

5 BALIKMUIR
DUNTRUNE
DD4 0PP.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: Suzanne Byrne

Date: 27/12/20

Address: 4 glebehead place, DD5 3FD.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ALISON CLARK

Date: 27/12/20

Address: 5 South Kingennie Steading.
Angus
DD5 3PA.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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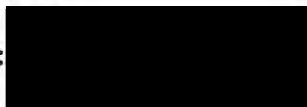
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: ALISON FRASER

Date: 28-12-20

Address: 1 THE STEADINGS
WEST MAINS OF GAGIE
KELLAS
DD5 3PD

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature: 

Print Name: ALISON GRANT

Date: 28.12.2020

Address: 4 BUCKLESCROFT
KELLAS RD BECCUMTY FERDY
ANGUS
DD5 3PQ

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Planning Service
Angus House
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Yours faithfully

Signature:



Print Name:

ANNE CHIEN

Date:

31/12/20

Address:

2 Heron Place,
Kingenzie,
Angus
DD5 3PR

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

C. B. FORBES

Date:

December 27, 2020

Address:

Whitecroft
Kirkcaldy
Dundee, Angus DD53RD

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an objection to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service

number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use

which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met; • the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:

- o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be refused.

Yours sincerely

Name: David Murdoch

Date: 29 December 2020

Address: 1 Backmuir Road, Duntrune, Dundee, DD4 0PP

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully



Signature: *E Grant*

Name: E. GRANT

Date: 30.12.20

Address: 2 *Humary Rd* KIRRIEMUIR
DD8 4JL

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature: 

Print Name: FIONA CRAM

Date: 27/12/2020

Address: WILLOW COTTAGE
KELLAS
BROUGHTY FERRY
DUNDEE DD5 3PD

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Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature

Print Name: *GILLIAN CARROLL*

Date: *27th December 2020*

Address: *Kerryston Mount
Kellas
DD5 3PD.*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Signature:



Print Name:

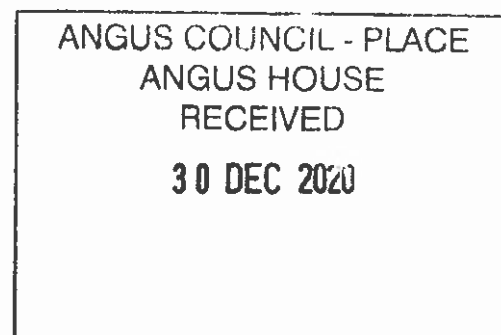
GORDON COOPER

Date:

27/12/2020

Address:

BARRACH
SOUTH KINGHORN
KELLAR
DBS 3PA



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Planning Service
Angus House
Orchard bank Business Park
Forfar
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *H. CHRISTIE*

Date: *28/12/90*

Address: *CHARHAN HOUSE
MILL OF MURROES
by B/FERRY
DD5 3PD*

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:

Print Name:

HELEN MARY M'LEAN CHRISTIE
Date: 28/12/20

Address:

CARMETHINE COTTAGE
MURROES ROAD, ANGUS
DD4 0PT

Miss H Christie
Carmethine Cottage
Tealing
Dundee
Angus
DD4 0PT



Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: IAN DAVIE

Date: 22/12/20

Address: DAUE LORRY PARK

WESTMAN TERRACE

DUNDEE

DOH OPP

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: J. A. ERICK

Date: 27.12.20

Address: AROS LOSSANNACH
KELLAS,
DUNDEE.
DD5 3PD

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Angus House
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Yours faithfully

Signature:



Print Name:

KRZYSZTOF AND FRANCES FRANKOWSKI

Date:

2/1/21

Address:

MUIRHOUSES FARM,
SHIEKHILL ROAD,
BY MURROES.

DD4 0PN

30.12.20

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

ANGUS COUNCIL - PLACE
ANGUS HOUSE
RECEIVED
30 DEC 2020

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Yours faithfully

Signature: 

Print Name:

KENNETH FRESHWATER

Date:

27th Dec. 2020.

Address:

Ardfern
Inverross
By Dumfries DD5 3PB.

05 01 PC 008

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope (stamps not included). Thank you

Planning Service
Angus House
Orchard bank Business Park
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Yours faithfully

Signature:



Print Name: KENNETH WALTER HIGGINS

Date: 01/01/21

Address:

ELISHEBA,
SHIELHILL,
TEALING,
DUNDEE.
DD4 0PW.

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Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature: 

Print Name: MARGARET COWFER

Date: 4/1/2021

Address: NORWOOD, MURROES ROAD, TEALING, DUNDEE DD4 0PT

05.01.PC.012

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: MARY BROUGH GRAY

Date: 29th December 2020

Address: Rose Cottage, 7 Kellas Road
Wellbank DD53PE

06.01 PC 008

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name: NICOLA CLARK

Date: 05/01/24

Address: 6 SCARSDALE COTTAGE
BIRNSIDE OF DUNTRUNE
ANGUS
DD4 2AF

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: ROBERT CHAPPERTON

Date: 22/12/2020

Address: Brighty Cottage Brighty Angus DD4 0PU.

31 12 PC 012

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Angus House
Orchard bank Business Park
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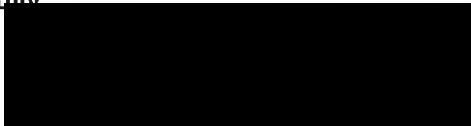
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Yours faithfully

Signature:



Print Name: RODERICK A F GORDON

Date: 27 DEC 2020

Address:

NORTH LODGE
BURNSIDE OF DUNTRUNE
DUNDEE
DD4 0PF

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Yours faithfully

Signature: 

Print Name: S. COWAN

Date: 28/12/2020

Address: 2 BOOKLERS WYND

KELLAS
ANGUS
DD53TP

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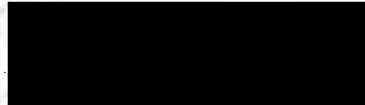
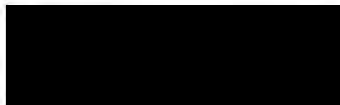
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Yours faithfully

Signature:



Print Name: ADELE CRAIG

SANDY CRAIG

Date: 4.1.21

Address: 52, KELLAS RD, WELLBANK DD5 3PE

07 49 21 172 001
Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: SARAH HARRISON

Date: 01/01/21

Address: UPPER FLAT,
EASTER COTTAGE,
THE ESPLANADE,
BROUGHTY FERRY
DD5 2EP.

I am a regular user of these roads, both as a driver and horse rider, and I consider any extra traffic in the area to be highly dangerous.

0112 PC 015

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
EOA Fraser Mackenzie
FAO

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Print Name: ALISTAIR IAN MOIR

Nicola Nicol Moir

Date: 28/12/2020

28/12/20

Address: 9 WESTHALL TERRACE
DUNTRUNE
BY DUNDEE
ANGUS DD4 0SN

9 WESTHALL TERRACE
DUNTRUNE
ANGUS, DD4 0SN

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

ALLAN ICEILLOR

Date:

29/12/20

Address:

ELKAWTA, BUCKLESHED,
KELLAS, DUNDEE,
DD5 3PD

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: ANNE M'RAE

Date: 22.12.20

Address: 1 ISLA AVENUE
CARNOUSTIE
ANGUS
DD7 6GL

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name: BRIAN LEES

Date: 28/12/20

Address: 1 BUCHLHAS WYND,
KELLAS,
DD5 3TP

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name:

CLARE LAXY.

Date:

28/12/20

Address:

7 KEILLOR CROFT
KELLAS.
DD5 3NT

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name: D JOHNSTON 13

Date: 28.12.20

Address: 4 WORSY PLACE LONGFORDGATE DD2 5BS

07.01 PC 003

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name:

DANNY KELLY

Date:

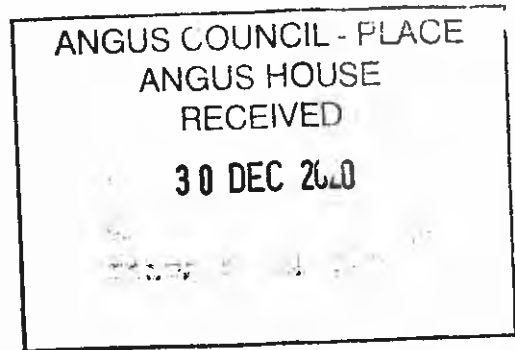
27/12/20

Address:

3. BARNS OF WEDDER BURN
D.D 4 O.P.S

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie



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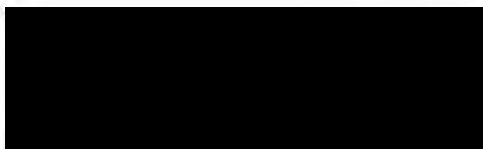
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Yours faithfully

Signature:



Print Name: DAVID A JOHNSTON

KATHLEEN J. JOHNSTON

Date: 28TH DECEMBER 2020

28TH DECEMBER 2020

Address: HILLCREST
BALLUMBIE ROAD
BURNSIDE OF DUNTRUNE
DD4 0PF

HILLCREST
BALLUMBIE ROAD
BURNSIDE OF DUNTRUNE
DD4 0PF

06 01 2013

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name: GILKIN MADDEN

Date: 4/1/21

Address: 5A KELLIS RD
WELLSBANK
BROUGHTY FERRY
DUNDEE
DD5 3PE

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:

Print Name:

Date:

Address:

4, MIDDLETON FARM COTTAGES

DUNDEE

DD4 0PA

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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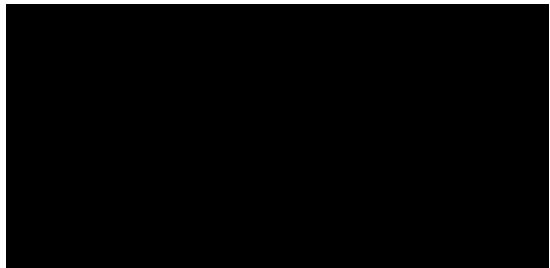
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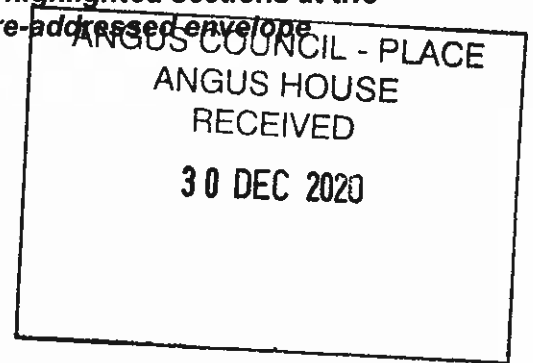
Name: James W. Locke

Date: 22nd December 2020

Address: 1 GRANGE LANE,
MONFIEH
DD5 4WZ



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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:



Print Name:

JANETTE MAXWELL.

Date:

29/12/2020

Address:

meadowview, Duntrune

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:

Print Name:

JOHN LANGIER

Date:

28-12-2020

Address:

6 Kierloch Croft
DD53NT.

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature: 

Print Name:

JUDY HUTCHISON

Date:

28/12/2020

Address:

West Mains Cottage
Kellas
DD5 3PD

07-01 PC 002

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:



Print Name:

M IRELAND

Date:

28/12/20.

Address:

1 MIDDLETON FARM COTTAGE
DUNDEE DD4 0PQ

06.01 PC 006

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:



Print Name:

MARGARET JOHNSTONE

Date:

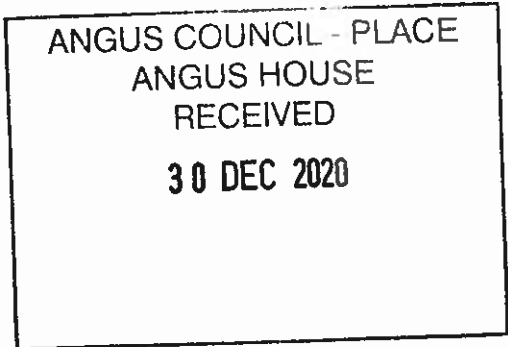
2.1.21

Address:

OLD RAILWAY STATION
DRUMSTURDY ROAD
KINGENIE
DD5 3NZ 1647

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie



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- ✓ • Insufficient parking provision
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- ✓ • No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: MR & MRS ANGUS McMURTRIE

Date: 28/12/20

Address: 4 KELLS ROAD, WELLBANK, DUNDEE DD5 3PE.

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Signature: 

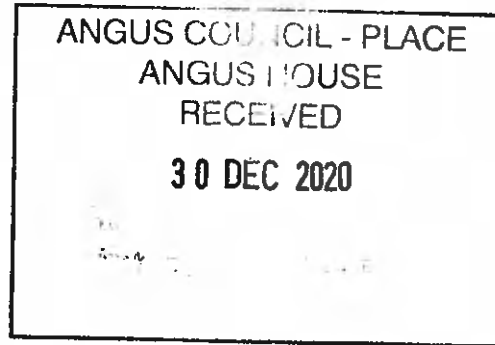
Print Name: N. McNAMEE

Date: 27.12.20

Address: Abbotsford
Kellas
Broughty Ferry
Dunobee DD5 3PD

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature: 

Print Name: PAMELA IRVINE

Date: 27/12/2020

Address: 8 BURNSIDE OF DUNTRUNE. DD4 0PF

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

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Yours faithfully

Name: S. MELVILLE

Date: 23/12/20

Address: CROWWOOD

WELLBANK

BROUGHTY FERRY

DUNDEE 1651

DD53PN

✓
If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature:



Print Name:

SHEENA E. LAIRD

Date:

27.12.2020

Address:

KERRYSTON HOUSE
KELLAS DD5 3PD

06.01 PC010

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature: 

Print Name: STUART JAMIESON

Date: 31-12-2020

Address: SIDLAW VIEW
DUNTRUNE
BY DUNDEE
DD4 0PP.

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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Yours faithfully

Name: SUSAN MINTO

Date: 23.12.20

Address: 7d MAULE STREET
MONIFIETH
DD5 4NQ

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *VERNON MCLEES*

Date: *24th DECEMBER 2020*

Address: *WOODSIDE
KEWAS
BROUGHTY FERRY
DUNBEE
DD5 3PD*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: W KAY

Date: 27-12-20

Address: GLEDISLA,
KELLAS
BY BLOUCHTY FERRY
DUNDEE

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.


Yours faithfully

Signature:

Print Name:

Date:

Address:


ANTHONY NIXON
27/12/20
WOODLANDS EGA
KILCAS
DD5 3PA

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully



Name: MRS A. SCOTT

Date: 28-12-2020

Address: BRAES OF KERRYSTON,
KELLAS,
BY BROUGHTY FERRY,
DUNDEE. DD5 3PD

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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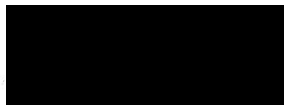
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

ALAN MATERSON

Date:

27/12/20

Address:

HILLCREST
KEELAS
B/FERRY
DUNDEE
DD5 3AD.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *ANDREW SCARFE*

Date: *28/12/2020*

Address: *THE OLD FARMHOUSE
WEST MAINS OF GAGIE
KULAS
DD5 3PD.*

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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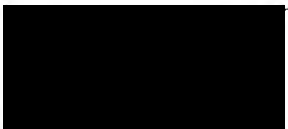
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Yours faithfully

Signature:



Print Name:

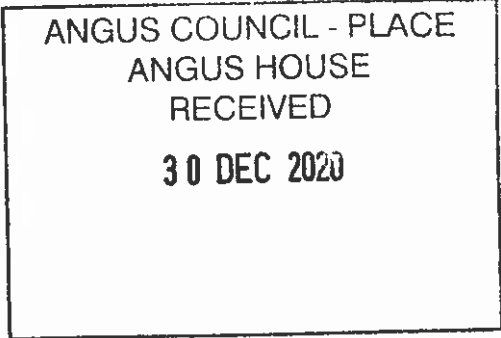
Colin Stewart

Date:

27/12/20

Address:

17 Applewell Drive
Wester Bank
Duntrune
DPS 300



Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application

Yours faithfully

Name: MR C TAYLOR,

Date: 28-12-2020

Address:

BURNSIDE OF GAGIE,

TEALING,

BY DUNDEE.

31.12 PC 002

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: CLIVE MURRAY

Date: 29 December 2020 .

Address: 3 Keilow Croft
Bucklehead
Dundee DD5 3NT.

30.12.20. PC. OUB

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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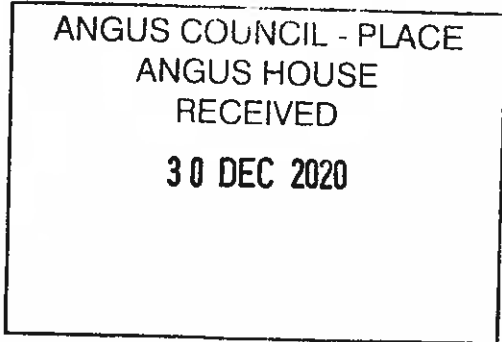
Signature



Print Name: CRAIG SMITH

Date: 28/12/20.

Address: 16 APPLETREE DRIVE
WELBANK.
DUNDEE
DD5 3UD.



If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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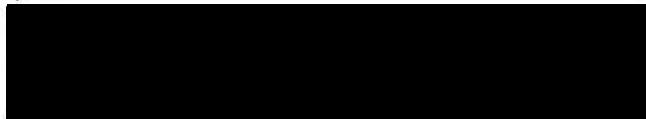
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: GILLIAN SIEWRIGHT

Date: 28/12/20

Address:

CHAPELBANK GOTTAGE
DUNTRUNE
DD5 3PP

08.01 PC007

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Print Name:

Date:

Address:

GILMOR ARBUCKLE SIMPSON

2/1/2021

14 KALLIS ROAD
WELLBANK
BROUGHNY FERRY
DUNDEE
DD5 3PE

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully



Name: HELEN SCOTT

Date: 5/1/2021

Address: Middle Brighty Farm
Brighty
Angus
DD4 0PU.

30.12.20

007

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:

Print Name:

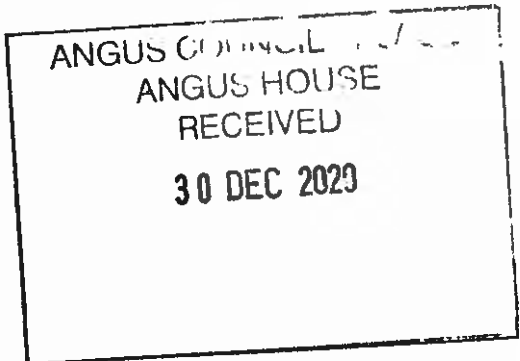
JAMES R NICOLL

Date:

28th Dec 2020

Address:

MILL OF BRIGHTY
GAGIO
BY DUNDEE
DD4 0PS



If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: JAMES STEWART

Date: 29.12.2020

Address:

CHAPEL BANK
GAGHE
BROUGHTY FERRY
DD5 3PD

07.01 PC004

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
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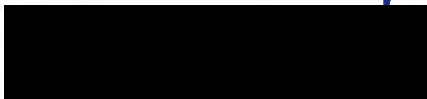
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: JAMES SMITH

Date: 30/12/2020

Address: 8 BRAESIDE COTTAGE,
BURNSIDE, DUNTRUNE,

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

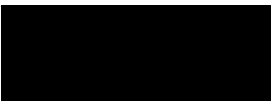
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully


Name: Jim MURREANY

Date: 23/12/20

Address:
28 FERRY ROAD
MONIFIETH
ANGUS
DD5 4NT

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Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: JULIE SIM

Date: 29/12/20

Address:

Bucklershead Farmhouse, Kellan
DD5 3PD

07.01 PC005

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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Yours faithfully

Signature: 

Print Name: **KIMBERLY STUMOCK**

Date: **1.1.21**

Address: **29 PITAIRUE ROAD, NEWDIGGING**

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council ~~in the pre-addressed envelope supplied. (Stamp needed).~~ Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

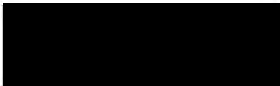
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Yours faithfully

Signature: 

Print Name: LORRAINE MULGREW

Date: 29/12/20

Address: THE COFFAGE
20D HOLIDINGS
BUCKLESLOAD
KELLAC
DD5 3LQ

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Planning Service
Angus House
Orchard bank Business Park
Forfar
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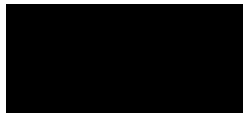
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

MARGARET SLATER

Date:

27/12/20

Address:

BRIMARAWN
KELLAS
BROUGHTY FERRY
DUNDEE
DD5 3PD

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Angus House
Orchard bank Business Park
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I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: *Nancy Smith*

Date: *28-December*

Address: *Wendyridge
Bucklescroft
Kellas.*

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:



RICHARD NICORN

Date:

4/1/2021

Address:

Maltbark Road, Wellbank, DD5 3PJ

05.01 PC011

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: ROBERT A. M. NICOLL

Date: 30/12/20

Address:

1 BRAKSIDE COTTAGES
BURN SIDE OF DUNTRUNE
DUNDEE
ANGUS
DD4 0PF

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

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- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: SAM STONE 

Date: 22/12/2020

Address: 3 GRANGE TERRACE
GRANGE OF LINDOYLES
RIFE.

06.01 PC 012

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

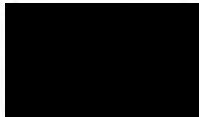
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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name: WILLIAM MORE

Date: 02-01-21

Address: 5 BURNSIDE OF DUNTRUNE . DD4 0PF

0112 PL 017

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

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Yours faithfully

Signature:

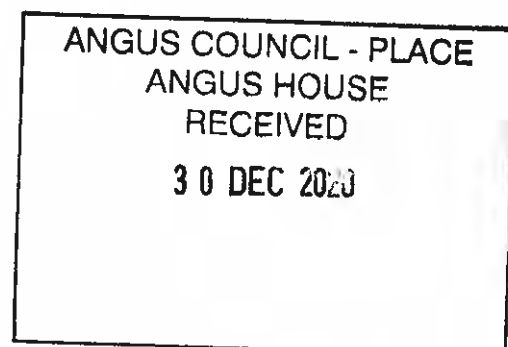
Print Name: WILLIAM SMITH

Date:

28/12/20

Address:

9 KELLAS ROAD
WELLBANK.
DUNDEE
DD5 3PE



Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

We refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. We would take this opportunity to lodge an **objection** to the proposal.

In general terms we consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and unnecessary. Increased levels of traffic due to the introduction of an inappropriate and inaccessible commercial use within this rural area, will result in a significant and unacceptable impact on the amenity currently enjoyed by residents.

To avoid repeating here again the detailed analysis of this application compared to both the TAYplan 2016-2036 and Angus Local Development Plan 2016 which has already been submitted, initially by Steve Smart on 22nd December 2020 and subsequently by a number of other local residents, we would first like to state here that we too consider this application is contrary to the following agreed plans and policies and hence fully support the detailed analysis against them which has already been provided by the earlier respondents adding further support within this objection:

TAYplan 2016-2036

Policy 1 Location Priorities

Angus Local Development Plan 2016

Policy DS1 Development Boundaries and Priorities

Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking

Policy DS4 Amenity

Policy TC15 Employment Development

Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use

Policy PV15 Drainage Infrastructure

We have farmed in this area for almost 50 years and lived at Westhall Farm over 34 years therefore are well placed to understand how a development of this nature would impact locally. We would therefore like to make the following additional 8 comments:

No. 1 Our experience of farming and living in this area

Over these 50 years of farming the size of farm machines has increased dramatically, as has the volume of domestic traffic on these local roads, which were never designed to cope with this, and already presents a safety issue. There are many accidents on these country roads where people inexperienced in coping with large, slow agricultural vehicles and narrow twisty roads drive inappropriately. The corner to the east of the site (C4 at the cottages) is a regular one for cars hitting the dykes at both sides of the road. The most recent here being 2 days ago (02/01/21) when a car hit the dyke on the east side of the road and landed on its roof (reported in the Evening Telegraph, picture below). The dyke on the west side of this road was only built back up a few months ago following another recent accident at this spot and if required, we can provide evidence from 2 claims in the last 6 months for rebuilding dry stone dykes and we have ourselves rebuilt 2 others in 2020 on access routes to this proposed site.

In winter time the icy conditions catch people out as these roads are some of the last to be salted and sheltered areas remain icy well after other parts are melted. This is particularly relevant around the proposed crematorium area. Years of poor drainage in the field earmarked for this development has exacerbated this and countless attempts to improve this drainage issue have failed, including the work completed recently.

In addition, the T junction (C6 meeting C4) to the west of Duntrune House rarely has a year without a car going straight forward into the sign and dyke.

Siting a crematorium in a rural area served by unclassified roads will greatly increase this risk especially if they are late, lost and therefore rushing and, as is recognised within the applicant's submission, there are no public transport link or pavements, so all must travel by car on these inappropriate roads.



Picture of stoved dyke, accident 02/01/21

No. 2 Road use by other farmers

The farm land in this area is attractive to potato growers and as such land is rented to farmers from out-with the local area, some travelling distances of up to 16 miles from farm to field. We have identified seven different potato growers, extra to local farmers, who rent ground within a 3-mile radius of this proposed site. This increases the number of large agricultural vehicles beyond what would be expected from local farmers and they all travel round access routes to this proposed site. In spring time this means ploughs, cultivators, stone separators and potato planters all having to travel to and from fields in this area. Fertilizer spreaders and sprayers routinely service the crops throughout the growing season and at potato harvesting each farmer could potentially have convoys of up to four tractors and trailers (holding up to 12, one ton boxes) relaying to and from the fields and farms. All this large machinery is travelling round the proposed crematorium access roads over the same time period. The prospect of slow moving funeral corteges and mourners coming into contact with these large numbers of huge agricultural vehicles (under pressure of time, so travelling with purpose but within the speed limit) presents a safety risk which needs to be avoided.

No. 3 Seasonal nature of the traffic

This seasonal nature of the traffic highlights an issue when carrying out any traffic survey. The one submitted with this application is inadequate for several reasons. It took place over one day; in school holiday period when there is usually lighter traffic. Other objections have examined this in more detail so we will concentrate on the agricultural impact of this. In an urban setting this type of traffic survey may be useful to predict traffic flow, as traffic in that setting tends to follow a regular pattern, but it does not account for the variability of rural traffic. This increases and decreases according to the weather and season. Wet weather within a busy season can hinder progress whereas dry weather can increase activity. This is particularly pertinent to be aware of in this area of arable farming serviced by large machinery. No spontaneous traffic survey can accurately predict this variability of farm traffic which is prevalent on all access roads to the proposed crematorium.

No. 4 Frequency of crematorium services

The Transport Assessment submitted states "It is unlikely that two maximum capacity funerals would take place back to back and these are not expected to occur with any great frequency" It is unacceptable to happen at any time. This would block the road preventing school transport, members of the public and farm machinery movement, causing frustration, anger and an unnecessary hindrance to all who live and work in this area.

The applicants quote lower numbers of proposed services per day (and fewer days) than the two other local crematoria currently in operation. To make this investment viable it is clear the numbers quoted in this application will have to increase, meaning more cars travelling round these unsuitable roads than the transport assessment accounts for, which therefore invalidates the submitted transport assessment.

No. 5 C4 Link past Westhall Farm

When our children attended school, the school bus was routed to avoid the section of the C4 road past Westhall farm towards Kellas. It was deemed unsafe due to the poor visibility at the Kellas junction (B978). We note that this has also been identified as a problem junction in the Transportation Assessment (TA) supplied by the applicant, as has the junction at the opposite end where the C4 meets the unclassified road. To demonstrate this latter point, please see the photos below of a car which, in the icy conditions this morning (04/01/21), failed to stop at this junction and shot across the priority carriageway of the C4/unclassified road and ended up mounted on top of the opposite dyke.



Picture of accident (1), 04/01/21



Picture of accident (2), 04/01/21

This road is the most direct route from the local church (and from many other areas of Angus) to the proposed crematorium, and from the crematorium to local sources of refreshment and will undoubtedly to be used much more than stated in this application especially by motorists using satellite navigation.

From the supplied TA, we note that 18.8% of crematorium related traffic is predicted to use this road and that at its narrowest it is only 3.7m wide. Please see photo below to demonstrate how just how much of the carriageway width is taken up when the road is used by an HGV:



The requirement for passing places recognises it is still unfit for purpose. These “passing places” include the entrances to our private property and our busy working farm business. This is wholly unacceptable, inappropriate and unsafe. These “passing places” are for private use by our own car, farm machines and large articulated lorries (as above) which regularly deliver and collect goods throughout the year, all requiring uninhibited access to and from these entrances.

No. 6 Section of Unclassified Road connecting the B978 Kellas and C4 roads

Widening the section of the section C4 road outside the proposed development does not solve the issue of narrow roads. Instead it causes further issues such as the vibration of traffic closer to the dry stone dykes destroying them and taking away the grass verge leaves nowhere for walkers or runners to avoid traffic. As mentioned above, the requirement for passing places on the unclassified road acknowledges the road being unfit for purpose. Some of these “passing places” are entrances to our fields and need to be kept clear for access by working farm machinery essential for our business. The passing places are too short to accommodate large farm machinery and if they draw in, to show respect to a funeral cortege, the back of the machines will still protrude into the road blocking traffic from both directions.

On the plans submitted it has been recognised that to have clear visibility looking north at the T junction (unclassified road meeting B978 Kellas road) requires the grass to be mown short. In the Transportation Assessment supplied by the applicant, the visibility splay looking north at this junction has been highlighted as a problem - the height of the grass here is never kept to this standard and would regularly present a danger to drivers.

No. 7 Loss of amenity to locals and visitors

The area around Kellas and Duntrune is popular for walkers, horse riders, runners and cyclists. People come to this area to enjoy the countryside and green space. Red squirrels have recently been sighted returning to this area and people enjoy seeing the deer and other woodland creatures. Siting a suburban feature out of keeping with this attractive rural setting and creating traffic, noise and light pollution is wholly inappropriate and damaging to both wildlife and those who enjoy the countryside. There are more appropriate sites out-with this green space.

No. 8 Site Security

Situating this proposed Crematorium in a rural setting leaves it exposed in evenings and when not in use. Knowing that many people move around this area, some camping in the woods nearby, potentially presents a security risk to this building. There is no caretaker's house submitted in the applicant's proposal. The Crematorium at Friockheim required this to be built some time after the building of the Crematorium. Future requirements of this proposed development need to be considered now, as a potentially larger than planned volume of traffic, and the addition of a house, which would have to be built further up the slope, would further impact on the suburbanisation of this rural setting, traffic volume, noise and light pollution.

Given all of the above points which clearly demonstrate that this application does not meet the requirements of both the TAYplan 2016-2036 the Angus Local Development Plan 2016, we believe that it should be **refused**.

Yours sincerely

Name: Alistair and Lillias Greenhill

Date: 04/01/20

Address: Westhall Farm, Kellas, Dundee DD5 3PD

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs CHERYL MCMASTER

Address: 2 Woodside Cottages Dundee DD4 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object as it is apparent that the roads are unable to cope with the current traffic levels, never mind increasing. The proposed site is a lovely natural field, there are plenty brownfield sites that could be used rather than destroying nature.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Clare Pinkman

Address: 5 The Steadings, West Mains Of Gagie, Kellas Broughty Ferry DUNDEE DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Craig Thomson

Address: 17A Mattocks Road Wellbank Dundee dd53pj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sir,

I wish to object in the strongest possible terms to the proposed erection of a crematorium at the land in Duntrune.

I feel that it is a most unnecessary structure and incompatible with the surrounding landscape and community.

The road structure is unsuitable for the volume of traffic that would need to use the roads and there is no place for pedestrians to walk. Also there is no street lighting which would make it unsafe for cars and pedestrians alike.

I am also very concerned with the loss of woodland and space for the wildlife which currently use the land.

I hope that you will be guided by the feelings of the community which would be affected by this development and reject the planning application.

Craig C Thomson

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Douglas Winter

Address: 110 Abernethy Road Barnhill Dundee DD5 2PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having previously lived in a flat at Duntrune House for over a decade i think it would be disastrous for this plan to go ahead. Not just for the residents living nearby but for the wider community who enjoy walks and bike rides in this peaceful area. I travelled these roads for years and i am quite sure that they are not suitable for an increase in traffic that is being suggested. They are narrow, winding roads and it can sometimes be a struggle to negotiate said roads with the traffic that presently uses them.

I hereby suggest, in the strongest terms that this plan be refused.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Reverend Jean De Villiers

Address: Murroes and Monikie church Manse oak loan Angus Dd5 3uq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As Reverend of the three local parish churches

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

3) Fill in the remaining sections of this short form and click the 'submit' button and you are all done.

<https://planning.angus.gov.uk/online->

[applications/applicationDetails.do?activeTab=makeComment&keyVal=QKG50QCFH2D00](https://planning.angus.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=QKG50QCFH2D00)

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elizabeth Patterson

Address: West Stables, Pitkerro House, Baldovie Dundee DD5 3NX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. insufficient parking provision.

Incongruous and inappropriate design.

No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gareth Fergusson

Address: Willowbank Braeside of Gagie, Kellas Dundee DD5 3PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads in the area are already busy and are not built to cope with the volume of traffic that funerals and cremations inevitably bring. In addition it brings additional risks to the numerous horse riders in the area who are often on the roads also, already at risk from inconsiderate drivers and this will only get worse with more traffic. It will also have an effect on agricultural traffic which is obviously abundant in the area with gates undoubtedly getting blocked, passing issues, etc.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Gordon Ramsay

Address: 6 Netherton Place Westmuir Kirriemuir DD8 5LD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision.
- Incongruous and inappropriate design
- No need for the proposed crematorium

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the

introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.

- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks *"The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'*

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: I. MATTHEWS.

Date: 22ND DEC. 2020

Address: FLAT 3 DUNTRUNE HOUSE,
DUNTRUNE,
DUNDEE.
DD4 0PJ.

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

J WEBSTER

Date:

29/12/2020

Address:

10 KELLOR CROFT

KELLAS

DUNDEE

DD5 3NT

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs jane Bell

Address: 2 gagie home farm holdings murroes Dundee DD4 0PR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to this proposal.

loss of residential amenity due to traffic disruption, noise and general disturbance.

concerns with regard to road traffic and pedestrian safety. people who do not know these roads trying to navigate farm traffic etc .

there are no footpaths for pedestrians and the verges are not suitable for walking on.

This will have a negative impact on the surrounding countryside.

i also have concerns regarding wildlife

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

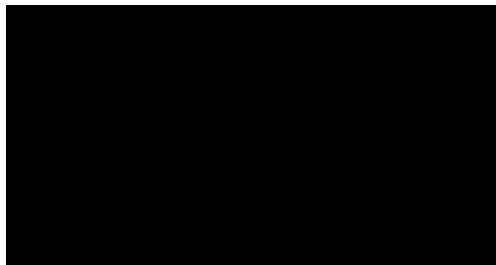
JOAN THORNTON

Date:

23/12/20

Address:

102 ST VIGGANS RD
ARBROATH
ANGUS
DD11 4DW



Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Joanne Boyle

Address: 117 Whitfield Rise Whitfield Dundee DD4 0BJ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This road where the crematorium is meant to be built beside isn't big enough to hold volumes of traffic. The amount of accidents on that particular stretch is ongoing without anything being added to it. It is going to blight our lovely landscape and have an impact on the people who reside in the Vale of Duntrune. It should be considered as an environmental hazard, not only the pollution side of things but more accidents waiting to happen with the road being so narrow. Is there not room beside the new cemetery up in Drumsturdy road?

✓
If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Print Name:

JOHN A TROJ

Date:

27/12/20

Address:

3 KELLAS SMIDDY

KELLAS

DUNDEE

DD5 3GX

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Kenneth Patterson

Address: West Stables, Pitkerro House, Baldovie Dundee DD5 3NX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of the traffic disruption, noise and general disturbance.

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. Insufficient parking provision.

Incongruous and inappropriate design.

No need for the proposed crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Laura McLaren

Address: 9 easterbank Forfar Dd82bl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I had lived in the countryside in my younger days for over 20 years, seeing the countryside change NOT change for the better would be disheartening. Having this crematorium where it is planned to be would not be good for the natural environment, pollution in every way, the risk to birds, nature and woodland would be severely compromised. The roads that will be used are not suitable for the excess amount of traffic and obstruction it will cause to road surface, the neighbourhood and local wildlife

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Malcolm Roderick

Address: 237 Fintry Drive Dundee DD4 9LW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads accessing this site from all directions are very modest country roads requiring extra attention and care when navigating and passing.

Most of those attending the proposed crematorium will not be familiar with these roads, and the increased traffic, congestion and confusion make the proposed site very inappropriate for such a development.

There are many more suitable locations in North-east Dundee or southern Angus for a facility which is much needed in the area, and my recommendation would be that they are investigated ahead of that at Burnside House.

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Rachel McRae

Date: 22/01/2021

Address: 1 Isla Avenue, Carnoustie, DD7 6GL

Dear Sir,

I hope you are well during these difficult times.

I am writing in relation to,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I grew up and lived in the local area, a mere 3 miles from this site, for 18 years. Only moving away for university and employment. I am still active in the community however being a partner in my families business.

I am therefore well aware of this site and especially the road in which access would be gained. This road is terrible for traffic, let alone access, due it being very narrow with multiple blind corners. The lack of parking will cause severe disruption, with a high chance of accidents should cars be stopped just around one of the blind corners. This therefore makes it entirely unsafe.

I feel there is also no need for the facility considering there are two only 6 and 18 miles away from this site with ample parking at both resulting in the main road not being blocked.

This area will also be home to a number of wildlife with it being surrounded by forest and with the proposed land being unworked for tens of years.

I therefore object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans [2016](#) for the reasons given above.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Robert Scott

58 Dumbrock Road

Milngavie

G627RB

21/01/21

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune


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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:



Print Name:

SHOBNA VASISHTA

Date:

29/12/20

Address:

Aslyane Buckles Heal Kellas

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name: STUART THOMSON

Date: 28/12/2020

Address: SOUTH CARSE OF COLDOCH FARM, KIRKCLAVE, BLAIRDRUMMOYD
STIRLING FK8 3DF

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

Date:

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Wilma Richterich

Address: KILFERIN GARDEN DUNTRUNE DUNDEE DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the two local cremetoria are working under capacity there is no need for a third. The main objection is the total unsuitability of the location with the narrow roads and bends, on a slope where the road can get bad in winter. Emissions may also be a problem.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Yolanda Gronneberg

Address: 10, Elm Rise, Broughty Ferry Baldovie Dundee DD5 3UY

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

Loss of residential amenity by virtue of traffic disruption, noise and general disturbance

Introduction of a wholly inappropriate community use in a remote and inaccessible location.

Concerns with regard to road traffic and pedestrian safety. - Insufficient parking provision

Incongruous and inappropriate design

No need for the proposed crematorium

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Angus Mcrae

Date: 21/01/2021

Address: 1 Isla Avenue
Carnoustie
Angus
DD76GL

Sent from my iPhone

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: [REDACTED]

Address: 3 Kellas Smiddy Kellas Dundee DD5 3GX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After a walk to the area proposed for the erection of the crematorium I stood on top of the sight & looked over the view of Dundee. There were many things which I saw which make this sight unsuitable for the crematorium. The first being the small road at the bottom of the site, which I had seen a car almost slide out of control. This shows that the road next to the site is unsuitable for transport & the increased traffic will be a huge risk to road users but also walkers who many use the road. Additionally the near by houses surrounding the site will be ruined by the potential crematorium as, 1: house valuations will decrease 2: no one will want to move near by as it is a ugly site 3: fumes coming from the facility. Finally, in the snow on my walk I saw deer droppings & footprints, showing groups of deer often move through this site. Relating to an earlier point the increase traffic will be huge danger to both the deer & road users. Also in the surrounding woodland there is many animals which make use of the woodland & the surrounding areas as there home. These animals being buzzard, barn owl, red kite, hen harrier, foxes, hare & rabbits (suspect many more which i have not encountered). Please take these into consideration as it is not only disrupting the roads & houses in the surrounding area but also going to massively impact the beautiful nature this countryside has to offer. Feel free to make contact with myself

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Barry Martin

Address: 114 William Fitzcerald Way Dundee DD4 9FB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection due to concerns over increased traffic and no need for the proposed development

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area. Considering my specific objections: **TAYplan - Policy 1 Locational Priorities** requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development **Policy DS3 Design Quality and Placemaking** seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

Distinct in Character and Identity: The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.

Safe and Pleasant: The proposed development will result in an incongruous and unconnected use within this rural setting.

Well Connected: The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks "*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that 'Angus is a great place to live, work and visit.'*"

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs

contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and

- the proposal constitutes rural diversification where:

- o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: C Edgar

Date: 28/01/21

Address: 61 Strathyre Avenue
B/Ferry
Dundee DD5 3GN

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,
20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: C Edgar

Date: 28/01/2021

Address: 61 Strathyre Avenue
B/Ferry
Dundee DD5 3GN

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **objection** to the proposal.

In general terms I consider that the development of a crematorium with associated parking in this rural location is wholly inappropriate and will result in a significant and unacceptable impact on the amenity currently enjoyed by residents by virtue of increased levels of traffic within the immediate area associated with the introduction of an inappropriate and inaccessible commercial use within this rural area.

My family has lived in the area for generations and happily still enjoy this beautiful part of Angus. Specific to the proposed site, I have happy memories of spending weeks staying at my Grans and of going to the 'tatties' in the exact field proposed. Away from this nostalgia, what I can say is that the roads are narrow, used mainly by the local farm tractors and the local residents, there are few passing places and some sharp corners to negotiate. I would suggest that there are more appropriate 'brown' sites that could be used, and situations with the infrastructure to support a crematorium with all the service and visitor traffic that entails.

Considering my specific objections:

TAYplan - Policy 1 Locational Priorities requires that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

In the current circumstances the proposed crematorium business will introduce a suburban feature wholly out of keeping in this attractive rural setting. Further, the site is only accessible by car with no other modes of transport available to potential visitors, resulting in unsustainable patterns of travel.

Therefore the current proposal is contrary to Policy 1 Locational Priorities of TAYplan.

Policy DS1 Development Boundaries and Priorities requires that out with development boundaries proposals will only be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The policy goes on to confirm that the development of greenfield sites in the countryside will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

In the current circumstances the site is clearly greenfield, located in a rural area remote from any settlement. The proposed use will be wholly out of keeping with rural setting and is not in accordance with the policies of the Angus Local Development Plan. There is no identified need for a crematorium within South Angus and even if there were a need, this community use should be directed to location within or close to an existing settlement, allowing the use to be accessible by all modes of transport.

As such it is clear that the current proposal is contrary to Policy DS1

Policy DS2 Accessible Development requires that development proposals will require to demonstrate, according to scale, type and location, that they:

- are or can be made accessible to existing or proposed public transport networks;
- make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;
- allow easy access for people with restricted mobility;
- provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and
- are located where there is adequate local road network capacity or where capacity can be made available.

The applicant has indicated that current proposal will provide a 120-seat crematorium with associated parking and has suggested the anticipated level of services of around 3 services for 5, or possibly 6, days a week. This level of use would introduce around 360 additional cars on the surrounding roads each day. However, there is the very real possibility that a greater number of services could be undertaken with up to 8 services per day, bringing a potential maximum of 960 additional cars to the surrounding country roads. The use clearly has the potential to generate significant levels of traffic. A Transport Assessment has been lodged (based on the lower service number of 5 per day) which indicates that the surrounding roads network has capacity to accommodate the potential additional cars. However, the surrounding unclassified roads are narrow, winding, quiet, rural roads which experience at present low levels of traffic. I consider that the introduction of the significant increased levels of traffic on these roads is wholly inappropriate, resulting in a loss of amenity to the existing residents and causing a very real road traffic safety issue with drivers, unused to the roads, converging on the site.

The Transport Assessment confirms that there is little opportunity for access by any mode of transport other than the car, the closest bus stop being 1.6 km distance from the proposed crematorium and no local footpaths available. There is no possibility that public transport and footpath linkages can be improved and therefore the proposal will inevitably encourage car movements. This further substantiates that, if a new crematorium is required, this should be located within or adjacent to an existing settlement which would benefit from existing public transport and footpath links.

Therefore, the current proposal is contrary to Policy DS2 Accessible Development

Policy DS3 Design Quality and Placemaking seeks to ensure that new development deliver a high design standard.

In the current circumstances the proposed crematorium is to be located on the corner of a large greenfield in a remote rural location. The access and visibility requirements necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. Further, the proposal fails to achieve all six requirements of successful places, with issues related to the following criteria:

- **Distinct in Character and Identity:** The development is incongruous in the surrounding landscape setting which is rural in character. Little effort has been made to integrate the scheme into the landscape setting and, as indicated, the access and visibility requirement necessitate the removal of the shrubs and trees along the frontage of the site, allowing open views into the site. The proposed development offers a simple building surrounded by a large expanse of parking, which is likely to be flood lit during the winter and evening times introducing a wholly incongruous and suburban element to the surrounding agricultural area. This is a very rural area characterised by small settlements and scattered farm holdings, the introduction of a business facility which will attract large numbers of cars is clearly not appropriate.
- **Safe and Pleasant:** The proposed development will result in an incongruous and unconnected use within this rural setting.
- **Well Connected:** The development is clearly not connected to the wider area with no public transport or footpaths links available. In terms of parking requirements, the development proposed a 120-seating crematorium, the plans indicate 66 car parking spaces plus space for coaches. However, the Transport Assessment indicates a requirement for the provision of 90 parking spaces for a crematorium of this scale. I am unsure why there is this discrepancy, but there is clearly insufficient parking provision.

The Supplementary Guidance on Design Quality and Placemaking seeks “*The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that ‘Angus is a great place to live, work and visit.’*”

I would submit that the introduction of a community facility in a remote rural area characterised by agricultural holdings and small settlements with no opportunities for access other than by car, fails to achieve this laudable ambition. As such the current proposal runs contrary to the aims and ambitions contained in the both Policy DS3 Design Quality and Placemaking and the associated Supplementary Guidance.

Policy DS4 Amenity requires that proposed development must have regard to opportunities for maintaining and improving environmental quality with development, where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

In the current circumstances and as detailed previously the application seeks consent for a use which will generate a significant level of traffic within this quiet rural area. This will undoubtedly result in a loss of amenity for the existing residents by virtue of general disturbance, noise and traffic congestion.

Therefore, the proposal is contrary to Policy DS4 Amenity.

Policy TC15 Employment Development directs new employment development to existing employment land allocations or existing employment areas within development boundaries. Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - o the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - o the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

In the current circumstances it is clear that the proposal is wholly out of keeping in this attractive rural setting. Further the scheme in no way will result in rural diversification, nor is it a use which is appropriate within a remote rural area and finally there is no economic or operational need for this particular location. Indeed, it is clear that this location is wholly inappropriate given its inaccessibility to any mode of transport other than the car.

Policy TC8 Community Facilities and Services requires that in relation to new community facilities the Policy requires that these should be accessible and of an appropriate scale and nature for the location.

In the current circumstances, as demonstrated above, the application site is clearly not accessible to any mode of transport other than by car. Further, the development will result in a significant traffic generation on the unclassified, narrow roads surrounding the application site resulting in a loss of amenity for local residents.

Therefore, the proposal is contrary to Policy TC8 Community Facilities and Services

Policy TC9 Safeguard of land for Cemetery Use confirms that land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. This very significant and specific cemetery policy and wider Local Development Plan makes no requirement for a new crematorium in Angus which is already well served by the existing facility in Froickheim. Therefore, there is no demonstrable demand for the proposed use and neither has the applicant demonstrated that need.

Policy PV15 Drainage Infrastructure Indicates that out with areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.

All new development will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long-term maintenance must be agreed with the local authority.

I await the comments of Angus Council and SEPA in relation to this issue and would request the opportunity to make further comment on this issue, if required.

I trust you will take the above comments into consideration in the determination of the current application. It is clear and unequivocal that the current proposal is contrary to the policies contained within the Angus Local Development Plan 2016 and the associated

Supplementary Guidance. No material considerations have been promoted by the applicant which justify setting aside these policies, and as such the application must be **refused**.

Yours sincerely

Name: Caishlan Sweeney

Date: 30/01/21

Address: 185 Princes Street, Flat 3/3, Dundee, DD4 6DQ

Planning Service
Angus House
Orchard Bank Business Park
Forfar

planning@angus.gov.uk

BY EMAIL ONLY

Attn Fraser Mackenzie

Our Ref	Your Ref	Date
IG/EB/10254444	20/00830/FULL	8 February 2021

Dear Sirs,

Planning Application: 20/00830/FULL

Property: Land North East of Duntrune House, Duntrune, Angus (the "Site")

Application proposal: Full application for the erection of a crematorium building and associated parking, access, turning space, landscaping and boundary enclosures (the "Proposed Development")

We act on behalf of Dignity Funerals Ltd ("Dignity").

Our client objects to the above-referenced planning application ("the Application") for the reasons set out below.

By way of background, Dignity is the largest operator of crematoria in the UK and has unparalleled experience in developing, building and operating new crematoria. Of particular relevance to the Application, Dignity operates the Dundee crematorium that is located only 5/6 miles from the Site.

1 INTRODUCTION

- 1.1 The Application was submitted to Angus Council ("the Council") on 26 November 2020 by Duntrune Ltd ("the Applicant") and seeks consent for the Proposed Development. Surprisingly, given the location and extent of the Proposed Development, the Application is supported by very limited information. The principal supporting documentation appears to consist simply of: (i) a brief, combined Planning, Design and Access Statement; and (ii) a Transport Assessment ("the TA") and traffic survey report.
- 1.2 From the outset, it is worth noting that the Site is located on greenfield land in the open countryside. This is common ground.

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1.3 As the Council will be aware, Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act") provides that the Application should be determined in accordance with the development plan unless other material considerations indicate otherwise. The relevant parts of the development plan for the determination of the Application comprise the (i) TAYplan Strategic Development Plan (2016 - 36), as approved in October 2017 ("the TAYplan"); and (ii) Angus Local Development Plan adopted in September 2016 ("the Local Plan").

1.4 Scottish Planning Policy ("SPP") and the third National Planning Framework ("NPF 3") are also material considerations, and significant weight should be attached to them in the determination of the Application.

2 **STATUTORY AND POLICY CONTEXT**

A. Legislation

2.1 In relation to the siting of a crematorium, section 5 of the Cremation Act 1902 ("the 1902 Act") states:

"No crematorium shall be constructed nearer to any dwelling house than two hundred yards, except with the consent, in writing, of the owner, lessee, and occupier of such house, nor within fifty yards of any public highway, nor in the consecrated part of the burial ground of any burial authority".

B. Development Plan

2.2 For the purposes of this objection, we rely upon the following parts of the development plan:

- (a) The TAYplan; and
- (b) The Local Plan.

TAYplan

2.3 Policy 1 (Locational Priorities) sets out a settlement hierarchy for development, including in respect of development outside of principal settlements (as is the case with the Site). It states:

"Local Development Plans may also provide for some development in settlements that are not defined as principal settlements (Policy 1A). This is provided that it can be accommodated and supported by the settlement, and in the countryside; that the development genuinely contributes to the outcomes of this Plan; and, it meets specific local needs or does not undermine regeneration of the cities or respective settlement. Proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development." [our emphasis]

Local Plan

2.4 Policy DS1 (Development Boundaries and Priorities) states (amongst other things):

"...Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP."

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brown field sites capable of accommodating the proposed development [our emphasis]

2.5 Policy DS3 (Design Quality and Placemaking) requires developments to deliver a high design standard and to draw upon those aspects of landscape that contribute positively to the character and sense of place of the area. Specifically, Policy DS3 states that developments should create buildings and places which are:

"Distinct in Character and Identity: Where development fits with the character and pattern of development in the surrounding area... and sensitively integrates important... landscape features...." [our emphasis]

2.6 Policy DS4 (Amenity) states:

"All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties."

Angus Council will consider the impacts of development on: ... The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety..." [our emphasis]

2.7 Given that the Applicant seeks to rely upon the benefits of the Proposed Development as a community facility, we also refer to Policy TC8 (Community Facilities and Local Services) which states:

"New community facilities should be accessible and of an appropriate scale and nature for the location." [our emphasis]

2.8 Policy TC15 governs employment development and states (insofar as is relevant):

"Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- *the criteria relating to employment development within development boundaries are met;*
- *the scale and nature of the development is in keeping with the character of the local landscape and pattern of development..."* [our emphasis]

2.9 Lastly, Policy PV6 (Development in the Landscape) states:

"Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks.

Development which has an adverse effect on landscape will only be permitted where:

- *the site selected is capable of accommodating the proposed development,*
- *the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;*
- *potential cumulative effects with any other relevant proposal are considered to be acceptable: and*
- *mitigation measures and/or reinstatement are proposed where appropriate." [our emphasis]*

B. Other Material Considerations

SPP

2.10 The following paragraph of the SPP is of particular relevance to the Application:

- (a) *Paragraph 202: “the siting and design of development should take account of local landscape character. Development management decisions should take account of potential effects on landscapes and the natural and water environment, including cumulative effects. Developers should seek to minimise adverse impacts through careful planning and design, considering the services that the natural environment is providing and maximising the potential for enhancement”. [our emphasis]*

NPF3

- 2.11 We would also note the following paragraph of the NPF3:

Paragraph 4.4 “Scotland's landscapes are spectacular, contributing to our quality of life, our national identity and the visitor economy. Landscape quality is found across Scotland and all landscapes support place-making. National Scenic Areas and National Parks attract many visitors and reinforce our international image. We also want to continue our strong protection for our wildest landscapes - wild land is a nationally important asset. Closer to settlements landscapes have an important role to play in sustaining local distinctiveness and cultural identity, and in supporting health and well-being”.

3 GROUNDS OF OBJECTION

- 3.1 We summarise below our client's key objections to the Application, but we reserve our client's position to augment them if it is considered necessary to do so in response to any further material that is submitted by, or on behalf of, the Applicant.

A. Conflict with the 1902 Act

- 3.2 The 1902 Act prevents the siting of a crematorium within 200 yards of a dwelling house without the express consent of the owner. On its face, there would appear to be at least three dwellings within 200 yards of the Proposed Development and the Applicant has not confirmed (or at least publicly confirmed) that any consent has been obtained from the occupiers/owners of these dwellings. We would strongly encourage the Council to verify the factual position.

- 3.3 Unless the Applicant has clearly evidenced that either:

- (a) there are no residential properties within 200 yards of the Proposed Development (which does not appear to be the case); or
- (b) it has obtained express consent in writing from the owners of any such properties to the construction of the Proposed Development,

the Proposed Development would conflict with the 1902 Act and could not lawfully be constructed and operated on the Site. This is a material consideration that weighs heavily in favour of rejecting the Application.

B. Conflict with Policy

- 3.4 The Application is contrary to the development plan in fundamental respects (as set out below):

TAYPlan

- 3.5 As above, Policy 1 demands that (amongst other things) the Proposed Development must avoid suburbanisation of the countryside. For the reasons set out in more detail below, the Proposed Development fails to demonstrate compliance with this requirement.

3.6 In particular, and somewhat surprisingly, no landscape and visual impact assessment ("LVIA") has been submitted with the Application. Nor has any evidence been submitted that would suggest the erection of the proposed crematorium and associated car park would not have a suburbanising effect on the local landscape. In the absence of such evidence, it is impossible to demonstrate compliance with Policy 1.

3.7 Accordingly, the Application conflicts with Policy 1 of the TAYPlan.

Local Plan

Policy DS1

3.8 The Application is also plainly contrary to Policy DS1 of the Local Plan as:

- (a) the Site is not allocated for development;
- (b) the Site is 'outwith' the development boundaries;
- (c) the Proposed Development is not of a scale and nature appropriate to its location (and no LVIA has been submitted to support any assertion to the contrary); and
- (d) the Site is a greenfield site and, as detailed below, the Applicant has failed to undertake a comprehensive and appropriate assessment of alternative sites.

Policy DS3

3.9 As noted above, the Applicant has omitted to undertake an LVIA (and/or carry out any assessment of the impact of the Proposed Development in landscape and visual terms). The Application has not '*drawn upon those aspects of landscape that contribute positively to the character*' nor has it even attempted to demonstrate that the Proposed Development '*fits with the character and pattern of the development in the surrounding area*' or has '*sensitively integrated important landscape features*'.

Policy DS4

3.10 The Application fails to include any evidence as to how the Proposed Development would maintain and improve environmental quality. Given that Policy DS4 includes a presumption against development where there would be an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties, this is a significant omission. This is further emphasised by the proximity of the Site to a number of residential dwellings.

3.11 Policy DS4 also requires the Council to consider the impacts of increased traffic movements to and from the Site. For the reasons set out above, the Application has failed properly to do so.

Policy TC8

3.12 The Applicant places reliance on the Proposed Development's role as a community facility. However, Policy TC8 requires all new community facilities to be of an appropriate scale and nature for the location. For the reasons set out above, neither criterion is satisfied in this instance.

Policy TC15

- 3.13 Policy TC15 also requires any employment development (such as the Proposed Development) outside of the development boundaries to be of a scale and nature which is in keeping with the local landscape and pattern of development. For the reasons set out above, this is not the case.

Policy PV6

- 3.14 Policy PV6 specifically requires the Council to protect and enhance (i.e. more than just conserve) the quality of the landscape in Angus. It is plainly impossible for the Applicant to assert compliance with this policy as no LVIA has been undertaken.
- 3.15 Likewise, the Proposed Development fails to evidence that it does not adversely affect the local landscape and, as such, cannot meet the threshold required in Policy PV6 in order to allow the Council to grant consent for the Proposed Development.
- 3.16 **It follows there is clear, significant and multiple conflicts with the development plan. Applying Section 38(6) of the 2004 Act, therefore, the Application must be refused unless material considerations indicate otherwise.**

SPP

- 3.17 As to other *material considerations*, for the reasons set out above, the Proposed Development also conflicts with paragraph 202 of the SPP.

C. Alternative Sites

- 3.18 As the Site is a greenfield site which does not fall into any of the exceptions, Policy DS1 of the Local Plan requires an assessment of alternative sites to be undertaken. As such, the Application can only be supported if it can be evidenced that there are no suitable and available brownfield sites capable of accommodating the Proposed Development. The Applicant does not appear to dispute this policy requirement.
- 3.19 Whilst the Applicant has purported to have undertaken an assessment of alternative sites, this is woefully inadequate.
- 3.20 First, the Applicant appears to have erroneously interpreted Policy DS1 as only applying if there are no suitable and available brownfield sites within any of the South Angus settlements. The policy does not include such a limitation and it is unclear why or how the Applicant has sort to reduce the scope of the assessment in this way. It is a superficial approach.
- 3.21 Second, the assessment simply undertakes a high-level consideration of the Angus Employment Land Audit 2019 and the Angus Housing Land Audit 2020 and concludes that there are no alternative sites. This is not good enough. The Applicant has failed to undertake a comprehensive and/or adequate assessment of alternative sites as required by Policy DS1. In the absence of such an assessment, the Applicant has failed to demonstrate compliance with this Policy, which is a further basis on which the Application should be rejected.

D. Unsubstantiated need case

- 3.22 The Applicant asserts that *'there is a need for a crematorium to serve this area'*.
- 3.23 The above assertion appears to be predicated solely on population projections and death rate statistics. This is an incomplete and inadequate approach. In particular, the Applicant has failed to consider existing capacity.

3.24 In this respect, we would highlight the following points in respect of our client's crematorium at Dundee:

- (a) the Dundee crematorium has a single chapel and two cremators, with capacity for ten attended slots during weekdays. In 2019, the Dundee crematorium undertook 1,765 cremations which, based on 252 working days in that year, equated to a utilisation of circa 70%. It should also be noted that this capacity figure does not include weekend services (which are offered on both Saturday and Sunday);
- (b) in addition to the above, the Dundee crematorium also has capacity for a further four direct cremations per day; and
- (c) the Dundee crematorium is currently replacing its existing cremators with two new cremators.

3.25 We would also draw the Council's attention to the objection submitted by Mr Robertson. Whilst we do not agree with the figures promulgated for the Dundee crematorium in this objection (which, on the basis of the above, clearly demonstrate significantly more existing capacity), we would note that the Friockheim (Parkgrove) crematorium also appears to be operating with a high level of spare capacity.

4 **CONCLUSION**

4.1 The Application is contrary to the 1902 Act. The Applicant has failed to demonstrate that the Proposed Development could lawfully be built on the Site (even if permitted).

4.2 Even if the necessary consents have been obtained in accordance with the 1902 Act, the Application fails to comply with Policies DS1, DS2, DS3, DS4, TC8, TC15 or PV6 of the Local Plan as well as Policy 1 of the TAYplan. The Application is contrary to the development plan as a whole and there is, therefore, a presumption against granting planning permission per Section 38(6) of the 2004 Act.

4.3 Further, the Applicant has failed to show that there are any material considerations that would indicate that the Application should be determined otherwise than in accordance with the plan. Indeed, it is clear that (amongst other things): (i) no need case has been established for the Proposed Development (and, rather, the figures provided by Dignity and Mr Robertson suggest no such need case could be substantiated); (ii) the Proposed Development conflicts with Paragraph 202 of the SPP; and (iii) the Applicant has failed to demonstrate that there are no suitable alternative sites.

4.4 There is no policy basis for granting consent.

4.5 For all these reasons the Application should be refused and we respectfully invite the Council to do so.

Yours faithfully

Clyde & Co LLP

Clyde & Co LLP

Fraser,

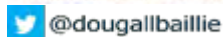
Application ref - 20/00830/FULL

I refer to the above planning application. Dougall Baillie Associates (DBA) have been appointed by Ian Robertson in connection with his objection to the proposed development. DBA submitted a prior response (uploaded to planning portal on January 4th, 2021). This further response addresses the further matters raised as a result of the planning consultation comments from Angus Council Road Service (dated 20th January 2021).

I would be obliged if you would consider and upload the additional comments attached to the planning portal.

Kind Regards,
Colin

Colin Weir | Associate | Transportation
t: 01355 266 480 | m: 07388 377 419
3 Glenfield Road | East Kilbride | G75 0RA



 Please consider the environment before printing this email

See attachment overleaf:

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t: 01355 266480
f: 01355 221991
e: enquiries@dougallbaillie.com
www.dougallbaillie.com



CW/202311et02a

1 March 2021

Fraser Mackenzie
Angus Council Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Dear Fraser,

Erection of Crematorium Building
Land North East of Duntrune House, Duntrune, Angus
Planning Application - 20/00830/FULL

Dougall Baillie Associates (DBA) have been appointed by Ian Robertson in connection with the above development. The specialised transportation team of DBA reviewed the Transport Assessment and provided a response, which was uploaded to the planning portal on January 4th, 2021. This further response addresses the matters raised as a result of the planning consultation comments from the roads and transportation department of Angus Council dated 20th January 2021.

New Transport Assessment

We note on the planning portal, the “Processing agreement - **Extension of time**” document, published 16th February 2021, indicates an updated Transport Assessment (TA) is to be provided by the end of February 2021.

We presume the updated TA will be followed by a refreshed response from Angus Council Roads and Transportation. We note however that Angus Council Roads have responded and indicated no objection subject to conditions prior to this revised TA being submitted. DBA are therefore unsure as to the reasoning and methodology behind the submission of a new TA at this stage of the application.

Traffic Flows

Traffic counts were undertaken on Tuesday the 8th of October 2019 whilst Speed and link flow surveys were undertaken over a period of 7 days between 10th October and 16th October 2019. Angus Council schools and Dundee City Council schools were both closed 7th to 18th October 2019.

Managing Director: F Adams
Directors: A Ferns, S Harrow, S Macphail
Associates: S Dow, B Sim, C Weir
Consultants: J Ashwood, R Duncan



DBA notes that no reference was made to the traffic flows being undertaken during school holiday periods where typical levels of traffic are not experienced. This impacts the results of the Transport Assessment and should be reviewed.

Sustainable Transport

The Angus Council roads response highlights the lack of accessibility of the proposed crematorium by walking, cycling and by public transport. No mitigation is proposed by the applicants for any of these elements.

Scottish Planning Policy Paragraph 287 emphasises that planning permission should not be granted for significant travel generating uses in locations where the Transport Assessment does not identify satisfactory ways of meeting sustainable transport requirements.

Further to national policy, Angus Council Policy, DS2 Accessible Development, indicates that ***“Development proposals will require to demonstrate, according to scale, type and location, that they: - are or can be made accessible to existing or proposed public transport networks”***

Angus Council, Policy DS3, Design Quality and Placemaking also states - ***“Development proposals should create buildings and places which are - Well Connected: Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in ‘Designing Streets’ are addressed.”***

Angus Council’s Roads and Transport response explicitly notes that ***“Due to the rural location there are no formalised pedestrian links in the immediate vicinity of the crematorium site”***. Equally it highlights that the nearest footway ***is “approximately 1.4km from the proposed crematorium site”***. This means that any pedestrian access would be by walking on narrow road carriageways along which a significant uplift in traffic is predicted. Whilst the location will limit the activeness of walking, the proposals cannot be regarded as safe and suitable pedestrian access to the development.

Angus Council’s Roads and Transport response also correctly highlights the distance to public transport. It states that ***“There are no public transport stops within the immediate vicinity of the site”*** and that ***“these stops are approximately 1.5km walking distance from the site which is well in excess of the 400 metres or so that would serve to encourage travel by public transport”***. The lack of public transport options would lead to staff and visitors having to travel by car with negative impacts on local amenity and air quality.

The development therefore does not mitigate either pedestrian or public transport accessibility and is not in an accessible location. The development would be almost solely accessible by car and therefore would not accord with both national and local policy on transport and sustainability.

Many rural crematoriums are located in areas where bus access is possible. The Clyde Coast and Garnock Valley Crematorium was opened in 2018 and is over 3 miles from the nearest settlement (Town of Largs). Despite this, it has a daily hourly bus service which stops at bus stops outside the crematorium. Equally the recently built (2016) Baldarroch Crematorium in Banchory has bus stops outside and is served by a frequent bus service.

These issues have been highlighted by Angus Council Roads and thus mitigation should have been requested to address these issues and to comply with policy.

Road Widening

Whilst a package of works was indicated for the U315 for the traffic leaving to the east, no such assessment was undertaken on the C6 Dundee to Tealing road despite an indicated 38.5% of traffic leaving to the west.

These roads are subject to farm vehicles, and sections of these roads are narrow with several tight bends and at points vehicles can find passing difficult or have restricted forward visibility.

It is noted that typical GPS mapping software will direct you via these routes from the A90 / A972 Kingsway Junction in Dundee.

DBA believe that it is an oversight that no similarly detailed assessment was carried out for the routes to the west. This should be undertaken to ensure adequate road width to mitigate the 38.5% of traffic leaving by this direction.

Equally, the bend immediately to the east of the crematorium on the C4 has limited forward visibility and an approximate radius of 50 metres. The design of a passing place here has not been able to accommodate an allowance for curve widening with widths less than 5.5m highlighted.

Traffic Impact and Traffic Distribution

The traffic impact in the Angus Council roads response is highlighted as a 27% increase past the site frontage, however the response goes on to indicate that there is a **“low traffic impact on the surrounding road network”**. These two points would seem inconsistent.

The table below details the impact of what DBA consider a typical scenario where the crematorium is handling only 4 services per day and where these are not always full (70 people at 2 people per car). This turns out to be an uplift of 38.7% in traffic movements.

Date	Day	Eastbound [08:00 - 18:00]	Westbound [08:00 - 18:00]	Daily Total Vehicle Movements
10/10/2019	Thursday	315	398	713
11/10/2019	Friday	320	395	715
14/10/2019	Monday	321	372	693
15/10/2019	Tuesday	361	419	780
16/10/2019	Wednesday	329	385	714

Total Current Vehicle Movements 8am-6pm Monday-Friday	3615
	+
Crematorium Related Vehicle Movements Monday-Friday Excluding Staff	1400
	=
Total Predicted Vehicle Movements 8am-6pm Monday-Friday	5015
	=
Traffic Flow Uplift %	38.7%

The impact on the minor road network is considerable due to existing levels of traffic and the platooning effect of funeral traffic. The road network is typical of a rural road, with significant movements of farm vehicles, particularly at sowing and harvesting times.

The impact would be exacerbated by the limited road width, lack of any road mitigation measures to the west and poor accessibility of the site. The increase in traffic would have a disproportionate impact on amenity and safety of vulnerable road users (pedestrians/cyclists) using the roads.

The traffic distribution, as mentioned in the previous response, is still heavily skewed towards the Angus Council region rather than nearby Dundee.

Mitigation Measures - Signage

DBA notes that the roads authority has concerns regarding the safety of the junction of the C4 (Westhall Section) and the B978 Kellas Road due to the poor visibility available.

The proposed mitigation measure is to use road direction signage to indicate a longer route to the alternative junction with the U315 where visibility is to be improved.

Whilst we agree with the council regarding the constrained visibility of the junction and the need to avoid traffic using this section of the C4, the roads department should have considered that those using sat-nav systems will be directed to use the shorter route and are unlikely to follow the proposed mitigation measure of standard directional signage.

DBA would have anticipated the council to have required stronger improvements given the safety implications of increased traffic flows at junctions with substandard visibility. This could range from conditioning appropriate visibility splays similar to other junctions, or traffic orders to limit this routing for safety reasons.

The nearby Forbes of Kingennie Resort may well be a popular funeral tea venue and traffic to this venue would be likely to use the C4 adding to traffic through the junction.

Parking Provision

DBA note that Angus Council have asked for an increase in overspill spaces to 120 spaces. Given that the TA notes that occasionally 200 people may arrive at the crematorium, DBA believe this could be in excess of 100 cars (2 persons per car average). Therefore, it is important that additional parking is provided to prevent people parking on road verges.

Visibility Splays

Visibility splays were conditioned in the Angus Council response. The March 2020 TA visibility splays were not drawn in accordance with the requirements, so it is difficult to assess whether the required visibility splays can be provided by the applicant.

The visibility splay to the south on the B978 from the U315 was conditioned to 4.5m to 160m. My client has visited the site to assess the visibility splays in this direction. Whilst it appears this visibility can be met in plan, the 160m visibility does not appear to be readily achievable due to the topography. The following photographs taken at 4.5m back show a person in Hi-Viz clothing at the various distances.



Visibility Splay to Right at 160m (Person not visible)



Visibility Splay to Right at 120m (Person just becoming visible)



Visibility Splay to Right at 100m (Person visible)

These photos show that the rise in the road on the B978 obscures the person. The TA indicated that some 60% of crematorium traffic was predicted to pass through this junction and not achieving the required visibility splay would lead to additional safety risks for existing and development traffic.

Conclusion

DBA have reviewed the Angus Council Roads response to the Transport Assessment relating to the proposed crematorium application. Whilst Angus Council Roads have not objected, it **is DBA's view that there are several** policy areas where the applicant has not demonstrated appropriate mitigation.

These include the sustainability and accessibility of the development along with traffic impact and these areas should be further considered to ensure the continued sustainability, safety and amenity of the local area and road network.

DBA also have a concern that the conditioned visibility does not appear to be achieved at the B978/U315 due to the topography and the rise in the B978 road.

DBA may wish to submit further comment on any additional transportation documents that are provided in the course of the application.

Yours sincerely,

[Redacted signature]

Colin Weir
Associate
for Dougall Baillie Associates
E-mail: colin.weir@dougallbaillie.com

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie
Lodged by email to planning@angus.gov.uk

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above mentioned application and would take this opportunity to object to the above mentioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance.
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision.
- Incongruous and inappropriate design.
- No need for the proposed crematorium.

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Drew Duffy

Date: 3rd January 2021

Address: 26 Ashludie Hospital Drive, Monifieth, DD5 4RB

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Delaney-McNeill

Address: Mid Cottage Drumsturdy Road Dundee DD5 3NX

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Dear Sir,

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- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Emma M McRae

Date: 22/01/2021

Address: 1 Isla Avenue, Carnoustie, Angus,

Dd7 6GL

Sent from my iPhone

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gilda Wilson

Address: Garden Cottage Gagie estate By Dundee DD4 OPR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed crematorium being built near Duntrune House on the grounds that the narrow roads around here cannot cope with a lot more traffic hence my opposition

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Gilda Wilson

Address: Gardners Cottage, Gagie, Duntrune, Dundee DD4 0PR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

MacKenzieF

From: Ian J Robertson [REDACTED]
Sent: 19 February 2021 08:21
To: MacKenzieF
Cc: HunterA
Subject: Planning Application 20/00830/Full - Crematorium at Duntrune

Dear Mr Mackenzie

At last night's Murroes and Wellbank Community Council meeting I raised a number of planning application process related questions and Cllr Hands advised me to direct them to you, cc'ing Alan Hunter with whom I understand she has previously been in contact with regarding this application.

My questions are as follows:

1) Transportation Assessment (TA)

a) I note from the extension of time letter dated 16/2/21 that an updated TA is expected by the end of February and that this is the first mention in the public domain of this expected update. What is the nature, scope and scale of this update, because as an interested party I wish the opportunity to comment on it and no information about this update or the requirement for it is on the portal?

b) On behalf of the local residents I engaged a transportation consultancy (Dougall Baillie Associates) to conduct an audit of the original TA and supplied this as part of my objection lodged on 4th January 2021. This audit identified a number of major flaws in the TA and from looking at the Road Services (Traffic) response dated 20th January 2021 (and uploaded to the portal on 16th February 2021) it would appear that none of these have been taken into consideration when this response was written. As we are about to submit another formal response to the TA and Roads Service (Traffic) response, I would like to understand at what point in the planning process, the audit and further response will be considered, by whom, and will there be a further response to them from Roads Service (Traffic)?

2) Roads Service (Traffic) response - I note that this calls for a doubling of the number of parking spaces from 60 to 120. At what point in time/the process will a revised drawing showing the location of these proposed spaces be made available? Will this show what external lighting is proposed for the building and car park, as this appears to be a significant omission in this application?

3) Landscape and Visual Impact Assessment (LVIA) - what criteria has to be satisfied for one of these to be a requirement of the application? As the proposed site is very prominent and can be seen from afar, I would have thought one of these would be required?

4) Alternative site assessment - what are the rules/process for conducting one of these, as another objector (Clyde & Co LLP on behalf of their client) has flagged that the supplied one is apparently substandard?

5) Given the repeal of the Cremation Act 1902 by the Scottish parliament in 2016 and hence the removal of the 'no crematorium within 200 yards of a dwelling without the dwelling owner's permission' requirement, what criteria/legislation/guidelines are Angus Council going to use to determine the appropriateness of having a crematorium (which from the Burial and Cremation (Scotland) Act 2016 is defined as including the land pertaining to the actual crematorium building itself) 26m away from the nearest dwelling?

I look forward to receiving your responses in due course.

Many thanks

Yours sincerely

Ian Robertson

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

28th February 2021

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge an **addendum to the objection I lodged on 4th January 2021.**

Since I lodged my objection, the applicant has made a number of comments in the local media regarding the application, new information has come to light and further public comments and consultee responses have been lodged on the planning portal. I therefore wish to take this opportunity to make some additional comments which I would like taken into consideration in the determination of this application.

Response to applicant's comments in local media (articles in Evening Telegraph on 8th January 2021 and The Courier on 14th January 2021):

Comment 1: 'A crematorium is needed within the local authority due to waiting times at existing crematoria'

Response: Angus already has a crematorium (at Friockheim) which is only operating at 50% of its operational capacity. Clyde & Co LLP have confirmed on behalf of their client Dignity Funerals Ltd (who operate Dundee Crematorium) that Dundee's crematorium is only operating at 70% of its operational capacity (based on weekday attended services). To say there are excessive waiting times at local crematoria is a falsehood. It should also be noted that another key determining factor in when a cremation service can actually take place is the funeral director's availability due to other business commitments i.e. servicing other clients, and this factor does not appear to have been considered nor any data on waiting times provided when this assertion was made. An application to build a crematorium just outside St Andrews was renewed in 2019 and building work has now commenced on this site as evidenced by a live building warrant (Fife Council ref No. 20/00286/BW) so the local area will soon have additional cremation capacity which will inevitably reduce the demand at the 2 existing crematoria, making the case for a 4th crematorium unconscionable.

Comment 2: 'There would be social benefits for the local community'

Response: There are no social benefits to the local community, only negative impacts, such as increased traffic on local roads and loss of amenity.

Comment 3: 'The location would significantly reduce journey times'

Response: No quantifiable evidence of this has been provided. An independent study (see figure 1 below), supplied as part of my original objection uploaded on 4th January 2021, shows that just 5% of the cremations carried out locally in 2019 would have been best served by a facility at Duntrune (based on the industry standard 30 min Drive Time Analysis).

STOP Duntrune Crematorium

Only 133 cremations a year would be uniquely be best served by Duntrune (based on 30 min Drive Time Analysis)



Figure 3. Unique catchment of the proposed site
Source: TheCDSgroup – Drive Time Analysis for the Proposed Crematorium at Duntrune 23rd December 2020

...which represents only 5% of the 2642 cremations carried out locally in 2019



Fig 1: Drive Time Analysis for the proposed crematorium at Duntrune (theCDSgroup)

Given the relatively remote location of the Duntrune site, which has no public transport access, other local crematoria are easier and quicker to access. The local road network is already stressed with 2 major car accidents in the first 4 days of 2021 within 150m of the proposed site.

Comment 4: 'Economic benefits from employment during construction and operation'

Response: Construction related benefits would be one off and short term. Operational related benefits small given 3 employees only working 50% of the working day (based on 3 or 4 services a day). Any gain in employment at this location would be offset by a reduction at the other two local crematoria who, on the basis of 3 services a day 5 days a week (i.e. circa 750 services a year) at Duntrune, would be losing at least 28% (750/2642 local cremations in 2019) of their business. For example, Friockheim crematorium employs (as of latest publicly available figures) 10 people and a 28% loss in business could equate to the direct loss of 3 employees at that location alone).

Comment 5: 'Nearby hospitality businesses will benefit'

Response: This would just take the same business away from other local establishments, so no net overall gain for the area. Existing hospitality businesses catering to the funeral tea market would be negatively impacted and may not survive.

Comment 6: 'Welcome boost to an industry severely affected by COVID restrictions'

Response: COVID is hopefully a short-term problem. This facility would be a long-term problem for the local residents.

Comment 7: 'No technical impediments to the proposal'

Response: Flawed Transportation Assessment presented e.g. data captured during lighter traffic in school holiday period and no assessment made of the suitability of the roads to the west and north which are predicted to carry 40% of the crematorium related traffic. Please see figures 2 & 3 below showing the current problems on the hill at Burnside of Duntrune which will only be exacerbated by this proposal should it be approved.



Fig 2: school bus and car struggling to pass each other on Burnside Hill (Jan 2021)



Fig 3: Aftermath of accident between school bus and car on Burnside Hill. Car (Volvo V70) was a write off. (March 2020)

Proposal contravenes the Department of Environment 'The Siting and Planning of Crematoria' 1978 guidelines on numerous points e.g. 'site should be accessible by public transport', 'be sited so no material effect on the immediate neighbourhood'.

No mains sewage facilities available.

Local roads are unclassified or unnumbered class C and not designed for this volume of traffic - this will only add to the distress of the mourners.

Complete inability to satisfy conditioned visibility splay looking south where U315 meets B978 Kellas Road (please see Dougall Baillie Associates (DBA) letter dated 1st March 2021 for more details).

Comment 8: 'No detrimental impact on closest residential properties of which there are few'

Response: There are 19 existing/already approved dwellings within 500m of the proposed site. 3 of those dwellings lie within 200m. These will all be impacted by pollution (noise, light, vehicle & stack emissions etc) and loss of amenity for local residents, walkers, cyclists, runners and horse riders. The boundary of the site is just 26m from the nearest dwelling.

Comment 9: 'Services will take place primarily in the week,...there may be some services on a Saturday'. 'Unlikely to be more than 4 services a day'.

Response: There is the potential to have 8 services a day, including weekends. This would bring an unacceptable amount of traffic and traffic pollution (noise and emissions) to a rural location where people and wildlife live.

Comment 10: [the proposed site has a] 'beautiful view over the Tay Estuary'

Response: There is an obvious contradiction here, as if the mourners can see this view, then in return the site can also be seen from afar. It therefore seems to me that a Landscape & Visual Impact Assessment (LVIA) should be undertaken to properly assess this proposal.

In terms of the editorial in The Courier on 14th January 2021 I would like to make the following comments:

- 1) Re the 80 letters of support received at that point in time – only 6 of these actually came from residents living within 2km of the proposed site. The rest came from people living quite some distance away: the largest number from Arbroath & Frioekheim (25), who already have a crematorium on their doorstep; followed by London (7). In contrast the largest number of objections came from residents living within 2km of the proposed site (453), followed by Dundee (99).
- 2) Re the increasingly secular nature of society – even if all deaths in Dundee and Angus resulted in cremation there is still more than enough current existing local capacity to accommodate this. Taking the latest year (2019) for which data is available, the number of deaths in Dundee and Angus were 1,688 and 1,410 respectively, making a worst case total cremation demand of 3,098. Based on the number of available attended cremation slots data for each of these crematoria already supplied in my original objection dated 4th January 2021 and updated by Clyde & Co LLP's objection dated 8th February 2021, there are a total of 4,250 available attended cremation slots each year, which clearly more than meets the worst case demand. The new crematorium at St Andrews will of course considerably increase the local cremation capacity, eliminating any possible issue in this regard.

New information that has come to light.

- 1) The applicant's architect has cited the Cremation Act 1902 in the Planning Design & Access Statement. This is an erroneous reference, as this legislation was repealed in Scotland in 2016 when the Burial and Cremation (Scotland) Act 2016 was enacted - please see Schedule 2 Repeals of the 2016 Act for confirmation of this.

In Section 46.2 of the 2016 Act a crematorium is defined as follows:

In subsection (1), "crematorium" means a building fitted with equipment for the carrying out of cremations; and **includes land** (other than a burial ground) **pertaining to such a building.**

Therefore it is clear in law that all of the circa 2 acres identified for the development is deemed to be the crematorium. As already mentioned above, the eastern boundary of the proposed site is only 26m from the nearest dwelling. The Federation of Burial and Cremation Authorities (FBCA) stated the following in paragraph 3 on page 2 of their letter, dated 23rd November 2015, having been invited to comment on the then proposed and now enacted Burial and Cremation (Scotland) Bill:

'The FBCA firmly believes that the positioning of crematoria is of vital importance, in order that bereaved families are not subjected to the day to day activities that take place in residential areas and gardens. When attending a funeral service or visiting the crematorium, the bereaved are entitled to expect to be able to spend time in peaceful and meaningful contemplation. The routine of daily living including parties in gardens, BBQ's and accompanying music does not in any way fit with the tranquil setting that we have come to expect in this type of location.'

It seems to me that a mere 26m separation is wholly inadequate and inappropriate given the two very different activities (remembering deceased people and living a normal, unconstrained life) that would be occurring in such close proximity to each other. The sanctity of the memorial grounds (wall), which are located between the proposed crematorium building and the neighbouring dwellings could not be guaranteed in these circumstances and the residents of these dwellings should not feel or be unnecessarily constrained in going about their normal and lawful business.

- 2) Lack of meaningful public consultation/engagement by the applicant or their agent – despite having had no contact with the Murroes and Wellbank Community Council (CC) prior to the submission of the planning application, the applicant's agent asked the CC Chair if he could attend and address the CC meeting on 18th February 2021. The agent however made clear that he was not prepared to accept any questions from the floor in the meeting and would only accept questions submitted in advance to the chair. Despite repeated requests to clarify the precise objectives of addressing the CC, no clarity on this was forthcoming and it became clear that the agent just wished to make a token address without being subject to any real scrutiny or providing an opportunity for questions from the members of the local community and the CC members on what he said in his address. As the agent was not prepared to meaningfully engage with the local community, it was agreed with him that it would not be appropriate for him to address the CC in this way.

Further public comments and consultee responses lodged.

- 1) Clyde & Co LLP comment dated 8th February 2021:
 - a. Given the prominent position of the proposed site, as I highlighted in my original objection letter dated 4th January 2021, I would also like to know why no Landscape and Visual Impact Assessment (LVIA) was submitted with the application nor, to date, has one been subsequently requested by the Planning Officer?
 - b. Alternative Sites – it appears that the assessment of alternative sites is 'woefully inadequate' and that a superficial interpretation of Policy DS1 has been undertaken so far. Does the Planning Officer concur with this, and if so, what actions should the applicant now be required to undertake in this regard? It is clear that the proposed greenfield site is one of convenience to the applicant, rather than one identified from an independent strategic assessment using all the required criteria e.g. accessibility by public transport etc.

- 2) Road Services (Traffic) response dated 20th January 2021
- a. Given that this was dated 20th January 2021 it is surprising it took until 16th February 2021 (nearly 1 month later) for it to appear on the planning portal. This is a key document that the interested parties have been waiting for.
 - b. Was the audit of the Transportation Assessment (TA), conducted by Dougall Baillie Associates and supplied on 4th January 2021 as part of my original objection, which highlighted numerous major flaws with the TA passed onto Road Services (Traffic) for their consideration at the same time? From looking at their response dated 20th January 2021 it would appear not. At what point in the process will this audit be considered, by whom and will there be a further response from Road Services (Traffic) to address the points raised both in it and in DBA's subsequent letter dated 1st March 2021?
 - c. I note from the Processing Agreement – Extension of Time letter dated 16th February 2021 that an updated TA is expected from the applicant before the end of February 2021. This is the first mention of such an update being required. What is the nature, scope and scale of this update because as an interested party I and DBA wish the opportunity to comment on it?
 - d. I note that Road Services (Traffic) have asked that the number of car parking spaces be doubled to 120. At what point in time will a revised drawing showing the location of these spaces be made available? Will this show what external lighting is proposed for the car park and building? Given that the already proposed car park and memorial wall lies to the east of the proposed crematorium building and the topography of the land would indicate that the additional spaces will need to be located further east again of this, this would bring the built element of the development even closer to the existing neighbouring properties to the east of the proposed site. This would only further accentuate the residential amenity and mourner experience problems previously highlighted.
 - e. I note the requirement to have passing places of length 20m rather than 11m which shows that this proposed usage is not a good match for these roads and really that the width across the full length of all approach roads (including those to the east, west and north) should be widened to 5.5m to provide smooth and safe passage for all road users.
 - f. No consideration has apparently been given to the estimated additional 1,400 crematorium related vehicle movements per week (based on 4 services a day Mon-Fri, 70 mourners per service, 2 mourners per car, 2 movements per car) which represent a 39% (please see DBA letter dated 1st March 2021 for the details of this calculation) uplift on the daytime traffic volumes on the section of the C4 in front of the proposed site and far exceeds the '5% to 10% acceptable increase in traffic flows' threshold stated by Road Services (Traffic), yet this point appears to have been completely ignored by them. Taking the 85% of maximum operations 'rule of thumb', provided by Andrew Barnes (Road Services – Traffic) to one of my neighbours in a telephone call last week, this would actually equate to a potential 4,080 crematorium related vehicle movements per week (based on 85% of 8 services a day Mon-Fri, 120 people per service, 2 people per car, 2 movements per car). This would more than double the 08:00 – 18:00 vehicle movements from the current Mon-Fri 3,615 (data taken from the applicant's TA) and hence given all of the above, in my opinion, Road Services (Traffic) should revisit their comment regarding the increase in traffic flow being acceptable.

- g. Seasonal nature of large volumes of farming related traffic (e.g. cultivators, trailers, combine harvesters (some requiring escorts and associated other traffic stops)) during sowing, growing and harvesting periods. For Westhall and Craighill Farms alone these equate to an average of 50 large vehicle movements per week during these periods (with more at peak times e.g. harvesting) and there are at least a further 7 non-local farmers who also operate such farm vehicles on all the access roads to the proposed site as they either own or rent land in this vicinity. The needs of this traffic and impact on funeral corteges and mourners does not appear to have been taken into consideration.
- h. Re new signage to encourage and discourage use of access roads to the proposed site – this would suburbanise what is a very rural environment which is completely inappropriate and incongruent.

Closing Comments

I consider that there remain a number of fundamental issues regarding this proposal.

Given that a number of consultees have yet to respond and the applicant has yet to submit the requested stack emissions impact study and updated TA, I reserve the right to make further comment(s) when that information eventually becomes available.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely

Name: Ian Robertson

Date: 28th February 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser Mackenzie
Lodged by e mail to planning@angus.gov.uk

13th May 2021

Dear Mr Mackenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge a **further addendum (FA) to the objection I lodged on 4th January 2021.**

Since I lodged my original objection and made my first set of addendum comments on 28th February 2021, the applicant has submitted 10 further documents which were uploaded to the planning portal on 6th & 7th May 2021 and I therefore wish to take this opportunity to make some comments on these which I would like taken into consideration in the determination of this application.

Taking the documents in chronological order of upload and grouping them where appropriate:

- **Road Access Plan, Site Plan, Building & External Works (Car Parking) Plan**

FA Comment 1: These appear to show the additional 59 car parking spaces requested by Angus Council Roads Department. However, whilst vehicles utilising over flow areas 7 & 8 (which lie on either side of the single on site access road) are manoeuvring in and out of these spaces they will be blocking the access road and impeding vehicle entry and exit to the site, creating off and on site tailbacks with the associated pollution. To facilitate speedy arrival and departure from the facility, it is likely that these overflow car parking areas would prove very popular hence exacerbating the tailback and pollution problems.

FA Comment 2: I note that there is still no mention of the proposed external lighting for the building nor for the car park area or access road. For safety reasons, I cannot see how such lighting is not required and this should be clearly shown on the appropriate drawing. As the site is prominent and can easily be seen from many local vantage points e.g. Longparke Farm, Edzell Road, Broughty Ferry and Tentsmuir beach as I have previously pointed out, I consider that this will be an unsightly suburbanising 'beacon of light' in the countryside which is completely out of place and inappropriate.

- **Odour and Air Quality Assessment Reports**

FA Comment 3: re the Odour Assessment Report – I note that this states there will be a 'slight adverse impact' on the 3 properties immediately adjacent to the proposed site. This is clearly an undesirable amenity impact for the residents of those properties and they should not have to be subjected to this loss of their amenity and enjoyment of their homes. There is also the real risk of night time unattended cremations to increase the business revenue, as the business model the applicant is promoting (no doubt to try to increase the chances of planning permission being granted) is 'lower volume and lower prices' than the 2 nearest competitor facilities. This is clearly not commercially viable in the long term and hence other revenue streams such as unattended night time cremations would no doubt be considered and actioned. So, there is the potential for unpleasant odours to be smelt 24/7 by the neighbours of the adjacent properties which is unacceptable.

FA Comment 4: re the Air Quality Assessment Report – I note that this report completely discounts any assessment of the impact of vehicle emissions which is unacceptable. As Dougall Baillie Associates noted in their submission date 1st March 2021, there is the potential for a 39% uplift in the traffic volumes on the local roads and for an extra 1400 vehicle movements per week (based on 4 services a day, 70 people per service and 2 people per car) to be made on the approach roads and in the car park at this facility. These vehicles will be queuing to enter and exit the site (especially the latter with the 'platooning' of vehicles after each service), all with their engines running and generating air pollution. Moreover, more air pollution will be generated by slow moving vehicles manoeuvring in and out (with cold engines in the latter case) of parking spaces and in the winter months by early arrivals keeping their engines running to keep themselves warm whilst they wait to enter the crematorium building. In addition to the pollution from vehicles at the site, there will also be, as previously stated in my original objection, 240kg of CO₂ released into the atmosphere from each cremation (as a gas cremator has been specified) further contributing to poorer air quality and detrimental environmental impact on people and animals that live in this rural area.

At the detail level, I feel it is also necessary to point out that the graphic on page 7 of the Air Quality Assessment Report shows the incorrect location for the proposed facility as the red circle there is actually placed over Duntrune Hill, rather than over the adjacent field. One has to therefore question if the report has actually been conducted for the correct piece of land?

- **Post Application Consultation Report**

FA Comment 5: Statutory Consultees - I note that SEPA and Angus Council Natural & Built Environment – Landscape have yet to respond and believe, unlike the applicant, that we should wait for their responses and then take these into account when the decision on this application is made

FA Comment 6: Angus Council Departmental Responses – Roads. The local community engaged a reputable and experienced transportation consultancy Dougall Baillie Associates (DBA) to conduct a review of these proposals. DBA identified various shortcomings in the submitted Transportation Assessment, not least the lack of any assessment of the roads to the north and west of the proposed site (predicted to carry 40% of the crematorium related traffic), poor accessibility of the site by public transport and substandard visibility splays that cannot physically be made to meet the required standards. I note that, again, none of these points have been addressed in the applicant's latest submissions.

FA Comment 7: Third Party Representations

- 7.1) This document gives the misleading impression that the objectors and supporters are split 50/50 with regard to this proposal. This is patently not the case as I detailed in my addendum set of comments, as at the present moment, there are 717 objectors (454 of these living within 2 km of the proposed site) and 82 supporters (with just 6 of these living within 2 km of the proposed site). It is therefore clear that the mood within the local community (for whom the applicant attempts to extoll the virtues of his proposal) is one of a 'super majority' of opposition.
- 7.2) In terms of the accessibility of the proposed site the responses from the applicant rely on the fact that the Transport Manager has not objected. Clearly as the Community Council and a very significant number of local residents have raised this as an issue there is a problem here which needs to be addressed.

- **Visibility Splays Sheet 3**

FA Comment 8: It is unclear why this drawing has been resubmitted as it 'highlights the exceedingly poor visibility where the C4 meets the B978' [Colin Weir of DBA]. The issue of the unachievable visibility splay at the other junction where the unclassified road meets the B978 has again been conveniently ignored.

- **Planning and Design Statement (updated)**

FA Comment 9: This document is erroneously entitled 'Rev A MARCH 2020'.

FA Comment 10: Description of Proposals:

- 10.1) I note that the developer has only focused on the visual impact of the proposed facility from the adjacent road and not assessed the long views towards the proposed site, which as mentioned above, are many and far distant.
- 10.2) The applicant claims that the site is 'well served by the existing roads network'. This is patently not true as demonstrated by the two submissions from DBA. The surrounding roads are narrow, winding rural roads with poor visibility at junctions and are clearly not suitable for the predicted 39% uplift in daytime traffic volumes.
- 10.3) The applicant claims that 'this location will reduce journey times compared to the existing alternatives' yet offers no substantiated evidence of this. The Drive Time Analysis conducted by TheCDSgroup clearly shows that this would only be true for just 133 bereaved families per year within the industry standard 30 minute drive time of the proposed site at Duntrune.

FA Comment 11: Access and Transport

- 11.1) re the unsubstantiated attempt to justify non-compliance with Policy DS2 of the Angus Local Development Plan 2016 as 'people don't go to funerals by public transport due to the emotional nature of the event' – this is an oversimplification of the issue as mourners and staff members (the latter who make regular trips) should still have the choice and that is denied to them by the poor transport links of the proposed site.
- 11.2) It is possible to locate crematoria in the countryside with good transport links (as evidenced by the Largs and Crathes crematoria examples previously supplied by DBA) as many bus journeys between towns will pass through rural locations.
- 11.3) I note again that the statement on car sharing being 3 persons per car is made with no survey or justification other than 'local industry experience' which does not stand up to scrutiny.

FA Comment 12 : National Records of Scotland (Angus)

- 12.1) Population Projections (Angus viewpoint) - whilst the applicant does not state the period over which the 75+ age group is expected to increase by 30.3% nor their source document, if one looks at the NRS document 'summary-ca-angus-18 NRS.xlsx' one sees that this figure relates to the period from 2018 to 2028. In data entry row 5 of the same document, the predicted number of 1491 deaths for Angus in the period mid 2027 to mid 2028 is also shown and this is only an increase of 9% (or 124 deaths) over the same 10 year period using the 1367 actual deaths in 2018 [data supplied by applicant] as the baseline. Furthermore, as the % of deaths resulting in cremation in Scotland is 68.5% (source: The Cremation Society: Progress of Cremation in the British Islands 1885 – 2019) this only equates to a growth in demand of 85 additional cremations a year by mid 2028. Given the current excess capacity at Friockheim crematorium (facility currently has 50% spare availability), the existing facility can easily accommodate this modest increase in demand. There is therefore no credible 'growth in demand' justification for another crematorium in Angus.
- 12.2) Cremation Statistics (Dundee and Angus viewpoint) - based on 50 working weeks and 5 days a week operation and using the 2019 actual cremations figures as supplied by the applicant:
 - Dundee crematorium is running at an average of 7 actual services per operating day (capacity is 10 attended services per day: source Clyde & Co letter of objection)
 - Friockheim crematorium is running at an average of 3.4 actual services per operating day (capacity is 7 attended services per day: source Ken Parke, owner of Friockheim Crematorium)
 - Total actual average number of attended services per operating day across both crematoria is therefore 10.4, compared to a total available capacity of 17.
 - It is therefore abundantly clear that even allowing for a modest growth in the number of deaths within the local population, the need for a 3rd crematorium is in no way justified.

FA Comment 13: Funeral Poverty – Local Demand

- 13.1) Competition and Markets Authority (CMA) Funeral Market Investigation Report (18/12/20). The following numbered points from the Executive Summary are quite instructive and are quoted in full to avoid any accusation of selective editing:
 - *Point 10) 'When it comes to choosing a funeral, customers (including the least well-off) are insensitive to price'*
 - *Point 11) 'When it comes to choosing a crematorium, most customers do so on the basis of location (how close the crematorium is to where the deceased lived) or familiarity (whether they have been there before). Again, price is rarely a relevant factor in their choice, and, although quality matters to customers in general, very few customers compare alternative crematoria.'*
 - *Point 29) 'We are therefore recommending that the CMA should consider consulting on a future market investigation when the impact and consequences of COVID-19 on the funerals sector are sufficiently understood and the sector is more stable. If a future market investigation is undertaken, and competition concerns are identified as a result, any further protections funeral customers may need could then be considered. These could include, if appropriate, price regulation remedies.'*

The 'takeaways' from this report therefore are:

- Having more choice of crematoria (and potentially lower prices) is not of prime consideration to the consumer
 - If a future CMA market investigation is undertaken and it were to identify competition concerns, the CMA is of the view that price control, rather than encouraging new operators to enter the market, is the way forward.
- 13.2) Report on Funeral Poverty in Dundee (July 2019) – this also shows (please see Section 2.4 below) that, given the unique [inelastic] nature of the demand for funeral services, normal market competition rules do not apply and the introduction of new service providers would merely result in a redistribution of the existing demand.

2.4 The Funeral Market

- In most consumer markets a reduction in price would be expected to increase the consumption of the service. This is not the case for funerals. Demand for funeral services is what economists would understand as inelastic and changes in price therefore do not impact on the quantity demanded within a market. The consequence for the supply of funerals and competition is thus that, for entry of new producers into the market to occur (or alternatively for existing firms to cut prices) the only change would be for existing demand to be redistributed among the producers of funeral services. Market competition in this environment is what many would understand to be a zero sum game.'

Source: Funeral Poverty In Dundee, Dundee University 2019

Furthermore, taking the CMA finding (repeated in both the Dundee Funeral Poverty and the applicant's latest Planning Design & Access Statement) that 800-1000 cremations per year are required for a crematorium to be viable and the statements in the applicant's covering email to the latest document submission that their pricing 'is anticipated to be more in line with the national average' [which is £781.61 (Source: table on page 30 of Funeral Poverty in Dundee Report)] and that they would be 'highly satisfied' with just 538 cremations per year, it is simply not a credible proposition to anyone that they will perform less services than the CMA deem viable and be able to do this significantly cheaper than the current two (soon to be three) local providers and still have a viable business. What is clear is, that the applicant is attempting to present as benevolent/gentle a case for his proposition as possible, well knowing that this is a tactic to gain planning approval, but that it cannot hope to be the actual business strategy deployed. As the business would be unpoliced from the perspectives of numbers and prices of services conducted, there would be nothing to stop increases in the numbers of services from the currently indicated 4 per day (which represents just 50% of the available capacity) and charging the same prices as the other local providers.

In closing this particular section, I note from Dundee City Council's current Local Development Plan, which was signed off in just 2019, that there is no mention of the need for a further crematorium in the city. If there were such a need for the City of Dundee, then it would be up to Dundee City Council to pursue this on land within their own jurisdiction and not that of a neighbouring local authority.

FA Comment 14: The Cremation Act (1902) and The Cremation (Scotland) Regulations 2019

- 14.1) It is interesting to note that the area of land chosen for this proposal is 1.98 hectares, which is just fractionally beneath the 2 hectare threshold over which a major planning application would then be required. However, that said, the current application fails to provide the basic minimum site area required by the Cremation Act of a *minimum* of 2ha.
- 14.2) the applicant is still citing elements (e.g. crematorium building 200 yards from nearest residential property rule) of the 1902 (now repealed) Act in their submission (under the auspices of the Federation of Burial and Cremation Authorities (FBCA) guidance) but is ignoring other parts of that same guidance, one part of which says, as the applicant repeats here, that ‘a minimum of 2 hectares per estimated 1,000 cremations per annum is recommended’. As the proposed facility at Duntrune would have an annual capacity in excess of 2,000 cremations, then it seems this guidance should also apply and that the selected area is hence too small and does not meet the FBCA guidelines either. Another part of the FBCA guidance which is being ignored and which I have previously flagged concerns the need to preserve the sanctity and privacy of mourners and that they should not be subjected to day to day living noises when visiting a crematorium – this is not possible to achieve at this site due to the proximity of adjacent properties just 26m away from the site boundary.

FA Comment 15: Planning Position

- 15.1) In the first paragraph of this section, the applicant states that the site is ‘sustainably located’ – given the submitted information related to the poor accessibility of the site by pedestrians, cyclists and public transport, this is clearly not true.
- 15.2) Privacy and amenity of nearby householders will not be maintained as they will have a constant flow of corteges and grieving people in their midst.

FA Comment 16: Planning Policy

- 16.1) Scottish Planning Policy December 2020 seeks to ‘locate the right development in the right place’. The Scottish Government and Angus Council seek development to be accessible by all modes of transport, by locating the proposed use, which is specifically directed at significant public/community use, in a place where there are pedestrian and public transport options. As this location does not have these options, it does not align with either national or local policy, in particular the presumption in favour of development in sustainable places that comply with the 6 qualities, one of which is to be well connected.
- 16.2) TAYplan 2017 - This proposal does not meet any specific local needs [as adequate such provision is already in place] and the local [Angus] economy will not receive any net benefits as there will be economic losses due to loss of business elsewhere in Angus. *Please note: As this proposal is now clearly being pitched at serving both the City of Dundee as well as Angus, my view is that this is a strategic matter for 2 of the 4 signatory local authorities and hence TAYplan 2017 should be taken into full consideration when determining the outcome of this application.*
- 16.3) Angus Local Development Plan 2016 - Re the comments on policy TC9: there are no current plans for additional crematoria in Angus as there is no perceived need for an additional such facilities in this local authority area which is already well served by the Friockheim site which has more than sufficient current and future capacity as already documented above and in my earlier comments.

FA Comment 17: Sequential Test

- 17.1) This only considers possible sites identified within the Angus local authority area and is a somewhat surface level study. I would have expected to see a comprehensive Alternative Site Assessment document demonstrating that all possible land within Angus had been considered and also the methodology used to determine that this site and this site alone was apparently the only suitable one.
- 17.2) I note that two potential sites (Pitskelly and Carlogie) have been discounted because they are 'greenfield sites with infrastructure constraints identified', but I fail to see why the site at Duntrune (which is also a 'greenfield site and has infrastructure constraints') is somehow acceptable? The site at Duntrune has not been identified for any form of development and hence were this to be developed it would be a loss of a real greenfield area which seems contrary to council policies on sustainability and protection of the rural environment.
- 17.3) Given the proximity of Dundee and the fact that the proposed crematorium is clearly intended to serve the population of Dundee and the wider area, in order to fully understand and justify this particular location the sequential test should have been broadened to cover the Dundee Local Authority area for appropriate sites which are in more accessible locations. It is worth nothing that at least one potential such site has already been identified within the city boundaries and scoping documents submitted (Dundee City Council Planning Application ref 17/00677/PAN).

• Covering Email**FA Comment 18: Local Availability**

I have previously covered this point in considerable detail so will not repeat the local capacity analysis here again. However, I think it worth nothing that single data points for the availability of Dundee crematorium (or any other for that matter) are completely inadequate and unrepresentative and in this case the quoted single data point was taken during the busiest month and during the COVID pandemic. I myself telephoned Dundee crematorium at 13:00 hours today (13th May) and asked for the earliest available attended service booking and was offered one on 19th May and if that was not suitable, I could have one the following day (20th May) both of which are within one week and are I think perfectly acceptable given the other factors one has to manage when organising a funeral including the death registry process, funeral director and funeral tea provider availability etc.

FA Comment 19: Drive Time Analysis Report

- 19.1) For the avoidance of any misinterpretation by the applicant, this report clearly shows that 405 of the 538 potential cremations at Duntrune p.a. are equally well served by one or other of the other two local crematoria and hence there is no guarantee that 100% these 405 customers with a choice would select Duntrune given the other buying decision factors already highlighted in the CMA report. The Drive Time Analysis report clearly states that Duntrune would only be catering to a unique market of 133 services p.a. and not the 538 as is being claimed.
- 19.2) Growth in deaths – I have already covered this point in detail and the total predicted growth in deaths over the next 10 years is just 9% which can easily be handled by the two existing facilities.
- 19.3) re size limitations – (one assumes this is coffin size and width in particular) both the Dundee (whose cremators have recently been upgraded) and Friockheim crematoria can accommodate the widest size (42 inches) of coffin, so Duntrune would have no competitive advantage in this regard.
- 19.4) Traffic Counts and Speed/Link Flow Surveys - A potential 39% uplift in traffic volume during the crematorium operating hours is not 'a low percentage' and is vastly in excess of the 5-10% limits of acceptability as stated in Angus Roads response.

- 19.5) Traffic Generation - A 1 hour gap between services limits the business potential (other local operators run back to back services) and makes no business sense. This is inconsistent with other information supplied by the applicant e.g. odour impact assessment which uses worst case of 6 services per day. If permission were granted for this facility there would be nothing to stop the applicant operating back to back services. As already mentioned, this is a deliberate ploy to pitch the business activity at a low level in an attempt to secure planning permission and then to ramp it up later on to make the business viable.
- 19.6) Road Layout - Roads to north and west have still not been assessed for improvements and one junction (unclassified & B978 Kellas Rd) cannot be made to meet Angus Council Roads condition on visibility splay due to the topography (blind summit). These points remain unaddressed.

Further Item

FA Comment 20: Lack of display of Site Notice – I walk in the area of the proposed site every day and at no point in time since the planning application was submitted on 18th December 2020 to date have I seen a ‘site notice’ for this planning application posted at the proposed site. Could you please confirm whether or not a site notice for this application was required and if so, was indeed posted for required period of time?

Closing Comments

It is clear that the current proposal is contrary to both Scottish Planning Policy and the extant Angus Local Development Plan 2016 and that insufficient justification has been provided by the applicant to set aside adherence to policy, therefore, as a plan led system, there is no option but to refuse the current proposal.

Given that 2 consultees have yet to respond, I reserve the right to make further comment(s) when that information eventually becomes available.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely

Name: Ian Robertson

Date: 13th May 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Isla Bayne

Address: 20 Tranent Gardens Dundee DD4 0XR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already two crematoria within 30 minutes of this proposed development and its location is likely to have an adverse effect on the local roads

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr James McDonald

Address: 47 Silver Birch Drive Baldovie Dundee DD53NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Dear Sir,

[20/00830](#)/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: James Meacher

Date: 22nd January 2021

Address: 29 Craigmill Gardens

Carnoustie Angus. DD7 6HT

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Kenneth Thomson

Address: Ferrybank Dundee DD4 0PP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comment objecting to the Planning Application

Comment Reasons:

Comments: I would like to place on record my very strong objection to this planning application.

My objection is based on the following:-

The erosion of rural life and the impact that this development will have on the wildlife that live in this area. There are numerous deer that live in this area and this will impact adversely on them

The roads in the area are totally unsuitable to fulfil the needs of the cremations that will take place, far too narrow and no footpaths for pedestrians

Insufficient parking provisions which will make the area even more dangerous for vehicles and pedestrians alike

Our quality of life in the countryside will be eroded due to excess traffic disruption and noise

Inappropriate to put a crematorium in this community setting, fairly inaccessible location

There are a few crematoriums in this area so I do not believe that there is a need for another one

The design does not fit in with the surrounding buildings

I hope that you will take into consideration my objections to this development and refuse the application.

Kind regards

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name:

Date:

Address:

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Lindyanne Alexander

Address: Cotton of Brighty Dundee DD4 0 PU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

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- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Name: Lorna Meacher

Date: 22nd January 2021

Address:

29 Craigmill Gardens

Carnoustie Angus DD7 6HT

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Ms Marlyn Jeffery

Address: Gagie Lodge Gagie, Kellas Angus DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this planning application due to the:

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

1801 PC002

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety.
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature:

Print Name:

Date: 12/1/21

Address:

BURNSLOB HOUSE
BURNSLOB OF DUNTRUNE
By DUNDEE ANGUS
DDH OPI

-----Original Message-----

From: [REDACTED]

Sent: 22 October 2021 16:22

To: [REDACTED]

Cc: [REDACTED]

Subject: 20/00830/FULL

[REDACTED]

I write regarding the proposed crematorium development at Duntrune. I am a resident of Westhall Terrace and travel daily to Dundee and Carnoustie so I am regularly on the roads that lead to the proposed development and I would like to reinforce the fact that these roads are not suitable for the amount and type of traffic that a crematorium would have. The farm traffic is such that the roads are completely unsuitable for funeral traffic.

I would also like to reinforce the fact that there have been several accidents on the roads leading up to the proposed site. The cars and various walls etc have been severely damaged and again it shows the fact that these roads are not suitable for funeral traffic. It's bad enough for a car to be written off but if there was a hearse carrying someone on their final journey involved in an accident this would surely be traumatic for the friends and family of the deceased! Please take into consideration the fact that these roads can be unpredictable and actually quite dangerous at times, especially when there are individuals who think of them as a race track.

Many thanks,
Clair Bell

Fraser MacKenzie

From: Colin Weir [REDACTED]
Sent: 07 July 2021 14:02
To: Fraser MacKenzie
Subject: RE: 20/00830/FULL; Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures; Land North East Of Duntrune House Duntrune

Fraser,

Many thanks for the update and confirmation it is now on public access.

I would also like to reiterate comments about the U315/C4 visibility splay which is the applicants drawings do not show from an x-distance of 2.4m. This is something I haven't seen comment from Roads with regards their last response despite roads correcting the visibility achievable at the other end of the C4 where it meets the B978.

Regards,
Colin

Colin Weir | Associate | Transportation
t: 01355 266 480 | m: [REDACTED]
3 Glenfield Road | East Kilbride | G75 0RA



Consultancy and Engineering Awards 2018
Best UK Business Performance – SME

Winner:
Dougall Baillie Associates

#CandE2018

@dougallbaillie

Please consider the environment before printing this email

3 Glenfield Road, Kelvin, East Kilbride G75 0RA
t: 01355 266480
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CW/202311et03

1 July 2021

Fraser Mackenzie
Angus Council Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Dear Fraser,

Erection of Crematorium Building
Land North East of Duntrune House, Duntrune, Angus
Planning Application - 20/00830/FULL

Dougall Baillie Associates (DBA) have been appointed by Ian Robertson in connection with the above development. DBA have previously prepared responses to the Transport Assessment and consultation comments from the roads and transportation department of Angus Council.

This letter is a result of the e-mail from Andy Barnes (Angus Council Roads) to Fraser Mackenzie (Angus Council Planning) on 21st June 2021 covering visibility sightlines.

Visibility Sightlines at U315/B978

We note that Andy Barnes of Angus Council Roads has agreed with DBA's comments in our letter of 1st March 2021 regarding the B978 topography impacting the available visibility splay as proposed by the applicants.

The applicant's Transportation Assessment (TA), indicates that it was agreed at scoping meetings with Angus Council, that the visibility splays should be based on the weekly average 85th percentile surveyed traffic speeds in the location.

Further to this, in paragraph 2.6 of the applicants TA, they state that the - ***"desired visibility in both directions at the Unclassified Road junction with Kellas Road is 4.5m x 160m as a result of the weekly average 85th percentile surveyed speeds being 48mph eastbound and 49mph westbound. This corresponds to a 50mph or 85A kph design speed."***

We would agree with the conclusions of this assessment of traffic speeds and that the visibility splay should be 4.5m x 160m as per the Design Manual for Roads and Bridges (DMRB).

Managing Director: F Adams
Directors: A Ferns, S Harrow, S Macphail
Associates: B Sim, C Weir
Consultants: J Ashwood, R Duncan



Angus Council also agreed with this conclusion and on 19th January 2021 provided a proposed condition that 4.5m x 160m visibility splays should be provided at this junction with the following reasoning - ***“to enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit”***.

At no stage did the applicants indicate within the TA that this visibility splay was obstructed by the natural topography of the B978 despite providing detailed drawings of this visibility splay.

Following DBA's comments questioning the achievable visibility splay, Angus Council roads stated in their response of 21st June 2021 that they ***“would agree with the comments of Dougall Ballie Associates in that the proposed south-westerly sightline of 4.5 x 160 metres is obstructed by the natural topography of the B978”***. Subsequently Angus Council have suggested a revised, and substandard, visibility splay condition of 4.5m x 100m as it is ***“inappropriate to make such consent conditional upon the provision of a sightline that cannot be achieved”***.

This revised visibility splay y-distance of 100m would correspond to the DMRB standards for between 30mph (90m) and 40mph (120m), well below the required standard for 85th percentile speeds of 47.9mph on approach. Traffic on the B978 is typically travelling substantially faster than this visibility splay allows for and no further mitigation is provided. Therefore, DBA would question whether this condition still meets the aim of ensuring drivers have a clear view of over a length of road sufficient to allow a safe exit.

Equally whilst Angus Council have said that the visibility ***“cannot be achieved”***, DBA would question whether the applicant could possibly meet the 160m visibility splay distance though road improvement mitigation measures that redesign the topography of the B978 to improve the visibility and safety of the junction.

Angus Council reasoning for accepting a substandard visibility splay is that no accidents were reported within the last 3 years at this junction. DBA have referred to data for a longer period at this junction to determine whether this trend continues. Reference to the last 20 years of accident data shows that 13 accidents have in fact occurred in the vicinity of this junction including a fatal accident.

The above should be viewed in context that the junction is currently fairly lightly trafficked. The proposed development under consideration is predicted to add more turning traffic through the junction potentially increasing the risk of accidents.

The introduction of additional traffic as a result of the proposed development through a junction, where visibility splays cannot meet standards for the speed of traffic, represents a clear risk to road safety.

Visibility Sightlines at C4/B978

The Angus Council Roads response indicates that they ***“consider the realistic sightlines on the Duntrune leg to be 2.4 x 12 metres, northwards and 2.4 x 21 metres, southwards”*** which is less than indicated by the applicant on their drawing A/190889 - 906.

The current speed limit on the B978 at this junction is 30mph, and therefore a driver travelling at the speed limit would cover 13.4m per second. Based on the Angus Council visibility splays above, drivers on the C4 would see approaching vehicles just 0.9 seconds (northwards) and 1.6 seconds (southwards) before the vehicles reach the junction. This indicates how exceptionally poor the visibility is at this junction, and is no doubt why the roads authority have erected mandatory stop signage on approach.

Angus Council have highlighted that these sightlines are "*significantly sub-standard*", however they have again indicated that there is no history of accidents at this junction in the last 3 years and therefore that the junction appears to operate in an acceptable manner.

Whilst there does not appear to be a historic accident record at this junction, this should be noted in the context of the very low flows on the C4 which reduce the risk. Additional turning traffic flows from funeral services risks the rate of accidents increasing, particularly with drivers unfamiliar with the road network.

Conclusion

DBA have reviewed the Angus Council Roads response regarding the visibility splays. Angus Council have agreed with DBA that the applicants proposed 160m visibility from the U315 (based on the observed speed of traffic) is obstructed due to the natural topography of the B978. Angus Council Roads have also indicated that the realistic visibility splays on the C4 junction with the B978 are less than indicated in the applicants drawing A/190889 - 906.

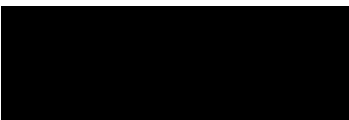
At the B978/U315 Angus Council roads have suggested amending the condition to provide a substandard visibility splay due to the low history of accidents at the junction. This fails to note that over a 20 year period there were 13 accidents including a fatal accident.

Equally it may be possible for the applicant to improve the topography as part of the development mitigation to provide a visibility splay that complies with the 85thile speed of traffic and the original suggested Angus Council condition.

The introduction of additional traffic as a result of the proposed development through junctions, where visibility splays cannot meet standards for the speed of traffic, represents a clear risk to the safety of road users.

The above issues regarding visibility splays should be noted alongside DBA's prior comments on the poor public and sustainable transport accessibility of the development and traffic impact.

Yours sincerely,



Colin Weir
Associate
for Dougall Baillie Associates
E-mail: colin.weir@dougallbaillie.com

CW/20231let04

1 September 2021

Angus Council Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Dear Ed,

**Erection of Crematorium Building
Land North East of Duntrune House, Duntrune, Angus
Planning Application - 20/00830/FULL**

Dougall Baillie Associates (DBA) have been appointed by Ian Robertson in connection with the above development. DBA have previously prepared responses to the Transport Assessment and consultation comments from the roads and transportation department of Angus Council.

This letter is a result of the e-mail from Andy Barnes (Angus Council Roads) to Ed Taylor (Angus Council Planning) on 13th August 2021 covering visibility sightlines.

Visibility Sightlines at U315/B978

We note the comments of Andy Barnes of Angus Council Roads regarding the application of the DMRB on the local road network over the trunk road network. We accept that local authorities have a degree of flexibility in how the DMRB standards are applied on their network, however we would highlight that the DMRB is an established road design document and therefore provides a good basis for the application of safe road design parameters. Any departures away from appropriate DMRB standards should therefore be carefully considered to ensure that the safety risks are appropriately managed and mitigated.

Regarding the visibility at the above junction, the e-mail from Angus Council states *“While an original relaxation of one step below the minimum desirable standard was recommended in this case, a relaxation of three steps is permitted. Allowing a three step relaxation would result in a requirement for sightlines of 4.5 x 90 metres at this junction”*

DMRB CD109 Section 2.13, notes however that *“The relaxations below desirable minimum in stopping sight distance, desirable minimum vertical curvature for crest curves and sag curves, described in Sections 3 and 5 of this document respectively, shall not be used on the immediate approaches to junctions.”*



The proposed 4.5m x 110m visibility splay does not accord with the desirable minimum DMRB standard based on either the road's design speed based on the speed limit or the 85th percentile traffic speed. The need to apply "*relaxation of three steps*" below the desirable minimum standard indicates that the visibility splay at this junction is substandard.

Equally it does not appear that the developer has offered to provide any additional mitigation measures on the approach to this junction, or indeed to fund improvements to extend the visibility splays to mitigate the additional risks.

In terms of justification, Angus Council have noted that no accidents have currently been observed at the junction within the last 3 years. It is not known if data from 2020 was used when lockdown further reduced traffic flows.

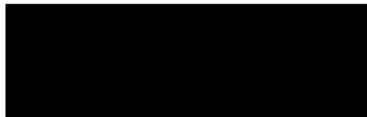
Notwithstanding the above point, it should be highlighted that the accident information reflects the current circumstances where the junction is fairly lightly trafficked. The proposed crematorium would increase the number of turning movements with many of the crematorium visitors being unfamiliar with the road network. Therefore with additional turning movements the potential risk of accidents would increase.

Visibility Sightlines at U315/C4

I would also like to reiterate previous comments about the U315/C4 visibility splay which the applicants drawings do not show from an recommended x-distance of 2.4m. I realise roads have commented on the other end of the C4 where it meets the B978 but I have not seen comment on this junction.

The above response should be noted alongside DBA's prior comments.

Yours sincerely,



Colin Weir
Associate



Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Sheila Gibbs

Address: West Cottage Valgreen Duntrune Dundee Dd4 0pl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write regarding my increasing concern over the number of vehicle accidents occurring on the small roads around the proposed crematorium site. How many such accidents will it take for those in decision making roles to realise that these roads are just not designed for increased load. A couple of weeks ago I was inches from being the subject of an accident with a car towing a caravan around the difficult corner beside the pond in Duntrune. It is only a matter of time before someone is seriously injured or worse on these roads.

Please take into account these factors when coming to a decision regarding the crematorium.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Stephen Olivier

Address: Main Wing Duntrune House Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

Re application20/00830/FULL, I wish to record my strong objection. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for several reasons, inter alia:

- 1) Serious concerns about vehicle and pedestrian safety, from ALL approach sides
- 2) Negative effects on residents due to significantly increased traffic
- 3) Inappropriate use for the location
- 4) Insufficient need to justify the erection of the facility

I would appreciate your consideration, and trust that the application will be refused at the first stage. I would urge you to consider the volume of objections from the actual surrounding area, as opposed to the few expressions of support, the majority which seem to have been generated from outside the affected area.

Professor SC Olivier

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Dr Stephen Olivier

Address: Main Wing Duntrune House Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There have been two further accidents on the roads in this area, and increased traffic will surely increase the danger. Also, last Thursday I had occasion to report someone to their employer for driving at seriously excessive speed on the road south past Murroes Primary School (details of time, registration number and company available). A few weeks before this there was an accident that destroyed my drystone wall, with the driver leaving the scene and his/her vehicle embedded in the wall. Finally, in terms of public transport, the roads generally don't have pedestrian footpaths, and pedestrian use will be even more dangerous with increased traffic if the flawed proposal gets approval

If you do not have internet access please complete all 4 highlighted sections at the bottom of this letter and post to Angus Council in the pre-addressed envelope supplied. (Stamp needed). Thank you

Planning Service
Angus House
Orchard bank Business Park
Forfar
FOA Fraser Mackenzie

Dear Sir,

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the abovementioned application and would take this opportunity to object to the abovementioned application in the strongest possible terms. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for the following reasons

- Loss of residential amenity by virtue of traffic disruption, noise and general disturbance
- Introduction of a wholly inappropriate community use in a remote and inaccessible location.
- Concerns with regard to road traffic and pedestrian safety, and *equestrian safety*
- Insufficient parking provision
- Incongruous and inappropriate design
- No need for the proposed crematorium

I trust you will take these matters into consideration in the determination of the application and refuse the application.

Yours faithfully

Signature: 

Print Name:  *GEMMA JACKSON BROWN*

Date: *29/12/2020*

Address: *136 Balgillo Road*
Broughty Ferry
DD5 3EB

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchard bank Business park
Forfar
FAO Fraser MacKenzie
Lodged by e mail to planning@angus.gov.uk

2nd July 2021

Dear Mr MacKenzie

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge **comments on Angus Council Roads latest response made on 21st June 2021.**

Since I lodged my original objection and made 2 sets of addendum comments, Angus Council Roads have made a further email response on 21st June 2021 and Dougall Baillie Associates (DBA), on behalf of the local residents such as myself, have made some further written comments on 1st July 2021. I therefore wish to take this opportunity to make some comments of my own on these submissions which I would like taken into consideration in the determination of this application.

- **Comments in response to Angus Council Roads email of 21st June 2021**

1. Like many other local residents I am surprised and disappointed that these two clearly (and now accepted by Angus Council) sub-standard junctions [U315/B978 and C4/B978] are considered appropriate for a use which, as confirmed by the applicant, has no public transport or pedestrian options, and as a result the proposed site can only be accessed via private car bringing an undeniably significant increase (39% in daytime operating hours) in traffic on the existing, quiet rural roads and through at least two confirmed sub-standard junctions.
2. While there may be no recent history of accidents at the two junctions that have confirmed sub-standard visibility splays, with the anticipated increase in levels of platooning slow moving traffic containing vehicles driven by those unfamiliar with the local roads, in conjunction with the existing large agricultural traffic, there will no doubt be road safety issues as result of the proposed use. The locals know which are the problem junctions and consciously avoid them, whereas distressed mourners will be taking the shortest and Sat Nav indicated routes which will take them directly through these confirmed sub-standard junctions. As another local resident succinctly put it, 'it is absolutely ludicrous to increase the volume of traffic on a blind summit just before a sub-standard road junction' [U315/B978 junction].

3. It is further disappointing to note that Angus Council Roads approach appears to be to just relax their own visibility splay condition (as was requested in their original comments dated 19th January 2021) at the U315/B978 junction and that they appear quite happy to deploy a strategy of the dilution of mitigation measures rather than the upholding of the proper and correct standards. Why should local residents be subjected to a conscious weakening of road safety standards, with the consequential increase in risk to us whilst using our local roads?
4. It should also be noted that the local community who know these roads and junctions well, have had to engage at their own expense an independent specialist (DBA) to point out to the applicant, the applicant's professional advisers and Angus Council Roads, that a proposed condition is physically unachievable and fails one of the six tests for a planning application condition ['achievability' in this case]. It is hard not to draw the conclusion that insufficient due diligence was undertaken by all parties, but particularly by Angus Council Roads before they specified the original visibility splay condition at the U315/B978 junction.
5. It is interesting to note that Angus Council Roads who, during the period 4th – 7th June 2021 carried out a number of visibility splay studies at at least six local road junctions (and it was confirmed by one of the engineers present that these studies were related to this particular application), have decided that only three of these junctions actually warrant a mention in their latest response. As with the applicant, it seems that Angus Council Roads continue to publicly fail to consider and comment on the suitability (or lack of) of the roads to the north and west of the proposed site which are predicted to carry 40% of the crematorium related traffic. I have already requested via my local councillor the findings of the studies at the other three surveyed local road junctions and await them with great interest, as local residents are entitled to know if these junctions meet current standards or not.
6. There is clearly valid and real community concern and opposition to the proposed use related to the issue of road safety and therefore significant weight should be attached to these objections lodged by people who live in the locale of the proposed site and know the roads and junctions well.

- **Comments in response to DBA's written submission of 1st July 2021**

7. I fully support and endorse the comments DBA have made regarding Angus Council Roads email of 21st June 2021 and trust that DBA's comments will be taken into full consideration in the determining of this application.
8. Regarding accident statistics on the local roads – I would also ask that a 20 rather than 3 year view is taken, as proposed by DBA, to ensure that a realistic risk assessment is conducted. It is also worth noting that taking just a 3 year view includes a 15 month period during the recent lockdowns when traffic volumes have been markedly lower and hence the likelihood of accidents occurring significantly reduced. This is another valid reason to adopt a 20 year viewpoint which does demonstrate that accidents can and do occur on these roads, including the tragedy of one fatality at the sub-standard U315/B978 junction during this period.

- **Further comments whilst writing**

9. Re the recent Competition and Markets Authority (CMA) study into funeral costs – it is worth noting that the CMA are now starting to enact their report recommendations with the introduction from 16th September 2021 of the requirement for funeral directors to provide a standardised price list including the headline funeral price, the cost of individual items [incl cremation cost] and the price of additional products and services, with the aim of allowing the consumer to make choices that are right for them. [Source Sunday Times article on 27th June 2021]. As already covered in my set of Further Addendum comments of 13th May 2021, the CMA view the way forward when it comes to addressing ‘funeral poverty’ is initially via price transparency and potentially in the future via price control, rather than via the introduction of new service providers. It is therefore good to see that the CMA are now acting on their findings and starting to implement their recommendations.
10. In terms of the processing of this application by Angus Council I note that:
 - a. The ‘Agreed Expiry Date’ of 25th June 2021 has now passed without any further processing agreements to extend this date;
 - b. The applicant, according to the planning portal, has to date not supplied the information (stack height and list of neighbouring properties) requested by SEPA when the latter lodged their holding objection;
 - c. The final consultee (Natural and Built Environment – Landscape) has yet to respond.

Closing Comments

It remains clear that the current proposal is contrary to both Scottish Planning Policy and the extant Angus Local Development Plan 2016 and that new issues regarding road safety have now come to light. It therefore seems to me that there is no option but to refuse the current proposal.

Given that 1 consultee has yet to respond, I reserve the right to make further comment(s) when that information eventually becomes available.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely

Name: Ian Robertson

Date: 2nd July 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchardbank Business park
Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk

1st October 2021

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge a **second further addendum to the objection I lodged on 4th January 2021.**

Since I lodged my objection and addendum comments, the applicant has supplied an updated Transportation Assessment (TA) and an updated Planning Design & Access Statement (PD&AS) and these have been recently uploaded to the planning portal. I therefore wish to take this opportunity to make some additional comments which I would like taken into consideration in the determination of this application.

Re: Updated Transportation Assessment (Rev 03 September 2021)

Re: Existing Provision Section 3.6:

FA2 Comment 1: There is a contradiction on the route of the A17 school bus as shown on page 8 of the TA compared to that shown on page 11 of the PD&AS, namely that the route of the A17 does not pass the proposed site in the PD&AS visual whereas a 'freehand drawn on line' on the visual in the TA indicates it does, but also confusingly shows an alternative route via Ballumbie. The Traveline Scotland website indicates that this school bus service does not pass directly by the proposed site. There is therefore a major inconsistency and question over the accuracy of the information provided by the applicant and his agent here.

FA2 Comment 2: Even if one school bus per day in each direction (outbound early morning, return mid afternoon) passes the proposed site, this does not constitute a realistic public transport provision as mourners would be stuck at the site all day awaiting either the funeral service they had come for or their return bus home. Additionally, the A17 and A38 are school bus services that run Monday – Friday in school term times only, so there would be no public transport provision at all at the proposed site during the school holidays which is unacceptable.

FA2 Comment 3: The school buses do not run from the principal population centres of Angus e.g. Monifieth High Street, Forfar, Arbroath etc nor from the principal population centres of Dundee e.g. Broughty Ferry or Dundee City Centre and are therefore of no use to the vast majority of mourners. Additionally, it is inappropriate, in my opinion, for mourners travelling to a sombre and emotional funeral service to be subjected to the natural but inevitably boisterous behaviour of children.

FA2 Comment 4: Whilst the visuals within the TA and the PD&AS for the route of the A38 school bus are at least aligned, they do not reflect reality, as they show the section of the C4 in front of Westhall Farm and the blind junction at the eastern end of this section of road as being part of this one service a day bus route. Theoretically it may be so, but from my own personal repeated observations this service actually proceeds down the unclassified road to the junction with the B978 and then makes an awkward and difficult left turn there due to the blind junction of the C4 and B978. One of my neighbours has confirmed that they were informed in the 1990s of this change in route due to the poor visibility at either end of this particular section of the C4. Therefore the visuals provided for the route of the A38 school bus service are seriously out of date and do not reflect reality.

Re: Existing Provision Section 3.7:

FA2 Comment 5: The 450m pedestrian journey from the unmarked bus stops for bus services 22 and 139 to the proposed site is along a twisty, unlit, wooded, dark, 60mph national speed limit road with no footway. It does not seem safe to expect people to walk along such a route at any time, and especially so on dark winter afternoons.

FA2 Comment 6: Bus services 22 and 139 are very infrequent (maximum of 4 services in each direction per day), are primarily for commuting into and out of Dundee and again as with the A17 and A38 services, do not serve the main population centres of Angus e.g. Monifieth, Forfar or Arbroath. There are no formal bus stops or shelters at the junction of the C6 and C4 roads and hence bus passengers would have to wait on the grass verge to ensure they were not at risk from being hit by passing traffic.

FA2 Comment 7: It is clear that there is a woefully inadequate provision of public transportation at the proposed site and that the 'hail and ride' service from the proposed crematorium suggested in Section 3.12 would not work as mourners would not know that this service existed. Additionally, there are no suitable bus stops with a frequent i.e. hourly in each direction bus service within 400m of the proposed site with sufficient off road parking to enable safe pick ups and drop offs.

FA2 Comment 8: If mourners searched for the crematorium on the googlemaps or Traveline Scotland websites their finding would be that no public transport options existed within 400m of the proposed site and public transportation would therefore be discounted as a possible way to attend a funeral service. Travel by private car or taxi would hence be the only realistic options and this does not fit at all with the current national push to discourage the use of such vehicles in the quest to arrest climate change and to promote sustainability. It is clear that the applicant is trying to tick the sustainability box without noting the lack of suitability of these bus services.

Re: Existing Provision Sections 3.8 and 3.9:

FA2 Comment 9: The applicant cannot expect to be taken seriously when suggesting that staff and mourners would use a bus service at Hawick Drive which is located 2.4km from the proposed site as these bus stops:

- a) are located 6 times further than the desired maximum 400m distance away;
- b) can only be accessed from the proposed site by pedestrians if they risk their lives by walking along narrow, twisty national speed limit country roads with no footway.

Re: Existing Provision Section 3.10:

FA2 Comment 10: It is abundantly clear that there are insufficient public transportation options for staff and mourners within 400m of the proposed site and to claim otherwise is simply not credible. Scottish Planning Policy Paragraph 279 states “*Significant travel-generating uses should be sited at locations which are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services*”. I think it is fair to say none of these bus services would align with either the definition of ‘well served or high quality’.

Appendix B: Sightlines at junction of C4 and B978 (Duntrune):

FA2 Comment 11: There appears to be a discrepancy between the length of the right visibility splay as stated in the TA and that stated by Angus Council in their response to my Freedom of Information request concerning the junction studies they conducted during the period 4th – 7th June 2021.

The TA states the right visibility to be:

- a) 1.7m x 39m

However, Angus Council state that it is:

- b) 2.4m x 215m

Colin Weir of Dougall Baillie Associates has flagged this discrepancy (or likely typo by Angus Council) and even as a layperson I can see from these figures that there is an error here, as the closer to the junction one gets one should surely get more and not less visibility. This junction clearly has substandard visibility splays in both directions.

Re: Updated Planning Design & Access Statement (entitled Rev B September 2021):

FA2 Comment 12 : This is actually Rev C as two previous different versions of this document have already been uploaded to the planning portal. I have already extensively commented on the earlier versions of this document, so will only comment now on the new content contained within Rev C, but ask that these latest comments are taken as in addition to all those previously made.

Re: Access and Transport:

FA2 Comment 13: As Dougall Baillie Associates have already indicated there is the potential for an additional 1400 vehicle movements per week on the local roads due to services at the proposed crematorium. This is a realistic independent assessment and is 3 times more than the 236 car journeys (472 vehicle movements as inbound and outbound movements) per week that the applicant is now claiming their business would generate. I would ask that the Dougall Baillie Associates figures are used when this application is assessed as they have a considerably more rigorous basis than the unsubstantiated figures provided by the applicant.

Re: Public Transport :

FA2 Comment 14: Regarding the bus services at the existing crematorium in Friockheim – it should be noted that this crematorium opened in 1993 and was approved under different local and national development plans. Thinking has moved on somewhat in the past 28 years and given the sustainability requirements of the current Angus Local Development Plan, I find it hard to countenance that the council would approve a second crematorium that would have as poor public transportation options as the existing crematorium. To have neither of the only two crematoria in the council area easily accessible by public transport would surely be a failure of current policy.

Re: National Records of Scotland (Angus):

FA2 Comment 15 : I have previously highlighted that using the data for the projected number of deaths rather than for the growth of a particular section of the local population is the correct way to assess the likely future demand for cremation services within Angus. I have also previously highlighted that not every death results in cremation and hence the number of deaths in any year does not equate to the demand for cremation services. The applicant is therefore trying to present a case of greater demand for cremation services in the future than can actually be substantiated and their rationale here fails to stand up to any form of basic scrutiny and should be discounted.

FA2 Comment 16 : The comment of 26% of crematoria declining large coffins is irrelevant as both Dundee and Friockheim can accommodate the largest commercially available coffins. It is unclear exactly what point the applicant is trying to make here in support of his case.

FA2 Comment 17 : The comment of 60.8% of crematoria holding over bodies is also irrelevant as it has no data source or context and both Dundee and Friockheim crematoria are operating well below their design capacities. It is again unclear exactly what point the applicant is trying to make here other than to bandy about random numbers they falsely think somehow support their case.

Re : Funeral Poverty – Local Demand:

FA2 Comment 18: I have previously commented at some length on the deliberately soft nature and unviability of the business proposition that the applicant is proposing and note that he continues to ignore the key findings of the recent Competition and Markets Authority (CMA) study of the funeral market. I will not repeat again in full my previous comments but to restate that the CMA found that consumers were not price sensitive when purchasing funeral services, the funeral market has constrained (inelastic) demand and that price transparency and potentially price control are seen as the ways to tackle ‘funeral poverty’ and not the encouragement of new competitors into the market which would merely spread the existing constrained demand more thinly over more providers making some unviable which would ultimately be counterproductive.

Re : The Development Plan:

FA2 Comment 19 : I think it worth restating that the reason there is no plan for further crematoria within Angus (and Policy TC9 of the current local development plan in particular) is because there is already more than enough cremation provision here with a facility centrally located with the council area and only operating at 50% of its available capacity.

Re : Sequential Test:

FA2 Comment 20 : I note that again not all possible potential sites within Angus have been assessed and that no assessment of any potential sites within the boundaries of the City of Dundee has been undertaken despite this proposal being pitched as servicing that area too. The work undertaken here by the applicant and their agent is therefore clearly incomplete and inadequate.

Closing Comments

It is clear that the current proposal is contrary to both Scottish Planning Policy and the extant Angus Local Development Plan 2016 and that insufficient justification has been provided by the applicant to set aside adherence to policy, therefore, as a plan led system, there is no option but to refuse the current proposal.

Should further information be lodged on the planning portal prior to the determination of this application, I reserve the right to make further comment(s) at that point in time.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely

Name: Ian Robertson

Date: 1st October 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchardbank Business Park
Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk

12th October 2021

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge **some further roads comments to the objection I lodged on 4th January 2021.**

Since I lodged my objection and made my subsequent comments, in the past week alone there have been 3 further major road accidents on the approach roads to the proposed site and I therefore wish to take this opportunity to make some additional comments which I would like taken into consideration in the determination of this application.

Accident 1

Location: North Cotton, South Kingennie

Date: 4th October 2021

Nature of Accident: Car travelling east left the road and took out a 12m long section of 1.5m high hedgerow and destroyed a similar length of stock proof fencing and posts behind it. Driver did not report the accident to the landowner but was traced and the matter is now being investigated by the police (Crime Reference Number CR/29312/21) due to the lack of reporting. Estimated reinstatement costs of the hedge and fencing are £5000.

Accident 2

Location: North Cotton, South Kingennie

Date: 8th October 2021

Nature of Accident: Car travelling east left the road at the same point as in Accident 1 and took out a further 8m of mature hedgerow. Driver has since been charged with drink driving (Police Incident Number 3341). Estimated reinstatement cost of this additional section of hedge is £3000.

Please see figures 1-3 below for evidence of the damaged caused from these 2 accidents.



Figure 1: Where the Accident 1 vehicle initially left the road before crossing the driveway of North Cotton and hitting the hedge on the other side.



Figure 2: The 12m long damage from Accident 1 to the hedgerow and stock fencing.



Figure 3: The combined 20m long damage from Accidents 1 & 2 to the hedgerow and stock fencing.

Accident 3

Location: opposite road entrance to Craig Hill Farm, Burnside of Duntrune

Date: 11th October 2021

Nature of Accident: Collision between two cars (one allegedly travelling at speed) resulting in one vehicle impacting the stone dyke and both cars being severely damaged. Police attended the scene. Appears that both cars will be written off and that the stone dyke will have to be taken down and rebuilt as it is now unstable so the cost of this accident will be considerable.

Please see figures 4-6 below for evidence of the damaged caused from this accident.



Figure 4: Post-accident the car that was allegedly travelling at speed.



Figure 5: The damage to the other car involved.



Figure 6: The damage to the stone dyke.

Relevance of these accidents to this planning application:

Accidents 1 & 2 occurred on what would be the eastern approach from Monifieth and Carnoustie to the proposed crematorium.

Accident 3 occurred on what would be the western approach from Dundee to the proposed crematorium (which nearly 30% of the crematorium related traffic is expected to use. [Source: Transportation Assessment provided by the applicant].

As a reminder, in the first 4 days of 2021 there were 2 separate serious road accidents just to the east of the proposed site with one car landing on its roof and in the other case the car landing on top of a stone dyke.

It is therefore clear that the current local road network is already extremely stressed and is not fit for a significant uplift in traffic (of least 39% as estimated by Dougall Baillie Associates in their letter of comment dated 1st March 2021) should this application be granted approval.

Additionally, mourners attending the crematorium would by in large not be familiar with the local roads and would hence not know which are the trouble/danger spots and where to take extra care. As funeral traffic is by its nature platooning and slow moving, this would just result in further hazards being added to an already stressed road network, which in my opinion, would just increase the risks to all road users and the likelihood of more accidents occurring which is unacceptable.

Closing Comments

It is clear that this proposal is the 'wrong development in the wrong location' and hence is contrary to the current Policy 1: Locational Priorities of the current TAYplan Strategic Development Plan (2016-2036).

Should further information be lodged on the planning portal prior to the determination of this application, I reserve the right to make further comment(s) at that point in time.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely

Name: Ian Robertson

Date: 12th October 2021

Address: Flat 1, Duntrune House,
Duntrune
Dundee
DD4 0PJ

Ed Taylor

Subject: FW: re application 20/00830/full - further evidence of stressed local road network
Attachments: IMG_5942.jpg; 246565476_10161725005053986_5147263853719483685_n.jpg

From: Ian J Robertson
Sent: 20 October 2021 16:39
To: Ed Taylor <TaylorE@angus.gov.uk>
Cc: PLANNING <PLANNING@angus.gov.uk>
Subject: re application 20/00830/full - further evidence of stressed local road network

Dear Mr Taylor

Further to my set of comments dated 12th October 2021 on the subject of the 3 recent serious accidents already this month in the vicinity of the proposed crematorium, I would like to bring to your attention a further accident that has just happened today (20th October 2021) at the T junction of the C6 and C4 roads just north of Duntrune House.

A red car (photos attached) has crossed the carriageway, come off the road and mounted the stone dyke demolishing a large section of it in the process. The police have been informed of this accident as the driver is not with the vehicle and has not reported the accident to the owner of the stone dyke.

Bearing in mind that this section of the C4 is expected to carry 40% of the crematorium related traffic, it seems unconscionable to expect these local roads to carry this additional traffic without an increase in accidents such as this.

4 serious accidents in 15 days - I would like the Roads Department to explain why they think the proposed site is still suitable given this hard evidence of an already extremely stressed local road network.

Please add this email and these photos to the portal as a further comment from myself.

Many thanks

Yours sincerely

Ian Robertson
Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ





Ed Taylor

Subject: FW: ref 20/00830/Full - car 'accident' reported to have taken place on 21st October

From: Ian J Robertson <>
Sent: 25 October 2021 09:45
To: Ed Taylor <TaylorE@angus.gov.uk>
Cc: PLANNING <PLANNING@angus.gov.uk>
Subject: ref 20/00830/Full - car 'accident' reported to have taken place on 21st October

Dear Mr Taylor

I would like to make a correction to previous information that I submitted to you on 22nd October 2021 concerning the car 'accident' that occurred on 21st October 2021.

My original source of this information was the same Burnside of Duntrune resident who had alerted me to the accident at Burnside Hill on 11th October 2021 and at Duntrune House on 20th October 2021 and when they reported the badly damaged vehicle with a flat tyre left at Burnside Bridge it was not unreasonable to assume that this was yet another accident given the other recent occurrences.

However, I have now received further information regarding this latest 'accident' and it transpires that the white car had just broken down and that the bonnet damage had happened previously elsewhere. One assumes that the flat nearside front tyre was somehow related to the breakdown.

So, in the spirit of accurate data reporting and analysis I wanted to bring this new information to your attention. If you wish to remove from the portal my set of comments submitted on 22nd October 2021 that is acceptable to me, but it for audit trail purposes they need to stay, then I would ask you to please upload a copy of this message to the portal to keep the public record correct.

However, my reasoning for bringing these recent accidents to your attention remains as I do not consider 4 serious accidents in 17 days on our local roads is in any way acceptable and am of the considered view that the increased volume of traffic from this proposed development should it be approved will only make an already bad situation even worse.

Many thanks

Yours sincerely

Ian Robertson
Flat 1 Duntrune House
Dundee
DD4 0PJ

Ed Taylor

Subject: FW: ref 20/00830/full - supporting information on further road accident on 5/11

From: Ian J Robertson < >
Sent: 08 November 2021 13:29
To: Ed Taylor <TaylorE@angus.gov.uk>
Cc: PLANNING <PLANNING@angus.gov.uk>
Subject: ref 20/00830/full - supporting information on further road accident on 5/11

Dear Mr Taylor

Further to Mr Smart's letter of comment dated 6th November 2021 in which he brought 2 further accidents on 3/11/21 and 5/11/21 to your attention, I would like to submit some further photographic evidence of the damage caused by the accident on 5/11/21.

As you can see from the enclosed photographs the blue mini shown in the photographs submitted by Mr Smart was unable to negotiate the bend when travelling towards Kingennie, crossed part of the grass covered triangle and road towards Murroes Church and then impacted the dry stone wall on the opposite side with considerable force resulting in significant damage to the wall.

This now makes 6 serious accidents in just a 33 day period on the approach roads to the proposed site, starting with the first accident at North Cotton on 4/10/21.

I hope these additional photographs help further demonstrate the existing problems we have on the approach roads to the proposed site and that these roads cannot safely take any further uplift in traffic.

Once Mr Smart's latest letter of comment has been uploaded to the planning portal I would be grateful if you could please add mine there too.

Many thanks

Yours sincerely

Ian Robertson
Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ







Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

12 Hawthorn Grove
Ballumbie Castle Estate
Angus
DD5 3NA

15th October 2021

Dear Sirs

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

Updated Transportation Assessment and Planning and Design Statements

Following recent amendments and submissions with regards to the above planning application, including the recently updated Transportation Assessment report and Planning and Design Statement by the applicant, added to the Angus Council planning portal on 29th September 2021, I wish to submit additional comments regarding the above application.

Fisher Tours bus Routes A38 / A17

The applicant has stated that the A38 and A17 bus services operated by Fisher Tours service routes are public services. Both routes are for dedicated school buses serving Murroes Primary School and Monifieth High School and operate a limited service to the respective schools only during term time. There would also be issues with regards to child protection and safety. These bus routes therefore do not provide appropriate public transport nor a convenient service for mourners attending a crematorium.

The accompanying route maps highlighted for the A38 or A17 buses are also highly inaccurate as neither route passes the proposed site as indicated on the route maps. Coaches and buses would find it extremely challenging to safely negotiate several bends and junctions on the unclassified roads, if at all.

The applicant highlighted that the A17 includes a direct route from Kellas Road via the Ballumbie Castle Estate to Burnside of Duntrune. This is wholly inaccurate as no such "through road" exists.

Road Traffic Accidents

Further to the issues regarding suitability, Mr Ian Robertson has submitted a Public Comment on 12th October which highlights 3 serious road accidents that occurred recently on the roads that will be access routes to the proposed crematorium. Sadly, these accidents support the serious concerns of local residents and road users regarding the capability of the surrounding rural road network to safely carry the increase of vehicle traffic that the proposed development will create.

Stuart Milne Housing development east of Ballumbie Road

Angus Council should also take into account a recent planning application submitted by Stuart Milne Housing to Dundee Council.

Dundee Council Planning reference, **20/00423/FULM | Construction of Residential Development (no. 150 houses) and Associated Works (Phase 2) | Land To East Of Ballumbie Road Dundee** for a further 150 homes on land to the “east of Ballumbie Road.

This application was refused by Dundee Council on the grounds that the existing road network to the south of the development would not support the increased traffic. However , an appeal against his decision was granted by the Scottish on 7th October 2021.

Government (**Scottish Government Planning and Appeals Division reference: PPA-180-2065**)

With a combined total of 226 new homes on the edge of the Dundee City / Angus County boundary, the development will inevitably increase traffic on the unclassified country road network in Angus District to the immediate north of the Ballumbie Rise housing estate, towards Burnside of Duntrune and beyond onto the roads leading to and around the proposed crematorium site.

I believe the proposal to construct a commercial property, in what is clearly an unsuitable rural and greenfield site, is contrary to the Angus Local Development Plan 2016 and the Scottish Planning Policy. For reasons and concerns clearly highlighted in the numerous public objections to the proposal, there continues to no justification to alter wide opinion that this proposal should not go ahead and must be refused.

Yours sincerely

John Barr

12 Hawthorn Grove
Ballumbie Castle Estate
Dundee
Angus
DD5 3NA

Westhall Farm,
Kellas,
Dundee,
DD5 3PD

Wednesday 27th October 2021

Planning Service Angus House
Orchardbank Business Park Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk 27th October 2021

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge some further comments to the objection I lodged on 6th January 2021.

Road Safety

Since I lodged my objection I would like to draw attention to a further accident on an approach road to the above proposed development. This is in addition to the 4 serious ones recently reported by Mr Ian Robertson.

This accident occurred on the road passed Ethiebeaton Farm which links the A92 to Drumsturdy Road, at the junction where this road meets Drumsturdy Road. This road is an approach road to the proposed site from the east.

A car turned off Drumsturdy Road onto Ethiebeaton Road, struck another car and went through the dry stone wall. The accident happened on 25th August 2021 when the visibility and road conditions were good. Pictures of the damage to the wall are included below (Figures 1 & 2) and show approximately 4m of damage. This accident was reported to the police.



Figure 1 : Close up view of damage to dry stone wall



Figure 2 : Distant view of damage to dry stone wall

I would also like to reference the point made in my original objection dated 6th January when I stated we have already had to repair 4 of our walls on the approaches to the proposed site which have been damaged by car accidents in the last 24 months - this is now the 5th section of wall that we have had to repair.

In addition, as previously submitted, two serious car accidents happened immediately adjacent to our farm on the southern approach to the proposed site in early January 2021 - including these accidents makes a total of 7 accidents in a relatively short period of time which have directly affected us. From these mounting numbers it would be clearly irresponsible to increase the volume of traffic on a road network which is obviously under stress.

On grounds of road safety this proposal must be rejected.

Updated Transport Assessment

In response to the applicant's most recent updated transport assessment I would like to point out an error in bus route A38 submitted. This school bus route does not travel along C4 by Westhall Farm as this section of the route was changed in the 1990s, during the period our family members attended the local schools. It was altered by the council, who were unhappy with the restricted visibility at either end of this road, namely where the C4 joins the unclassified road and where it joins the B978 at Kellas.

Not only is it ridiculous to suggest school buses as a public transport option for mourners, it is clear the applicant has not researched this information. The submitted document is out of date, inaccurate therefore not credible.

Traffic levels along the section of the C4 by Westhall Farm have in my experience significantly increased since the 1990s when the Council made the decision to re-route the school bus to provide a safer option for school children, and this increase has inevitably increased the likelihood of accidents occurring. Should the proposed Crematorium go ahead there will be a further traffic uplift on this section of the C4, as according to the applicant's original transport assessment, 18.8% of the crematorium traffic will use it and with the substandard visibility splays at either end this is just an open invitation for more car accidents to occur. As I previously stated in my initial objection, lodged 6th January, I believe this is an underestimate of the likely uplift in traffic volume given the prevalence of SatNav and also local knowledge, which will result in even more drivers using this

section of the C4 as it offers the shortest route from the east to the proposed crematorium and then onto local hospitality venues following any service.

The supposed solution from the applicant to this road safety issue is to install signage diverting traffic from this C4 part of the road. However, this summer Seagreen Wind Energy Ltd – who are installing a pipeline through this area - did exactly this as they had to close a section of the B978 Kellas Road for repairs and duly erected signs diverting traffic away from the section of the C4 by Westhall Farm. The signs were very visible, positioned on the verge at either end of this section of the C4 road. Both those working with Seagreen, and ourselves, observed the majority of drivers completely ignoring the signs and noticed a significant uplift in the amount of traffic passing the farm. (Seagreen operators are happy to corroborate this observation. Contact Pauline Allison, Stakeholder Engagement Manager, Tel: 07880 180662).

This demonstrates how erecting signs is completely ineffective and does not provide a solution to reducing traffic negotiating these substandard junctions. It is not good enough to recognise a potential hazard and how this could increase the risk of accidents, and then come up with an unrealistic and unworkable solution.

Again, on grounds of road safety this proposal must be rejected.

Yours sincerely,

Lillias Greenhill.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Alastair Olivier

Address: Flat 2 47 Millbrae Road Glasgow G42 9UF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly visit Duntrune House. I strongly object to the proposal on the following grounds:

1. The proposal will cause more accidents on an already busy and dangerous road, particularly during the winter months
2. Increased traffic from all sides will make it even more dangerous for walkers, bicycle riders, and horse riders
3. The proposal is completely out of character with community use
4. Current and projected crematorium usage shows that there is no need for an additional facility in this area

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Luke Olivier

Address: Main Wing Duntrune House Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a frequent visitor to the area (my father owns Duntrune House). I object to the proposal as the roads are already dangerous and people drive very fast on them - increased traffic will surely add to the many accidents in the area. I also believe that the proposed use will detract from the recreational use of the area which includes horse riding, cycling and walking. The proposal should be rejected.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Paul Dixon

Address: The Ship Cottage Westhall Farm Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

To Ed Taylor

I am writing to add my voice to the objections raised by Mr Ian Robertson of Duntrune House, the Wellbank and Murroes Community Council and various of the 500 plus members of the Stop Duntrune Crematorium campaign.

Mr. Robertson's latest addendum comes in response to information provided to the council and updated on the planning portal by the applicant in the form of a revised Transportation Assessment (TA) and Planning Design Access Statement (PDAS).

It also follows in a month which has seen three serious car accidents on the twisty, country roads accessing the proposed site. This highlights the utter unsuitability of the local road network to safely cope with what would inevitably lead to a HUGE increase in traffic, especially given the TOTAL ABSENCE OF SUITABLE PUBLIC TRANSPORT.

Most people giving this proposal their honest consideration cannot but question whether the applicant is serious in his stated aims. Such incredulity is only furthered by some of the suggestions put forward in his revised TA and PDAS.

Both Scottish and Angus development plans emphasise that any new enterprises which would lead to increased road use be sited responsibly in areas where suitable public transport options are available.

The applicant's suggestions beggar belief. One is that mourners could travel aboard a local school bus! Another is that they might catch a Dundee City bus to Whitfield then walk over two kilometres to the crematorium! The last 400m of that walk would be along a heavily wooded, 60mph (national speed limit) road along which there is no public footpath. This would also be the pedestrian route if

funeral attendees used one of the "hail and ride" buses which infrequently (four a day maximum) travel through Duntrune.

I trust that Angus councillors and officers will take this fully into account, protect the safety of mourners, commuting schoolchildren, local citizens, pony riders and cyclists and reject this application.

Yours,

Paul Dixon, resident

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Elaine Brown

Address: An ceardach Kellas Dd5 3pd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following my previous objection I would like to make the council aware of the fact that several accidents have occurred on the roads surrounding the proposed site recently. These accidents have involved cars but as a keen Walker and cyclist it is becoming more dangerous to travel these roads, especially with a pram or young child. With there being no pavements any increase in traffic is another accident waiting to happen

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jacqueline Dawson

Address: Eastmost Cottage Kellas Dundee DD5 3PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my letter of objection made in December 2020, I would urge the planning officer to consider the recent spate of vehicular accidents (five in the last 18 days) on the approach roads to the proposed site and I anticipate this will only get worse as winter approaches. It is just a matter of time before further carnage occurs in this area which could have fatal consequences. These narrow, rural, winding roads are not fit for the volume of vehicles and attitudes of many drivers who currently use them. These approach roads are treated as a rat run/shortcut by many drivers who clearly are not driving carefully or considerately perhaps unfamiliar with the narrow and dangerous bends.

Therefore, I continue to strongly object to the planning proposal on the following grounds:

- a) serious concerns for pedestrians, horse riders and vehicular safety with the current volume of traffic on these approach roads, which will increase significantly if this proposal is allowed
- b) increased traffic will result in reduced amenity in a rural location.

Sincerely

Jacqueline Dawson

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Jennifer Olivier

Address: Main Wing Duntrune House Dundee DD4 0PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the planning proposal on the following grounds:

- a) serious concerns about road safety, and pedestrian and vehicular safety. There have been 4 accidents here just between the 4th and 20th October this year. Increased traffic if the proposal proceeds will undoubtedly exacerbate the situation. This is further accentuated by infrequent public transport, leading to pedestrian use of the narrow roads in the area.
- b) increased traffic will result in reduced amenity use in a rural location
- c) questionable need for the facility

I would ask you to consider the fact that there are a substantial number of objections, many from the local area, while a significant proportion of those few in favour seem to have been sourced from a different area not affected by the proposal.

In conclusion, I urge you to reject the proposal at the first stage

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Kindlen Pamela

Address: Argyle Cottage 6 Burnside of Duntrune Dundee DD4 0pf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the road safety surrounding the proposed site. There has been several accidents (thankfully not serious) on this road within the last couple of weeks. I myself had a near miss today with a tractor and their trailer, just missing my car by inches, while driving past Duntrune House heading home. I have also had a lot of near misses in the past with coming round the bends on both sides of Duntrune House. I feel adding more traffic to these roads will surely result into a fatality, it is too narrow, with sharp bends and too busy.

[REDACTED]

Subject: Objection: Planning Application 20/00830/FULL

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

Re application 20/00830/FULL, I wish to record my strong objection. I consider that the proposal fails to meet the requirements of the Angus Local Development Plans 2016 for several reasons, inter alia:

- 1) Serious concerns about vehicle and pedestrian safety, from ALL approach sides
- 2) Negative effects on residents due to significantly increased traffic
- 3) Inappropriate use for the location
- 4) Insufficient need to justify the erection of the facility

I would further urge you to consider the volume of objections from the actual surrounding area, as opposed to the few expressions of support, the majority which seem to have been generated from outside the affected area.

I would appreciate your consideration, and trust that the application will be refused at the first stage.

Professor SC Olivier
Professor Steve Olivier
Principal and Vice-Chancellor
Robert Gordon University
Garthdee House
Garthdee Road
Aberdeen
AB10 7QB

[REDACTED]

From: Steve Smart [REDACTED]
Sent: 08 November 2021 19:41
[REDACTED]
Subject: 20/00830/FULL [REDACTED]
[REDACTED] [REDACTED]

First sent 6/11/2021, resent 8/11/2021 as there seems to have been an issue in transmission

Dear Sir or Madam

I am writing to add to my earlier email of 22/12/2020 objecting to planning application 20/00830/FULL. Recent road accidents, in particular the four already reported to you in the vicinity of the proposed site just in the month of October, have raised further concerns about the idea of adding additional traffic to rural roads in the area around this application. I am enclosing with this letter some images and information illustrating two further accidents that have occurred just within the first 5 days of November on the eastern approaches from Monifieth and Carnoustie to the proposed site, as well as further images of two of the four October accidents.

It's common for urban drivers to lack insight into the requirements of road users in an agricultural area. Basically, in this area (unlike an urban setting) agriculture is a kind of industry that regularly shifts extreme loads and manoeuvres heavy machinery on local roads. The character of these roads means that drivers are likely suddenly to encounter heavy agricultural traffic (again - think *industrial*) which may not be able to stop quickly or take avoiding action on narrow width roads. Agricultural vehicles inevitably add significant amounts of mud to road surfaces at certain times of year, making the surface more slippery. In addition, of course, our roads are regularly used by equestrians (riding or walking horses), cyclists, pedestrians, and wildlife.

An additional concern is that many accidents involving single vehicles are unreported to the police and as such the official accident statistics are an underestimate of the actual number of *on-the-ground* accidents. Accidents like these can still cause significant road hazards, damage to vehicles, and damage to property also. But, a picture may be worth a thousand words. Below are images of four of the accidents in the area in the past month (*yes, just the past month!*) - not all of these will have led to a police report, and there may be further accidents I am not aware of. These reflect the seriousness of the inappropriate idea of increasing road traffic in this area and I hope this will be taken into consideration in the determination of this application.

Yours sincerely,
Steve Smart.
2, Mill Cottage, Burnside of Duntrune, DD4 0PF.

Date: 5/11/2021

Location: NO 46042 34971 (approx) Minor road near Murroes Church

Incident: A Mini lost control and crashed into wall. Damage to wall (this wall has been rebuilt many times in recent years following RTAs). Minor injuries to driver and passenger. Car presumed written off.

Police were in attendance. Fortunately horses in the adjacent field did not escape on to the road, as the electric fence beyond the wall was not breached. The area is well used by the adjacent livery, and riders are frequently alarmed by vehicles approaching too close and fast.

Number of images attached: 3







Date: 3/11/2021

Location: NO 45654 34880 (approx) Kellas road (B978), near exit from Sea Green site.

Incident: Bowser with liquid load being towed by contractor went out of control and rolled. Damage to wall, speed sign, bowser. Traffic flow hindered.

Number of images attached: 4





Date: 20/10/2021

Location: NO 44528 35106. Near junction by Duntrune House (Duntrune road and Murroes School road)

Incident: Car lost control and crashed onto wall. Damage to wall. Car written off. Police were informed. (again, I have seen a number of accidents at this location over time, and this wall has had to be rebuilt several times.)

Number of images attached: 4









Date: 11/10/2021

Location: NO 44139 35100. Duntrune road near junction with Craig Hill Road.

Incident: 2 vehicles in collision. Both cars written off. Minor injuries to drivers. Damage to wall (retains hill at long bend). Police attended.

Number of images attached: 4









To whom it may concern,

I would like to put in an objection to the proposed crematorium at Duntrune. This from an ecological perspective due to the abundance of wildlife that thrives in the area. Specifically the main concern is a nearby Badger (*Meles meles*) sett that is active and contains an iconic population of these mammals. Badgers are few and far between in the area and this sett may be the closest to Dundee that anyone is aware of. This has been backed up by Scottish Badgers who are aware of the significance of this population. Badgers, as well as other animals will use the proposed area to forage for food and if this is taken away will force them to move elsewhere - potentially leading to conflicts with local landowners. Furthermore, badgers are the most likely mammal in the UK to be killed as a result of road collisions and increasing the amount of traffic in the area will only be detrimental to this population.

Badgers are one of only a few species to use the surrounding area and the loss of this green space would have a detrimental impact on a range of species.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Armitage Rhona

Address: The Cottage West Denside Kellas Dd53qe

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

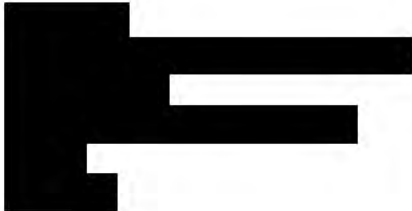
Comment Reasons:

Comment:By the grace of God I was able to go up on the bank and miss a big blue car flying round the corner just before Dundee House. This road is dangerous and cannot take more traffic. Harvest time is always n horrendous with tractors, combines etc..not the farmers' fault I hasten to add. Please someone pay attention.

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t: 01355 266480
f: 01355 221991
e: enquiries@dougallbaillie.com
www.dougallbaillie.com

CW/20231let05a

29 December 2021



Dear [REDACTED],

**Erection of Crematorium Building
Land North East of Duntrune House, Duntrune, Angus
Planning Application - 20/00830/FULL**

Dougall Baillie Associates (DBA) have been appointed by [REDACTED] in connection with the above development. DBA have previously prepared responses to the Transport Assessment and consultation comments from the roads and transportation department of Angus Council.

This letter is in response to the Angus Council Memorandum, Reference - CH/AB/TD1.3, dated 14th December 2021.

We welcome this response and would support the Council's conclusions regarding the visibility splays at two junctions and the sustainable transport access. We would agree with the Council's viewpoint on junction visibility that "*intensification of use of a sub-standard junction by concentrated levels of new traffic is undesirable and has the potential to be detrimental to road safety*" and regarding sustainable transport that "*the site is not readily accessible by sustainable means of transport*".

Visibility Sightlines at B978/C4 near Eastmost Cottage

Angus Council's latest response considers the visibility at the U315 West of Westhall (C4 - B978) /B978 Kellas Road and the U315 West of Westhall (C4 - B978)/C4 Monifieth - Kingennie - Duntrune junctions as highlighted in blue on Figure 1.1.

The response does not make reference to the visibility on the B978 Kellas Road at the C4 near to Eastmost Cottage, as highlighted in red on Figure 1.1. Reference to the applicants September 2021 Rev-03 Transport Assessment (TA), indicates that some 18.8% of development traffic is predicted to use this junction.

Managing Director: F Adams
Directors: A Ferns, S Harrow, S Macphail
Associates: B Sim, C Weir
Consultants: J Ashwood, R Duncan



Members of the Association for Consultancy and Engineering
Registered in Scotland Number: 198294

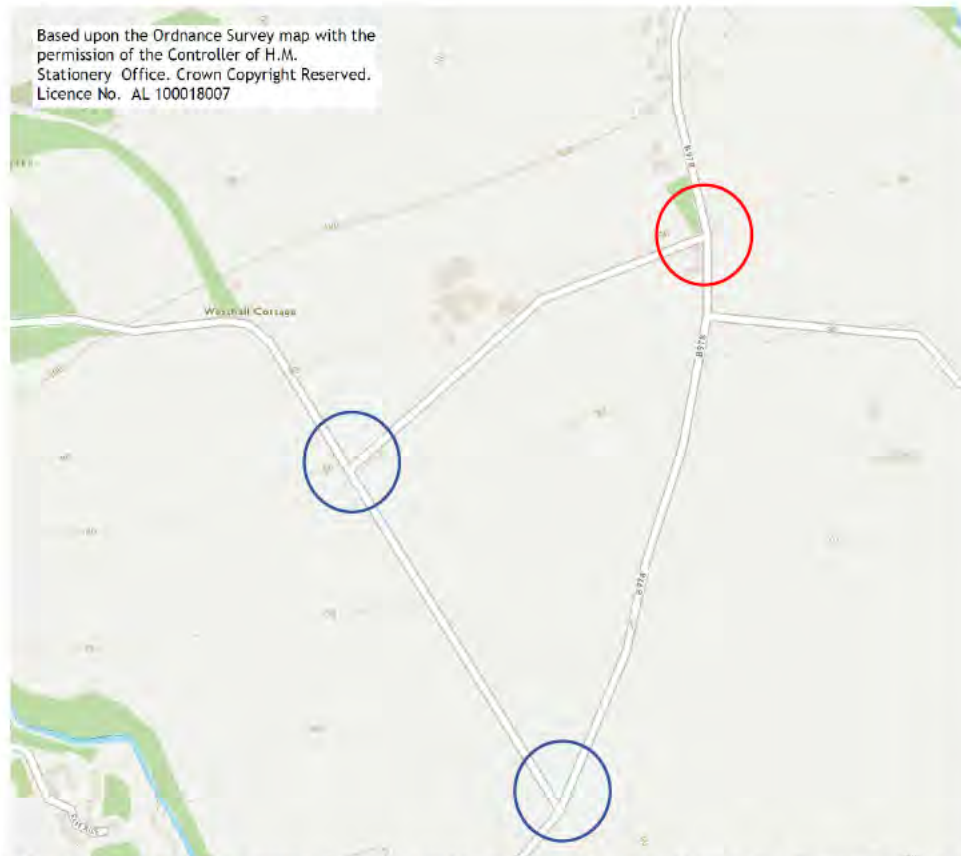


Figure 1.1 - B978 at C4 near Eastmost Cottage in red. Junctions in Angus Council Response in blue.

The applicant's TA contains a drawing, reference - A/190889 - 906, which shows visibility splays of 1.8m x 55m and 1.7m x 39m. The x-distances are less than the minimum distance of 2.4m noted in the DMRB and Angus Council's 14th December 2021 response indicates that distances below this figure are "generally insufficient to prevent the nose of vehicles from overhanging the give way line when giving way at the junction".

The visibility splays at this junction should be a minimum of 2.4m x 43m to the nearside kerblines, if Designing Streets standards, which are considerably lower than the DMRB standards, are applied.

The applicant's TA makes reference in paragraph 2.11 to the visibility splays at this junction being "substandard" and proposes a signage scheme to avoid the road being used. In DBA's opinion, signage is unlikely to make a significant impact on use, as it would not be enforceable and many users associated with the proposed development would be unfamiliar and guided by satellite navigation systems to use quickest routes.

DBA's would suggest that Angus Council should also consider conditioning appropriately sized visibility splays at this junction, as an increase in new traffic through this junction with the current visibility splays would be undesirable for road safety.

Access from North and West

Within the applicant's TA, some 38.5% of all traffic is predicted to travel to and from the west of the proposed development. Despite the volume of traffic predicted to use both the C6 North and C6 West, and this being the most direct route from the A90 and the north and west of the City of Dundee, no assessment of the suitability of these roads has been undertaken unlike the access routes to the east / south of the proposed development.

There are several sections of the road which have localised features or narrow sections including, but not limited to, the bridge over the Fithie Burn and the wooded area near Duntrune House.

Indeed of the latter section of road this is referenced in the 14th December 2021 Angus Council response regarding potential pedestrian use to access public transport. Angus Council noted that it would *“not be desirable to encourage pedestrians to walk on a section of carriageway which is twisty, with changes in level, darkened by tree canopy, unlit, and with a verge with limited opportunities for harbourage by pedestrians to allow vehicles to pass”*.

DBA’s opinion is that the above features not only present issues for pedestrians but also for existing cyclists and vehicular traffic and this could lead to road safety issues given an intensification of use by development traffic, particularly given that it will be concentrated around the start and finish times of a funeral.

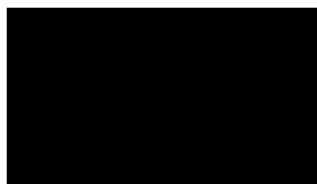
On the C6 north towards Murroes School and C6 west towards Burnside of Duntrune the roads are generally narrow and have junctions with restricted visibility. There are also sections of road where the alignment is twisty with limited intervisibility of traffic in the other direction and limited opportunity to pass vehicles, particularly wider farm machinery.

DBA believe that a detailed assessment of the routes, junction visibilities and road alignment to the north and west of the development proposal should be carried out by the applicant, given that 38.5% of development traffic is predicted to use these routes to the west and it is forms a route to the A90 Trunk Road.


This would ensure consideration is given to any road network issues on these routes for the benefit of road safety. The above review is especially important given the recent difficulties highlighted by both Angus Council and DBA regarding visibility splays and road safety on the routes to the east of the proposed development.

The above response should be noted alongside DBA’s prior comments.

Yours sincerely,



for Dougall Baillie Associates

E-mail: 

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DD4 0PJ

Planning Service
Angus House
Orchardbank Business Park
Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk

20th January 2022

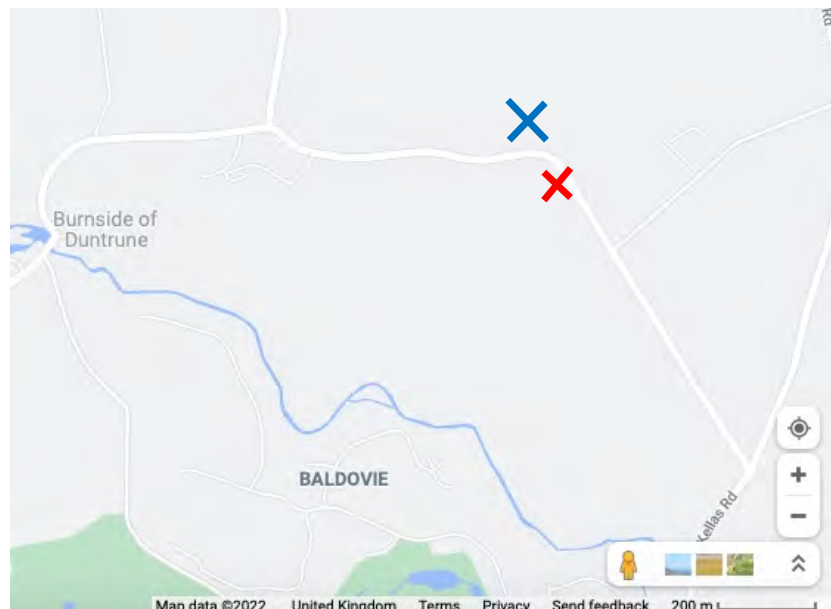
Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020.

I am writing to report another road accident that occurred at 12.15pm yesterday, 19th January 2022, just 50m from the proposed site on a mild, dry and bright sunny day.

On the map below the blue cross shows the proposed crematorium site and the red cross the site of the latest road accident:



I, alongwith one of my neighbours, actually witnessed from a distance of approx. 200m the aftermath of this accident which involved 2 cars (one red, the other orange) both travelling south east and when I was able to walk by 30 minutes later the vehicles had both driven off, but the damaged caused to the verge and roadside vegetation was clear to see as shown below:



Fallen vegetation and branches on the road



Tyre marks on verge



Distant view of damage to vegetation



Close up of damage to vegetation including partial remains of the red car

This is yet another example of vehicles travelling at excessive speed and failing to slow down sufficiently before attempting to negotiate the bend which is located just to the east of the proposed site. In this particular accident, the vehicle has crossed over the opposite direction live carriageway before impacting the roadside vegetation and the driver of it was fortunate that there was no vehicle heading north west at this time otherwise a head on collision would have occurred. This is yet further evidence that the road network in the vicinity of the proposed site is already highly stressed and will not be able to safely cope with the indicated uplift in traffic volume should this application be approved.

Whilst writing, I note that in the last 10 days 5 more sets of comments from supporters who do not live in close proximity to the proposed site have been uploaded to the planning portal. I further note that these supporters continue to raise the irrelevant and immaterial, in the context of this particular application, points regarding 'funeral poverty', funeral service over run and lack of objections from some consultees, all of which I comprehensively addressed in my last letter of comment dated 11th January 2022 referencing the independent market and academic analyses (the latter by a local university) that do not support the assertion that more cremation providers will lead to reduced prices.

Furthermore, there is a glaring error in one set of comments which states that the road servicing the proposed site holds a 'B' classification. One only has to look at the Transportation Assessments supplied by the applicant to see that the road bordering the proposed site holds the lower 'C' classification (it is designated as the 'C4') and that a section of the southern approach (and designated proposed main approach to the proposed site) contains a section of unclassified road (the U315) between the C4 and the B978 Kellas Road. The recent spate of reported accidents clearly demonstrates that the local road network is not suitable for and is unable to support the uplift in the volume of traffic of the scale that is being proposed.

As I have already stated numerous times before, the two existing local crematoria facilities are operating significantly under capacity, the proposed site is not zoned for development and is serviced by already dangerous rural roads with no sustainable transportation options.

It is therefore abundantly clear that this proposal is contrary to the both the current Angus Local Development Plan and TayPlan and as such, should in my opinion be conclusively refused in the near future.

Yours sincerely

Ian Robertson

Flat 1 Duntrune House
Duntrune
Dundee
DD4 0PJ

Planning Service
Angus House
Orchardbank Business Park
Forfar
Also lodged by e mail to planning@angus.gov.uk

14th December 2021

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge **a second set of further roads comments to the objection I lodged on 4th January 2021.**

Since I lodged my objection and made my subsequent roads comments, Angus Council Roads Services have today submitted a further response and I would now like to lodge my comments on their latest submission which I would like taken into consideration in the determination of this application.

Visibility Sightlines at U315 west of Westhall (C4-B978)/B978 Kellas Road Junction

I am pleased to note that Roads Services accept that a relaxation of the visibility sightline at this well known problematic and sub-standard junction is not appropriate on the grounds of road safety and that they are now requesting the correct and proper visibility sightline of 2.4m x 160m in both directions which I trust that the planning officer will take onboard.

Visibility Sightlines at U315 west of Westhall (C4-B978)/C4 Monifeith-Kingennie-Duntrune Junction

I am again pleased to note that Roads Services accept that the current visibility sightlines at this well known problematic and sub-standard junction are not acceptable on the grounds of road safety and that they now are requesting the correct and proper visibility splay of 2.4m x 160m in both directions which I again trust will be taken onboard by the planning officer.

Comment FFRC1:

I note from the latest Roads Services' comments that to achieve the required 2.4m x 160m visibility sightlines in both directions at each of the above junctions 'may require land which is beyond the control of the applicant'.

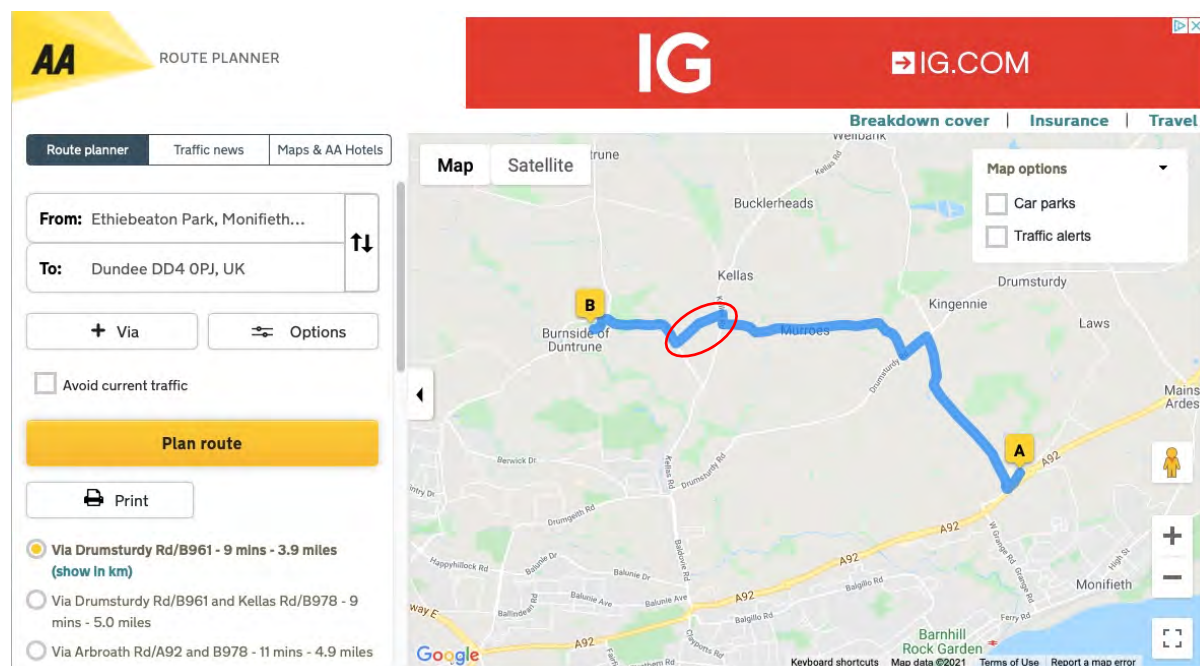
I would therefore like confirmation from the applicant as to whether or not:

- a) he can provide the necessary visibility sightlines at these junctions?
- b) the land required to do so is within his ownership/control?

Comment FFRC2:

I note from Section 4.12 of the updated TA dated September 2021 that 18.8% of traffic to and from the proposed crematorium is predicted to use the section of the C4 by Westhall Farm and that the immediately above mentioned junction lies at the western end of this section of road. As the same 18.8% of traffic (and arguably higher if mourners are then heading on post service to hospitality venues to the east) will use the junction at the eastern end of this section of the C4 where it meets the B978 Kellas Road and the visibility sightlines there (according to the applicant's TA dated September 2021) are just 1.8m x 55mm to the north west and 1.7m x 39m to the south east, the natural corollary of this is that this junction will also require substantial improvement to achieve the required road safety standards. I would therefore like the Roads Service to provide clarity on exactly what sightlines are required at this particular junction too, given that this section of the C4 is now an accepted route to and from the proposed site.

To emphasise how likely it is that vehicles travelling to and from the proposed crematorium would use the section of the C4 by Westhall Farm and given that this proposed facility would be serving the populations of Monifieth and Carnoustie (amongst others), I enquired via the Automobile Association's 'route planner' as to what would be the suggested route to the proposed site from Ethiebeaton Park (which is directly adjacent to the A92 road serving Carnoustie and a roundabout serving Monifieth) and the result can be seen in the visual below:



Source: Automobile Association website

I would like to highlight that this route utilises the section of the C4 by Westhall Farm as indicated by the red oval. So, it is clear that sat nav will lead drivers to use this section of the C4 in both directions and hence the junctions at **both** ends of it should meet the required road safety standards in terms of visibility sightlines.

Comment FFRC3:

If part of an approach route predicted to carry 18.8% of the crematorium traffic is worthy of analysis by the Roads Services, then I fail to see how the northern and western approaches which from Section 4.12 of the latest TA dated September 2021 are predicted to carry a combined total of 38.5% of the crematorium traffic are apparently not worthy of consideration and note that again the Roads Service have not provided any comment on the suitability or otherwise of these particular approaches. I consider that this a major blindspot in the Roads Services' assessment of this application and would therefore ask **again** that the Roads Service provide comment as to why they consider the approach roads from the north and west are deemed suitable for this increased volume of traffic given that immediately to the west of the proposed site in their own words is 'a section of carriageway which is twisty, with changes in level, darkened by tree canopy, unlit and with a verge with limited opportunities for habourage by pedestrians' and that Collision 3 on 11/10/21 occurred at the top of the hill out of Burnside of Duntrune with this particular section of the C6 road and the bridge below it being well known 'pinch points'/trouble spots as has already been highlighted by numerous objectors.

Accidents

Comment FFRC4:

Whilst noting that the Roads Service are only able to comment on accidents that result in injury, I am pleased to note that they acknowledge that non-injury accidents should not be discounted and would ask that the planning officer takes the current frequent occurrence of non-injury accidents on the approach roads to the proposed site into consideration when determining their decision, as these accidents negatively impact local residents and the frequency of such accidents will only increase if more and unfamiliar traffic uses these roads should this proposal be approved.

Public Transport

Comment FFRC5:

I note that Roads Services consider that the proposed site is not readily accessible by sustainable means of transport and also that the current proposed mitigation measures to address this are inadequate and would again ask that the planning officer take this into consideration when determining their decision.

Closing Comments

It is clear that this proposal is the 'wrong development in the wrong location' and hence is contrary to the current Policy 1: Locational Priorities of the current TAYplan Strategic Development Plan (2016-2036).

Should further information be lodged on the planning portal prior to the determination of this application, I reserve the right to make further comment(s) at that point in time.

I trust you will take the above additional comments into consideration in the determination of the current application.

Yours sincerely,

Ian Robertson

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Dundee
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Planning Service
Angus House
Orchardbank Business Park
Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk

11th January 2022

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020.

I am writing to lodge some further comments in response to the points raised within the 4 sets of comments from supporters (none of whom live close to the proposed site) of this application that were uploaded to the planning portal on 10th January 2022. The submitted comments merely re-iterate a small number of points that have already been made and contain no new material information.

As I have already extensively commented in great detail (using independent attributable sources at all times) on this application before I will not repeat here all that detail again, but will make a summary point in response to each of the recently submitted comments and reference where the detail behind my point can be found in my earlier submissions.

Response to Supporter Comment 1: Funeral Poverty

Summary: The Competition and Markets Authority (CMA) and Dundee University have recently conducted detailed studies on this subject and their findings (some of which have already been actioned) were that price transparency and price control are the ways to tackle 'Funeral Poverty'. In addition, the inelastic nature of the demand for cremation services means that normal market competition rules do not apply and that the introduction of new service providers would merely result in a redistribution of the existing demand and would be a 'zero sum game'.

Supporting Detail Location: My letter of comment dated 2nd July 2021 and uploaded to the planning portal on 6th July 2021.

Response to Supporter Comment 2: Service overlap at existing crematorium

Summary: I note that only one data point/example of this is provided which cannot be taken as being representative of everyday day operations without further data being provided. Funeral services can overrun for a number of reasons e.g. late start or service taking longer than agreed/arranged and a new crematorium would not solve those particular issues. If service overrun really was an issue at Parkgrove Crematorium then as they are only operating at 50% of their available capacity a minor tweak to the scheduling of their service slots would fix this particular problem very simply.

Supporting Detail Location: My letters of comment dated 4th January, 28th February and 13th May 2021.

Response to Supporter Comment 3: Community Council

Summary: I would like it made clear on the public record that the applicant/their agent wanted to engage with the Murroes and Wellbank Community Council in a way that was contrary to the community council's constitution and that was of course inappropriate and unacceptable. In contrast, the local residents who form the 'Stop the Crem' campaign group were prepared to engage with the community council in a way that fully adhered to the community council's constitution.

Supporting Detail Location: My letter of comment dated 28th February 2021 and uploaded to the planning portal on 2nd March 2021.

Response to Supporter Comment 4: Planning Application Review Process

Summary: Whilst the views of the consultees are some of the inputs to the determination of a planning application they are not the only ones. Other key inputs are the contents of the current Angus Local Development Plan and TayPlan and I have already commented in great depth on the material reasons why this proposal does not meet all of the policies within these 2 plans.

Supporting Detail Location: My letter of comment dated 4th January 2021.

Response to Supporter Comment 5: Amount of local opposition

Summary: At the current time of writing there are 722 individual objections to this application on the planning portal vs just 84 supporters. Within 2km of the proposed site reside 460 objectors and just 6 supporters – it is therefore clear which group are in the minority.

Supporting Detail: My letter of comment dated 28th February 2021 and uploaded to the planning portal on 2nd March 2021.

Response to Supporter Comment 6: Safety of the access roads to the proposed site

Summary: It is good to note that one supporter acknowledges that there are 4 access roads to the proposed site but disappointing to have to note that, as yet, only 1 of these (from the south) has been properly assessed for road safety and found to contain 2 substandard road junctions in immediate proximity to the proposed site. It is therefore clear that the other 3 access roads also need properly assessing to understand the road safety implications and issues. It is already clear from a road safety point of view that this is not a 'desirable location' for a facility such as is being proposed and I believe that a full and proper analysis of the other 3 access roads can but only reinforce this viewpoint.

Supporting Detail: My letters of comment dated 1st October, 20th October and 8th November 2021 and Dougall Baillie Associates letter dated 29th December 2021.

Response to Supporter Comment 7: Sustainable access to the proposed site

Summary: I note that one supporter is now suggesting that the infrequent public bus service on the Kellas Road coupled with a private electric shuttle bus is utilised to access the proposed site. Angus Roads Service, Dougall Baillie Associates and myself have all previously highlighted major flaws in this suggestion and with specific regard to the 4 bus stops on the Kellas Road nearest to (but still some considerable distance from) the proposed site I note that none of these currently have pull in bus bays which means that these shuttle buses do not have a suitable place to pull in to safely drop off, wait for or collect passengers.

Supporting Detail: Letters of comment from Angus Roads Service dated 14th December, myself dated 1st October and 14th December and Dougall Baillie Associates dated 29th December 2021.

Response to Supporter Comment 8: Amount of time being taken to determine this application

Summary: I note that on the planning portal the 'Agreed Expiry Date' for this application is shown as 25th June 2021 and understand that the applicant has failed to agree an extension to this with the planning department. In addition, at least 3 months of processing time was lost last summer whilst the applicant prepared and submitted Rev C of their Transportation Assessment and Planning and Design Statements which in the end only contained minor modifications. Whilst those of us who have objected to this proposal would also like to see it determined in the near future, I am heartened that Angus Council are taking their time to comprehensively and robustly assess this application so that the determination decision and rationale will stand up to the inevitable scrutiny it will be subjected to by both sides.

Supporting Detail: Important Dates section for this application as shown on the Angus Council planning portal.

As I have already stated numerous times before, this proposal is contrary to the both the current Angus Local Development Plan and TayPlan and as such, should in my opinion be conclusively refused.

Yours sincerely

Ian Robertson

Dear Sir, Madam

I object to the proposed development outlined in planning application 20/00830/FULL for the reasons give below.

1. Impact on the emotional wellbeing and mental health of young children

If allowed, young children may be driven past the highly visible crematorium site twice a day to school, without a parent/guardian if on the school bus route as the applicant claims, and/or to dance classes nearby. From the applicant's traffic survey, funeral corteges and vehicles with mourners are expected to drive past their primary school, and steam plumes or emissions from the stack may be visible from the road or primary school.

Please consult the parents at both Murroes and Monifeith schools, the Education Department and relevant child specialists and also undertake impact and risk assessments for the applicant's proposed development on young children and proposed use of school buses. Please publish the results on your website before a decision is made.

I object to the applicant's position that mourners to, visitors etc of the crematorium's facilities will use the school buses to go to and from its place of business and particularly in lieu of the lack of public transport going to and from the proposed crematorium site.

In my view, the Council provides the school buses on a contract basis to meet a statutory obligation to transport children who meet the criteria to school. I understand the school buses go direct to the school only stopping at pre-agreed pupil pick-up points, and not at any other location.

Notwithstanding any safeguarding concerns, I would not support the applicant's position that school buses be used as a 'hail and ride' or drop off on-demand for the crematorium's business. Even if there was a spare seat (standing on a school bus should not be allowed for safety reasons) and a fare and payment method for the seat pre-agreed with the Education Department each time, mourners and crematorium visitors would have to alight at Murroes Primary School and then walk back to the crematorium (1 mile or more) down the hill and left all along unlit, narrow roads with no pavements. I would also not support the sharing of school taxi transport by adults going to the crematorium.

In any event, school transport only runs during school term times and not during school holidays, in-service days etc so cannot be relied on throughout the year. As an Angus Council tax payer I would strongly object to Angus Council spending public funds contracting a private hire bus for the purpose of transporting mourners, visitors etc to and from the applicant's business location during the school holidays, in service days etc.

2. Unsuitability of the roads going to/from the proposed site including condition, width, capability and safety.

I concur with other representations submitted about the high risk and frequent incidence of accidents. From my own experience of the access road from Kellas Road & Ballumbie Road to the proposed crematorium site, 4 out of 5 cars I've met at the bends to the east of the site and at Duntrune bridge are on the 'wrong' side of the road navigating the bend. Accidents were avoided only due to my diligence and expectation of meeting a car being driven on the wrong side of the road or crossing over the 'centre line'.

The access road to the proposed site is not subject to winter maintenance (gritting and snow clearance), other access roads are not a priority for winter maintenance.

The roads are full of potholes or gouges and do not appear to be a priority for repair. Repairs that are done are patch repairs. The roads are subject to blockage by fallen trees or branches which do not appear to be a priority for removal (and neither do fallen trees on pavements on Kellas Road as example).

The trees and direction of the sun and its glare to drivers on the immediate access road make this a dangerous road especially for drivers unfamiliar with it, as does ice. This is a road I tend to avoid where possible, even if it makes for a longer journey. Please either accept residents' claims and experiences of accidents and near misses as a more accurate record rather than under-reporting of accidents from the Council's own records, or investigate.

It is unacceptable to me that the Roads Authority has agreed to and/or is considering **allowing substandard or significantly substandard sightlines** on the roads on the basis of no reported accidents to Angus Council and I feel it is arguably negligent.

Many vehicles exceed the 30mph speed limit on the B987 (Kellas Road) passing the Ballumbie Castle Estate and Fithie Bank junctions. The existing sight lines for exiting Ballumbie Castle Estate are regularly not far enough given some vehicles' high speed. I feel even reducing the speed limit on more of the Kellas Road and access road to the crematorium will have a negligible impact. **If planning consent is given, it is imperative full sightlines are in place for safety before any development commences.**

The B987 from the Drumgeith Road junction has a great deal of surface water pooling across the road (both carriageways) after not much rain, and no apparent regular cleaning of verges or detritus. There has also been flooding on Ballumbie Road near Berwick Drive junction making Ballumbie Road impassable. There are many fallen trees in the area. A tree which fell on 26 November 2021, and was reported, blocked a whole lane of the B987 (Kellas Road) near Drumsturdy Road junction for five days. Those who are unfamiliar with the area or with travelling on rural roads, would not be aware of such frequent problems and obstacles, not common in the towns and cities this development is apparently expecting the majority of its visitors and mourners to come from. These access roads should not be ignored in the planning authority's decision making because they lie just outwith Angus Council's boundary.

The rural roads or limited paths in the area are not a priority for the Council, ref poor condition of the road. Tree branches still block the whole pavement near Ballumbie Castle Estate used by children going to meet the school bus and elsewhere, pedestrians, dog walkers etc.

In my opinion, the long carriage hearses and limousines used at most funerals would be unable to travel on the rural roads without crossing over into the oncoming lane and/or blocking traffic when trying to turn into the access road from Kellas Road, and Murroes Primary School as well as navigating the blind bends which many cars have difficulty in keeping on their own side of the road.

Several access roads are too narrow to accommodate two vehicles passing including at the bridge at Burnside of Duntrune, junction leading to Murroes Primary School.

Has the roads department carried out any assessment the increased traffic the development would bring on the bridge at Burnside of Duntrune ?

Funeral corteges regularly proceed up the Kingsway in Dundee ie to Dundee Crematorium usually between 20-25mph (in a 40mph zone), a much slower speed than the rest of the traffic. The Kingsway is a dual carriageway which allows traffic to overtake the convoy safely. The Kellas Road and access roads to the proposed site are all single carriageway or narrower. I envisage regular tailbacks or unsafe overtaking.

3. Access Routes Problems and Traffic Underestimated

I disagree with the applicant's (consultant) suggestion that car drivers on Baldovie Road will ignore satnav directions, route finders and current road signs etc to drive past Kellas Road junction (B987), continue on Drumgeith Road and turn up Ballumbie Road taking a longer route and time along narrower roads to get to the proposed crematorium. In my view, that is unrealistic, unsustainable and will just not happen.

I also disagree with the applicant's suggestion that car drivers will turn left at the Drumsturdy Road/Kellas Road junction to join Drumgeith Road etc to access the site via Ballumbie Road.

Also of concern are the sight lines for traffic turning right at the Drumsturdy Road junction towards the proposed crematorium along Kellas Road (B987) which are very limited. There are often hold-ups at this road preventing traffic flowing.

On the return journey, it is difficult to turn left from Kellas Road (B987) on to Drumsturdy Road without crossing on to the other lane and vehicles have to wait on the B987 if there is another car, van or lorry already at the junction about to exit. It is difficult to exit out of Kellas Road especially to turn right onto Drumgeith Road due to having to cross two lanes of traffic and one right turning lane (two coming from 40mph dual carriageway) especially at peak times of day and from around 3pm ie within the proposed crematorium operating hours. Vehicles are prohibited from turning left out of Kellas Road if there are any more than 2 or 3 vehicles trying to turn right which in effect block the single track road and vehicles from reaching the left turn lane at the junction itself.

I foresee regular tail backs, hold-ups and problems arising from accidents, convoys and cars going to and from the proposed crematorium on top of the increased vehicle numbers from new developments at Forbes of Kingennie (residential and hotel, golf course and academy) and new residential housing estates on Ballumbie Road.

4. Lack of public transport - objection to use of school buses & residential areas

As has been highlighted in other representations, there are no buses running on a frequent basis along the access road and the connection times are long or none. It is unreasonable to expect those travelling by public transport to arrive hours early or wait hours behind due to the infrequency of buses passing the crematorium site, or have to walk on rural roads with no pavements, no street lighting and fast traffic.

Notwithstanding the updated transport assessment is littered with inaccuracies and misinformation, it is disappointing that the transport assessment has apparently been agreed by the Roads Department without any public consultation by the applicant or Roads Dept.

There is no through road, let alone bus service, running through Ballumbie Castle Estate linking Ballumbie Road to the Kellas Road as depicted by the applicant's consultants. The roads within Ballumbie Castle Estate have a high number of traffic calming measures installed including road narrowing and high bumps. I would suggest it is unsuitable for buses.

I objected to a suggestion of such a through road at a planning meeting when it was muted as an alternate route for the problems of increased vehicle numbers on Ballumbie Road and Drumgeith Road (and junctions) arising from the new Stewart Milne residential development. I strongly object to any similar proposal through the wholly residential Ballumbie Castle Estate to accommodate visitors, mourners and bus passengers to the proposed commercial/crematorium development, and the commuter traffic that would also inevitably use it as a 'rat run' or short cut.

The applicant's alternative to the lack of public transport that crematorium operator would run an on-call shuttle vehicle to and from bus stops in the area is also flawed. There is no turning points on the Kellas Road, do the operators expect to use Ballumbie Castle Estate as one of its pick-up/drop-off points? The entrance to the estate has 3 speed bumps in its short length, the road is full of pot holes and poor patch repairs, double yellow lines and 2-3 times a day is full of cars waiting for the school buses to arrive. The Council does not carry out any winter maintenance (gritting or snow clearance) on the pavements on Ballumbie Castle Estate, including by the bus stop. The maintenance of the grounds on the estate is privately funded by residents, not the Council. I would argue these are not areas for this commercial enterprise or its visitors to use in lieu of insufficient facilities, parking or public transport at its own site and I object to the use of local residential areas by this commercial development and persons attending there.

I disagree with the applicant that people travelling to cremations do not travel by public transport. In my experience, elderly people who are not immediate family of the deceased and without a car or a family member who can take time off work, tend to travel to funerals by

public transport. People have also been not allowed to or reluctant to car share, or offer to car share, due to covid-19 rules or risk of transmission.

Taxis are expensive, and would have to be pre-booked for a return journey or paid to stay for the duration due to the remote location. Private hire buses are also expensive and most in the area are limited to times outwith school pick-up and drop-off hours or airport runs.

The applicant presents a high and higher projected proportion of older age group residents in Angus and Dundee in its supporting document. While the funeral service is where the majority, if not all, of the applicant's income derives, the location of the funeral and final resting place or scattered remains of loved ones should not be inaccessible to those who do not drive, have no access to a car or may wish to attend by themselves privately without family or friends accompanying them each time.

A frequent well connected public transport service to a crematorium and memorial gardens is essential. That is not, and will never be, the case with this proposed site.

5. Proximity to existing crematoria and long distance from the burgh towns and most of the population centres in Angus.

The proposed site is only a 14 minute drive from Dundee Crematorium. This is less time than it takes local residents to drive to the Council's offices in Forfar, or access Council services such as gyms, employment offices, libraries, country parks etc.

The proposed site is 25 minutes drive from the crematorium at Friockheim. It takes longer to drive from Arbroath and Carnoustie to the proposed site than to Friockheim, or from South West Angus (passing Dundee Crematorium en route). Dundee Crematorium is under 20 minutes drive from Monifeith.

There is only one facility I can think of relatively local to the proposed site that may cater for an after-funeral event or lunch, all the others are in Dundee City Council area. This development appears to be a facility aimed at those residing in Dundee and the proposed site has no benefit for the local area. It will however increase car pollution, congestion and green house gas emissions and risk of accidents in the local area.

6. No requirement for a second crematorium in Angus identified in the Local Development Plan.

No requirement for a second crematorium in Angus is identified in the Local Development Plan, nor is it a facility I have heard people in the local or wider area complain is lacking.

The applicant has provided no evidence that this privately run crematorium will run at any less profit as the applicant has stated the CMA concluded or cost consumers less, or a third crematorium within 15-25 minutes drive of the existing two will have a downward pressure on the prices of funerals.

If the proposed crematorium operators intend to offer services below market prices to generate business then the planning authority, roads department etc should use the maximum number of services, full operating hours and maximum capacities with reasonable increased margin in its assessment and impact on roads, other road users and residents ie 150% of capacity of the 120 capacity crematorium, 1.5 persons per car, 8 funerals per day operating 6 days per week and if minded to grant consent **allow no operations or funerals on Saturday afternoons or Sundays.**

It is also not clear how many direct (unattended) cremations the applicant plans to have at the proposed development especially if only 3 attended funerals are planned to meet traffic conclusions. Direct cremations would also not require a new crematorium to be sited with a view in a rural location, ref applicant's 'selling point'. I am concerned if there is a significant number of direct funerals, the emissions have been calculated on too small numbers.

In my opinion, the applicant has not satisfied the exercise of proving there are no alternative sites for crematorium uses. The applicant appears not to have searched, researched or surveyed any country houses (including derelict or no longer in use as a commercial or private residence) which are also suitable for use as crematorium sites. They appear not to have carried out any survey or assessment of any suitable site including to the west of the development site, to the west of the A90, South West Angus, the Monifeith and Sidlaw ward, or other wards leading from the major roads such as the A90 and A92 where road infrastructure is better and can more easily accommodate large number of vehicles including buses and hearses and still meet the siting criteria. There are numerous sites in and around Dundee, where a more appropriate location with better existing or planned improved road infrastructure and rural views. Also a site in or near the A92, West Pitkerro, Ethiebeaton, etc would equally serve the east of Dundee, Monifieth, Carnoustie etc and have more frequent and well connected public transport and facilities. The applicants have not considered any suitable site in the Dundee area re whose residents, funeral directors, care homes, hospitals etc it presumes will choose and use its facilities over the others in the area.

The applicant has provided no information or analysis on the alleged long waiting times for a service at the existing crematoria. In my experience, any delay to a funeral has been due to other factors such as the availability of the celebrants or timed co-ordination with related services such as church services taking place immediately before the cremation or interment service. Other factors which may delay a funeral could be delays in registering the death, the availability of funeral director, hearse, pall bearers, time for family to travel to Dundee from overseas, or self or mandatory isolation arising from the covid pandemic restrictions.

There is no apparent capacity issue at Parkgrove Crematorium at Friockheim. If the supporters feel there is an inadequacy of the existing crematorium at Dundee, this is a matter they should take up with Dundee City Council and the operators at Dundee.

In my opinion the proposed development is not compatible with the existing land uses, is detrimental to the area's setting and environment, and has negative impacts on amenity, wildlife, local residents and the road infrastructure and condition.

7. The design has underestimated, or not considered, the impact of mourners and cars exceeding the seating capacity of 120 and/or car park capacity of 66.

I have never seen any crematorium (or church) turn away mourners because all the seats were occupied. I have attended funerals, including at crematoriums, where there are as many people standing as those seated. This is a frequent and foreseeable occurrence, yet the car parking and incoming roads do not accommodate this.

The Council is aware of the problems of cars parked on rural roads or verges when car park capacity is reached (ie at its country parks or its Head Office). I feel those attending a funeral would be unlikely to drive away if the car park was full, and may likely park where they can on access roads, blocking or restricting traffic. This is likely to increase the risk of accidents and damage, and cause inconvenience and conflict with other road users and local community.

The access road is very limited both in length and its curve to cope with 'overspill', and noticeably the overspill parking spaces will in essence block in other parked vehicles. The bus waiting zone blocks in cars and being on a curve will also likely be a block for cars trying to pass. The applicant suggests the overflow parking cars will block in cars parked in normal spaces. This is neither reasonable or practical. Not everyone arriving at the location will attend the same funeral, and not everyone will leave the car park at the same time. People will stand about talking, especially if not going to, or there is no, after-event.

There is only one entry and exit route to the crematorium, which is not best practice. There is not even a one way system shown around the car park area. These choices and design are likely to add to the congestion at the site not alleviate it. There is no pavement from the crematorium gates to the crematorium building, and no pavement from most of the car park spaces, so pedestrians will be sharing the single entry/exit route with vehicles.

If the planning authority is minded to grant consent, how will it limit mourners attending the crematorium to the stated 120 person capacity or the car parking capacity. How will it stop cars being parked outside the site on narrow country roads – and enforce any conditions especially with its staff located in Forfar or the other burgh towns.

8. Pressure on the local roads and negative impact on amenity of residents and other road users and businesses.

I note in 2019 a report of handling from the Council's planning department on a planning application stated that *"The junction of Kellas Road with Drumgeith Road in the Dundee City administrative area continues to operate above capacity in the morning peak hour when considering existing base traffic flows"*.

Please also note the additional traffic expected at the Kellas Road/Drumgeith Road junction and the Drumsturdy Road/Kellas Road junction feeding it, from the Council's planning approvals in the area of the following :-

- 18 hole golf course, academy and driving range
 - clubhouse
 - 150 bedroom hotel, leisure and conference facilities
 - 18 holiday lodges
 - 160 houses
 - cemetery on Drumsturdy Road
- and planning applications under consideration of a dance studio with 35 car parking area (accessible on the unnamed road passing the application site) and the new housing developments under construction and consideration on Ballumbie Road.

There is also additional traffic on Ballumbie Road from 250 new houses granted planning permission.

9. Observations regarding the applicant's submitted Traffic Survey Report and Amended Transport Assessment

There are inconsistencies in that the Quality Management section indicates the last revision of the report was 22 October 2018, but the traffic diagrams indicate a survey date of 8 October 2019. The reported survey appears to be taken in two 3 hour spans early morning and afternoon on a Tuesday, rather than the whole day.

Please check if the survey dates 8th to 16th October 2019 were during the school holidays and therefore omitted school traffic as well as reduced traffic due to other drivers taking a break in October, and if so, adjust the vehicle numbers reported upwards.

I also feel the survey network traffic flow diagrams would be more relevant (and probably have higher numbers) if they reported the vehicle numbers on a 5 day Monday to Friday basis, and higher again if they reported the vehicle numbers on a 5 day Monday to Friday 8 or 10 hour basis encompassing the planned opening hours.

The information in the report stating the maximum queue of 2 cars at peak morning time at the Kellas Road/Drumgeith Road junction (B to C) is misleading in my opinion as the number of cars in that B to C queue is limited by the cars queuing to turn right (B to A queue) blocking access to the slip lane/left turn exit.

The transport survey does not give any indication on the impact on the already long waiting time for cars queuing at the junction or queuing on the Kellas Road to the north of the Drumsturdy Road junction waiting to reach the junction as generally local drivers either allow cars joining the junction queue from Drumsturdy Road on an alternate basis or vehicles from Drumsturdy Road take advantage of the gap left by those on the Kellas Road for vehicles to turn right onto Drumsturdy Road from Kellas Road/Drumgeith Road direction and drive out as many as they possibly can. In the afternoon/evening rush hour there is a longer wait time at the junction particularly to run right (B to A) as there is less gap in the traffic on the Drumgeith

Road due to cars streaming in both directions from the A92 end and from the east.

If the applicant expects the majority of traffic is to come from Forfar, Brechin, Montrose, Carnoustie, Monifieth, then it is likely that cars will arrive via A90 or A92 and not travel cross-country, particularly in the winter months or inclement weather like rain, and most will likely arrive early in order to be in the immediate vicinity in case of hold-ups, accidents en route and spend time in coffee shops in Sainsburys or Morrisons and again go to the crematorium via the B987 Kellas Road or park in streets en route such as Poplar Drive. Therefore a higher percentage will come via the Drumgeith Road/Kellas Road and Drumstrudy Road junctions.

If between 200 and 300 cars per hour pass the Kellas Road before the junction – imagine the queues of cars waiting to turn right to Dundee likely blocking the road for the next funeral, as well as adding to the traffic flow of vehicles waiting to exit out of Fithie Bank, Ballumbie Castle Estate, the independent houses on both sides of the Kellas Road and the houses, businesses and traffic on Drumsturdy Road generally and from the new commercial and residential developments at Kingennie.

There is no assessment of the times of funerals and funeral corteges with the likely check-in and check-out times of the planned hotel development and number of vehicles on the Kellas Road/Drumgeith Road and Kellas Road/Drumsturdy Road junctions and turnings in particular.

In my experience, it is a 1 in 200 event to be able to exit the junction from Kellas Road without having to wait behind a queue of traffic, and that single event is early on a Sunday morning.

Applicant's site in context plan is missing and/or has deleted the housing at Ballumbie Castle Estate at the bottom right of the plan (approx 600m of the 252 homes on the estate). This is contrary to the applicant's photograph showing the close proximity of the proposed crematorium to the 252 homes of Ballumbie Castle Estate.

It is misleading to focus on three houses within 300m of the development site giving the impression of isolated countryside versus 300 homes within 600m of the development site, and the whole of Ballumbie Castle Estate, Fithie Bank, Kellas, Murroes and Duntrune villages lie within 1000m. Looking at the walking distance from the development site to the nearest bus stop would take in around 800 homes or more.

The crematorium building is not out of sight – it sits prominently on a hill side in view of the B987 as well as the B-class road.

10. Power Supply and Back-up Required

I feel recent events are relevant to this proposed development sited in a rural area served by overhead power cables. Unplanned power cuts are not uncommon including two this winter nearby and Murroes Primary School was closed for days after due to "ongoing power issues".

There appears to be no on-site back-up electricity provision in the design for the crematorium, facilities or lights and no contingency plan as to what would happen if a power cut occurred during the operation of the cremators (gas boilers generally still need electricity to work as do the computers controlling the process) or during a service.

11. No Wildlife Survey, No Protected Species Survey, No Bat Survey

There is a lot of diverse wildlife in the immediate area of the crematorium and environs. I have seen and heard within 400m to 800m of the development site deer of various size and age in fields, crossing roads including Kellas Road between fields and emerging from woodland, hedgehogs, owl, woodpecker, heron, bats, swans and various birds of prey. I see bats regularly around dusk flying along the woodland at Ballumbie Castle Estate.

A specific survey should be undertaken regarding bats and foraging area for bats at and adjacent to the application site if they have been seen within 600m of the development site.

12. Field Cultivation and Soil Classification

Google earth aerial view shows the proposed site field under cultivation looking the same as the two fields to the south. This is also confirmed within the applicant's application (re p16 of the first transport survey) where the aerial map also shows the site field under cultivation.

The classification of 3.2 brown soil is shown as on the James Hutton Institute maps, with the main points under 'utilisation' is given the **deep nature of these soils, their free drainage and often high levels of natural fertility, brown soils are often cultivated.**

Allowing this development would be a loss of agricultural and food producing field to construct a large building, arguably unnecessary building, and tarmac or concrete/concrete brick car park, roads and tracks. If the field is currently not being used, ie left fallow, this is a normal part of crop farming and does not mean the field is incapable of growing produce.

13. No Social Benefits

I see no "social benefits" for the local community of siting the crematorium in the proposed field, as attributed to the applicant's rep in the Evening Telegraph article of 8 January 2021.

There are no social activities I would wish to undertake in the crematorium buildings or site – this is not a village hall development. Similarly statistically speaking, local residents are unlikely to be attending funerals every week. This site will never be an active travel destination due to speeding cars, blind bends and lack of pavements from the villages or housing in the area and, in my opinion, it is particularly dangerous for children to travel there.

I object to any social activities being arranged at the site including outwith the crematorium's planned operating hours – it seems highly inappropriate as does having peaceful countryside interrupted by loud music, events or whatever is contemplated beyond a funeral.

I request the planning authority prohibit any social or leisure activities at the site, music heard outwith the building itself, or any use beyond that applied for in this consent (ie a crematorium and memorial garden) if it is minded to grant consent.

14. Comments on Design and Supporting Documents

The design of the car park area with contemplation area in the middle of the car park is very poor. What is the car park material made of and is it suitable for disabled parking, wheelchairs and people with zimmers to traverse over safely as it is not block paving.

The exit from the crematorium leads directly onto a road, not a pavement. This means the funeral party receiving line to accept condolences at the end of the service also looks like it would take place on the road. Mourners will congregate on the road outside the crematorium building while vehicles arrive for the next service. Many people arrive early for a funeral especially where there is perception or actual insufficient parking, unfamiliarity with the location and distance to travel etc. As said previously, the bus parking blocks cars.

It appears there is no provision for access to the site by means other than a vehicle (re there is a stone wall and no pavement fronting the site with the road, and no apparent pavement or pedestrian/side gate provided adjoining the vehicular gate). The development fails to have safe access and provision for pedestrians and those travelling by the limited public transport.

It is not clear if the gates are to be locked when there is no staff on site, or if there is to be 24 hour access to the site. Are the gates at the entrance sufficiently set back to allow a full turn-in from the road as there appears to be insufficient space between the gates and the access road for a car to be parked to lock/unlock the gates or turn around if the gates are closed.

It is not clear if street lights will be provided so drivers approaching the site and those leaving

when it is dark have some visibility of traffic particularly that exiting and entering the site, if not, it becomes another dangerous junction and adequate lighting will likely only be installed after accidents as in other roads in Angus Council's area.

The access road does not appear wide enough to accommodate a bus turning into or out of the crematorium while cars, another bus or hearse are leaving or entering – or when the overspill parking on the entrance road is utilised.

15. Inaccurate, Misleading or Missing Information

In the crematorium in context section – the map is missing houses (approx 50) in Oak Loan south of the Fithie Burn towards the bottom, and makes no mention of the 252 homes at Ballumbie Castle Estate many of which are within 600m of the proposed development. As the missing houses have been in situ since 2006/7 it looks as if these properties have been deliberately omitted or erased.

Please use your own maps and/or google earth to show the missing homes in context with the application site, rather than rely on the applicant's maps.

15.1 New or pre-used cremator ? Out of Life Operating System Planned to be Used ?

It is not clear if there is to be only one cremator installed at the proposed site, or two (ref the Cremation Society guidelines recommendation for two for reasons including maintenance outages). The calculations on emissions should be done using two inefficient cremators in the absence of actual information on cremator(s) to be used.

Given that the technical information provided in the applicant's submission is more than 10 years old, and the control system for the cremator is stated to be a Windows XP operating system which is outdated and unsupported by Microsoft reportedly having reached its end of life in 2014, please advise if it the plan and emissions analysis etc are for a new state of the art cremator, or an old or pre-used cremator that is proposed to be installed.

It is concerning if the proposals include having the cremator(s) controlled by an out of life unsupported operating system or software likewise the environmental data logging and reports. Are the particulate emissions and gaseous emissions to a high standard for future, or meet or exceed future standards. I would object to any cremator but 'state of the art' or new cremators being installed if the planning authority is minded to give consent.

If there is a 60-80 minutes cremation time – are cremations of remains going to take place at the beginning or end of each day, or during the day while funerals are taking place. I would object to the cremator operating outwith normal working day Monday to Friday 9am to 5pm, and would not wish any operations to take place at weekends particularly Sundays.

I understand from some basic research, if combustion is incomplete there may be smoke and/or smell. Also the proper operation of the controls is essential if smoke and smell are to be avoided. How will this be achieved with the proposed development, equipment and operation – how will this be achieved during loss of electricity supply ? How will this be controlled and enforced normally and during times of loss of supply or adverse conditions?

It is not clear what provision there is for loss of electricity supply particularly during cremator operations and the impact of loss of power and control on emissions. The development is sited in a rural area, served by overhead lines, and loss of supply can occur including during winter months or adverse weather.

15.2 No Future for Gas

The Scottish government is quite clear that there is no future for gas as an energy fuel in the future in Scotland.

It is not clear what the alternative fuel would be used at the proposed site if gas was no longer available. There should be an alternative fuel or energy suggested by the applicant, an analysis of the emissions including greenhouse gases from use of that alternate including from a wood burner or other fuels should be established at this stage so there is transparency, and details on how the crematorium actually plans to meet or contribute towards a net zero operation given the Scottish and UK government goals lie within an early part of the planned operation of the crematorium and facilities.

15.3 No CAA, Dundee and Perth Airports, or MOD Consultation

A lot of single engine aircraft fly around the vicinity for training and general aviation out of Dundee and Perth, as well as being on a route for military aircraft to/from Leuchars.

The development lies within unrestricted airspace where civilian aircraft can fly at 500 feet and military aircraft down to a much lower level, but there has been no consultation with Dundee and Perth airports, the MOD, or CAA. There has been no consideration if there should be any restrictions for aircraft or the crematorium.

16. Other poor design features

I feel there are a number of poor design features, outwith those mentioned above. Has the design adhered to industry guidance ?

The memorial garden seems particularly badly designed being open and in the centre of the car park. Visitors to the garden would be subject to exhaust fumes, noise and movement of cars reversing into parking spaces surrounding it, and arriving or leaving for a funeral and is open to view. None of this is conducive to private moments, quiet thought or contemplation.

There is no outside access for the disabled access toilet. The access to the toilet is via the receiving line door. This means the disabled user will have to either wait until those exiting the crematorium have given their condolences and left, or push through a receiving line and mass of mourners to get to the toilet. At minimum this toilet should have its own entry/exit door separate from the entry or exit doors to the crematorium hall.

There is no covered area for mourners to await the previous funeral ending or the arrival of hearse and funeral party, sheltered from the rain, inclement weather or shaded from the sun. Where are flowers to be displayed apart from against the side of the building or on the road – or are they to be discarded immediately at the end of a funeral ?

Is there sufficient covered area for the removal of the coffin from the hearse and to take it into the chapel, and at the same time for passengers in one car to alight.

The chimney at only 1.5m above the roof line seems too low. I understand from online reading the stack should generally be at least 12 metres high and should not be less than 3 metres higher than the highest part of the associated building to reduce the likelihood of flue gases being caught in down-draughts. Where natural draught is used the horizontal lengths of flues between the cremator and the stack should be kept to a minimum, and should not be more than one-half of the height of the chimney (otherwise the chimney loses some of its pull and fumes are likely to enter the cremation room). The need for access to these flues for cleaning purposes should be kept in mind. Central heating boilers should be provided with a separate flue. It is not clear if the applicant or designer have allowed for the direction of the prevailing wind and the possible emission of fumes in their choice of location or siting.

Crematoriums at Dundee and Friockheim have two separate entrance and exit roads and junctions to the crematorium and parking areas for the flow of traffic on site, allowing those leaving a funeral not to be facing or holding up a hearse or mourners arriving. There is only one entrance/exit road and junction at this site and that one entrance/exit road will be narrower (particularly for buses and hearses) to turn and enter/leave when part of it is used for overflow parking. Is the single road wide enough and adhere to industry guidance ?

I would also refer you to the guidelines set out by the Cremation Society of Great Britain.

Tree planting on the frontage is sparse and mourners or people in distress at the crematorium or memorial garden are likely to be seen from the unnamed road.

17. Prominent permanent features visible along skyline

The proposed development is a large building with larger footprint car park and will sit on a prominent and elevated position some 150-200 feet above the level of the Kellas road. It will be visible and prominent as you drive past and towards it on the Kellas Road and access road, as such it will not be able to be screened off and hidden from view as the applicant contends. It is unlikely to be hidden from view by newly planted trees and shrubs.

In my opinion, the barn conversion type building is also not in keeping with the purpose or solemnity of a crematorium, and is out of place and character with its surroundings. The materials proposed, look and density is not in keeping with a rural area in which it directly bounds and impacts and more so when there are dozens or hundred cars in the car park for an hour each time.

Angus Council's local development plan states for Ballumbie (600-800m from development site), this standalone development includes no community infrastructure requiring residents to travel for virtually all their needs. Further residential development at Ballumbie would promote an unsustainable pattern of development and is not supported by the Council.

In my opinion, these comments equally apply to the proposed crematorium with the converse scenario where people outwith the local area would require to travel by car for virtually all of the journeys to/from the crematorium and to any onward event, with increased vehicle emissions and negative impact to amenity and peace. This development should not be supported as it is not included in the local development plan and there is no compelling reason for this type of development or industrial-style operation in this location.

This is clearly a development targeted at the Dundee market and its environs, if any. The existing crematoria are not significant distances away from the main population centres in Angus. I can think of only one Angus location nearby which may benefit from a funeral party and private transport would be required to get there even if they offered such a function. There is no benefit to Angus businesses, and only additional exhaust fumes, greenhouse gases emissions and traffic congestion and accidents and cost to Angus Council if sited here.

There are too many inaccuracies and/or incomplete information provided by the applicant in its submissions. I request that the planning authority undertake its own investigation, traffic survey and assessment for accuracy than rely on this data provided by the applicant, and include survey of local residents.

I note that the applicant states in its Planning Statement that the Roads department has no objections to the proposals, and the Roads department has agreed with applicant's Transport Statement. Given my comments above, and the comments of hundreds of representations published on your website, I request you ask the Roads department to review these comments and publicly re-confirm its 'no objection' to this proposed development and give reasons why they have no objection for transparency and public interest reasons.

Given my objections and observations herein, I feel this is the wrong development in the wrong area. I object to the application.

Yours faithfully

L Clink

Westhall Farm,
Kellas,
Dundee,
DD5 3PD

Wednesday 15th December 2021

Planning Service Angus House
Orchardbank Business Park
Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk 15th December 2021

Dear Mr Taylor

20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020.

I note that yesterday Angus Council's Roads Services submitted a further response which included the revision of the visibility sightline requirements at two local junctions and as a result of that I would like to take this opportunity to lodge some further comments to the objections I originally lodged on 6th January and 26th October 2021.

My understanding is that the current visibility sightlines as supplied in the TA by the applicant (which assumed the clearance of vegetation on the verges) do not meet these new requirements and that land not in the control of the applicant may well/will be required to achieve the revised sightline requirements.

To help position my comments, please find below an extract from the Scottish Land Information Service for the land title relating to Westhall Farm which shows in pink shading the land belonging to this farm:

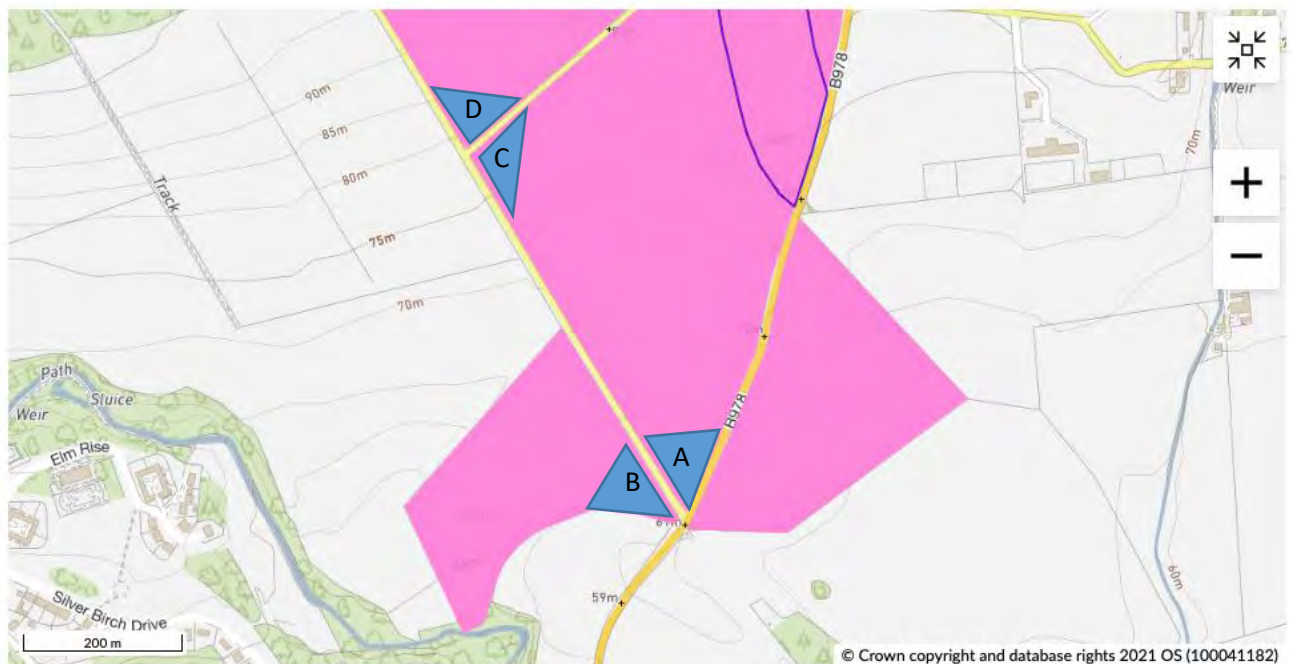
Property details

Title number

ANG66614

Address

WESTHALL FARM, BROUGHTY FERRY, DUNDEE DD5 3PD



Source: ScotLIS (Scotland's Land Information Service) website

Turning now to the two sets of revised visibility sightlines:

Visibility Sightlines at U315 West of Westhall (C4-B978) Kellas Road Junction

I note that the Roads Services are requesting the correct and proper visibility sightlines of 2.4m x 160m in both directions. To achieve these would involve land belonging to Westhall Farm (parts of field areas marked 'A' and 'B' above in particular) to the north of the B978) and I would like to make it clear that we will not give permission for any work to take place on our land to provide the revised visibility sightlines.

Visibility Sightlines at U315 west of Westhall (C4-B978)/C4 Monifieth-Kingennie-Duntrune Junction

I again note that the Roads Services are requesting the correct and proper visibility sightlines of 2.4m x 160m in both directions and that would require additional land to achieve this. The land in question (parts of field areas marked 'C' and 'D' above in particular) again belongs to Westhall Farm and again as owners of this land we do not give permission for any work to take place on our land to achieve the revised visibility sightlines.

I would also again add that more than the currently predicted 18.8% of crematorium related traffic is likely to return along the section of the C4 by Westhall Farm on its way to local hospitality venues (e.g. at Kingennie) and as such, the required visibility sightlines at the junction of the C4 and B978 to the east of Westhall Farm also require revising as they are substandard at this junction too (only 1.8m x 55m to the north and 1.7m x 39m to the south), but for some reason they have been omitted from the Roads Services' comments. I would therefore ask the Roads Service to revisit the visibility sightline requirements at this junction too.

Yours sincerely,

Lillias Greenhill.

Westhall Farm,
Kellas,
Dundee,
DD5 3PD

Monday 3rd January 2022

Planning Service Angus House
Orchardbank Business Park Forfar
FAO Ed Taylor
Lodged by e mail to planning@angus.gov.uk 4th January 2022

Dear Mr Taylor

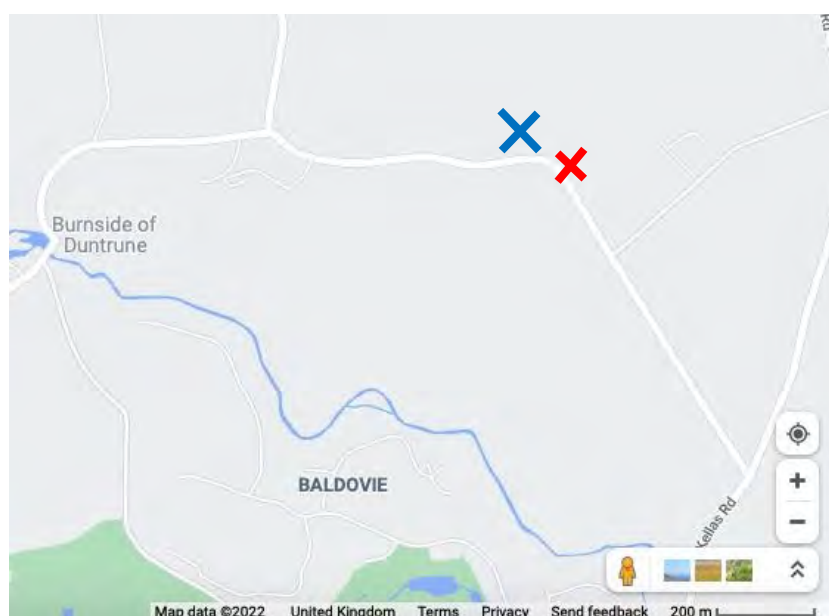
20/00830/FULL Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures at Land North East of Duntrune House, Duntrune

I refer to the above-mentioned planning application validated by Angus Council on the 14th December 2020 and made available on the public access portal on the 18th December 2020. I would take this opportunity to lodge a further comment to the objections I lodged on 6th January, 26th October and 14th December 2021.

Further road accident just 50m from the proposed site

At some point during the 2021 festive period a vehicle travelling east on the C4 by the proposed site has failed to safely negotiate the right hand bend by 1 Westhall Farm Cottage and has left the road and demolished a section of our stone wall knocking numerous large stones into the field behind it.

On the map below the blue cross shows the proposed crematorium site and the red cross the site of the latest road accident:



Source: googlemapsuk

Below are 4 photographs showing the accident site and the damage caused to the stone wall:





Whoever caused this damage has not reported it to us as the owners of the wall and therefore, as usual, we will have to cover the cost of rebuilding it ourselves.

One can only assume that the vehicle was travelling at excessive speed and failed to slow down sufficiently before attempting to negotiate the bend. This is yet another example of an accident on the approach roads to the proposed site to add to the long list already supplied by myself and other objectors and is further evidence that the road network in the vicinity of the proposed site is already highly stressed and will not be able to safely cope with the indicated uplift in traffic volume should this application be approved.

I therefore ask you to take this further road accident data point and my comments above into consideration when determining this application.

Yours sincerely,

Lillias Greenhill.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Jessica Ritchie

Address: Locharbriggs Cottage, Drumsturdy Road Kingennie Kingennie, Angus

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to add my support to this application. I have recently attended funerals at both Dundee and Friockheim Crematorium and have been struck by how busy they both are. Surely an additional resource in Angus is needed?

The chosen site for this application is convenient and accessible from Dundee and Angus.

I am also aware that funeral poverty is a real issue in Dundee in particular and was shocked to learn that Friockheim Crematorium is the most expensive in the whole country!. Additional competition would drive prices down and make a dignified funeral accessible to all.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Miss Olivia Ritchie

Address: Locharbriggs Cottage Drumsturdy Road Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to add my support for this application and having read the objections I noted that many seem to have been written against a template which was pre-prepared. It struck me that individual citizens should make their own points in a process like this rather than is simply be a "numbers" exercise.

I have recently attended a funeral at Friockheim. Whilst it was a dignified funeral I was shocked and upset on behalf of the family that we had to be ushered out the "front" door due to the next funeral waiting to entry and there being no room or time for all of the mourners to pay their respects to the family. I understand that the crematorium cannot legislate for numbers at each funeral but surely this is an indicator that an additional resource is required.

Having read the supporting statements I was very shocked to learn that a funeral in Friockheim is the most expensive in the country. Surely from the Council's perspective this is a concern and something which an additional resource would help resource, driving more competitive pricing?

I fully support this application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Bob Gray

Address: 30 Camperdown Street Broughty Ferry Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wrote in support of this planning application back in December 2020 and am very surprised that there has been no decision made yet by the Council. As a citizen who has lived in Dundee/Broughty Ferry all my life (nearly sixty years) it has always been the case that the city and surrounding counties have been under-served in terms of crematorium provision. The facility in Dundee is dated and offers very little comforts to either the grieving families or friends attending funerals. It's also embarrassing and awkward to be chased out of the car park to make way for the next funeral as the facility is grossly under provisioned in terms of parking.

There are many comments made from people about transport and local road network, which would make it unsafe or increase accidents? Yet the facility built at Friockheim is serviced by 'B' classification roads, as is the case at Duntrune, with no pavements from the suburbs to the building which has not caused any problems and the facility has operated quite successfully for a number of years now.

In terms of this application from what I can ascertain NONE of the Statutory Bodies have objected to the new crematorium in this location and yet there has been no definitive response from the Council. Given there are no objections from the critical government/council departments surely then this is the basis for a successful application and given the pressing need for far better crematorium facilities in the Dundee and the surrounding areas this should be expedited for the benefit of all (including those who currently have objected to the development). It's maybe understandable that people living next to the proposed facility would naturally just want to object, i.e. not in my back yard, but if that way of thinking was allowed to prevail over the need for real progress to our public infrastructure then all future developments would be halted in their tracks. It follows therefore that this application should be approved.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Fairlie

Address: West Balmirmer Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Angus Council Planning Department,

Having followed this application for some time I'm struggling to understand why it has not been approved. All of the consultees have responded and do not have any objections with the exception of the Community Council. It is no surprise they are objecting if you take time to read their minutes. The Community Council appears to have been taken over by the 'Stop the Crem' campaign group. I thought community councils were meant to be unbiased and remain independent? Having read the Community Councils objections on this portal, they repeat the same misinformation spread by the 'Stop the Crem' group selectively missing out key parts of relevant information in the applicants submissions to suit their narrative. This can not be how Community Councils should operate?

Secondly, given there are no objections from Angus Roads, Dundee Roads, SEPA, Environmental Health, Archaeology and Scottish Water; there do not appear to be any material reasons for this application to not be approved. It does not seem right that a small campaign group can continuously delay a planning application without any materially significant objections.

In terms of location the site is geographically in between the existing crematoriums in Angus and Dundee, with access from 4 different roads. Having read the applicant's submissions the intention is to use the existing regular bus stops at Kellas and provide an electric shuttle bus to the Crematorium. This is certainly beyond any provision I have experienced at other crematoriums.

Finally, since this application has been lodged over 13 months ago, the only other Crematorium in Angus has increased it's prices again making it one of the most expensive in the UK. Without

competition this trend will continue.

Given the need, desirable location, lack of any material objections this application should be approved.

Yours sincerely,
David Fairlie

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Fairlie

Address: West Balmirmer Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I refer to my letter in support submitted on 10/01/22 and Mr Ian Robertson's comment 3 in response. I did not realise he spoke on behalf of the Community Council and his comments exemplify my point.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Sam Di Carmine

Address: Flat 9, 78 Broughty Ferry Road Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I am writing in support of this application.

Out of 312 crematoriums in the UK, Friockheim is the most expensive as of 2021 (The Cremation Society Statistics). Dundee is joint third most expensive. Why should the residents of Angus and Dundee have to pay such extortionate fees at such a difficult time?

Unfortunately, these high fees are nothing new in Angus and Dundee. Another crematorium is therefore desperately needed.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Stephen McArthur

Address: Garden House 40 Linlathen Grove Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

I refer to my previous letter in support dated 6th January 2021. I did not think when writing it that the application would still not be determined now that a year has passed.

I notice that a vast number of the objection letters have the same template and so I assume are written by the same individual. There has even been an objection submitted by the planning officer, Fraser MacKenzie, using this template. I trust this objection is not genuine, and if so how is it possible to determine that any of the other objections using this template are? It really does bring into question whether the planning process has been abused by the objectors against this planning application.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Cate Hodgson

Address: Locharbriggs Cottage Drumsturdy Road Kingennie

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wrote in support of this application back in December 2020 and can't believe it has not been determined.

The reason for my second submission is the desperate need for another crematorium in Angus. Having attended a family friends funeral recently at Pargrove, Friockheim, I feel that they do not leave enough time in between funerals. As mourners were leaving the funeral I attended, some were asked to leave via the entrance to make way for the next service. This meant they were not able to pay their respects to the bereaved family members at the exit and had to walk through the people gathering outside the entrance for the next funeral.

In addition, if you look at the most up to date statistics on www.cremation.org.uk you will see that Parkgrove, Friockheim is the most expensive crematorium not just in Scotland but the whole of the UK. Angus desperately needs another crematorium to provide much needed competition in this sector.

Comments for Planning Application 20/00830/FULL

Application Summary

Application Number: 20/00830/FULL

Address: Land North East Of Duntrune House Duntrune

Proposal: Erection of Crematorium Building and associated Parking, Access, Turning Space, Landscaping and Boundary Enclosures

Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Norma Holmes

Address: 10 Gauldry Terrace Broughty Ferry

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wrote in support of this application back in December 2020 and am shocked that it has not yet been determined.

The reason for my second submission is the desperate need for another crematorium in Angus. Having attended a funeral recently at Parkgrove, Friockheim, I was uncomfortable that they do not leave sufficient time in between funerals. As mourners were leaving the funeral I attended, some were asked to leave via the entrance to make way for the next service. This meant they were not able to pay their respects to the bereaved family members at the exit and had to walk through the people gathering outside the entrance for the next funeral. This was undignified and made me and other mourners feel uncomfortable.

In addition, if you consider the most up to date statistics on www.cremation.org.uk you will see that Parkgrove, Friockheim is the most expensive crematorium, not just in Scotland but the whole of the UK! Angus desperately needs another crematorium to provide much needed competition in this sector and to end funeral poverty in this area. The Council should have this at the forefront of its considerations.