

The Arbroath "Royal Observer Corps Post" Museum  
WWII Aircraft Identification & Cold War Bunker - Arbroath - Angus



Email: [REDACTED]

Correspondence address:-

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08 August 2022

Hello Ruari

It has only just come to my attention that a further application for the development of a retail park at the former Presentation Products site at Elliot was submitted in April and the decision due on 26 August 2022.

I write on behalf of The 'Arbroath "Royal Observer Corps Post' Museum. We are situated alongside Corepath 152 and our access rights clearly recorded in our Land Registry documents state that we have access via the private road which is to be re-routed as per the plans relating to Application Number: 22/00288/FULM.

Our site has been in use since it was sited there by the Air Ministry in 1957. Firstly as an Aircraft Observation Post followed by the building of an Underground Monitoring (bunker) Post in 1958 and used for training until 'the end' of the Cold War in 1991 by the Royal Observer Corps.

The site was then sold to Crown Communications for Communications Mast purposes. This ceased in 2003 when I bought the underground structure and associated land freehold from Crown Communications.

I was a member of the former Royal Observer Corps and during the last 19 years I have refurbished the Post and added top side portable buildings to act as a reception/lecture room and museum. The Cold War structure was granted listed building status in 2011.

I formed a Not for Profit Organisation made up of former local Observers and local volunteers and received Angus Council and National Lottery funding to create the venue we now run.

We are an admired and respected local visitor attraction and also have many visitors from afar in addition to being an exercise venue for the Coastguard and Fire and Rescue Services. We have Open Days during the summer months and have a long list of people wishing to visit.

For the last fourteen years (apart from the last two due to Covid) we have participated in the popular Angus Doors Open Days Weekend programme which is marketed by Angus Council and co-ordinated by the Scottish Civic Trust and also encompasses European Heritage Days.

We are currently working up to this years Doors Open taking place next month and some promotional filming organised by Angus Council is being undertaken this week.

I have viewed the Plans on the Angus Councils Planning Portal, the document entitled 22\_00288\_FULM-ROADS\_-\_TRAFFIC-3300264.pdf states that neighbouring landowners will still have access once the private road is 'stopped up' at the Dundee Road end. Our access would therefore be via the linking road within the new retail site to the far end of the private road enabling access to the Peasiehill Farm track which takes us to our entrance gate and limited on site parking.

In principle this new route on paper appears to be satisfactory. I am concerned though, that as a neighbouring landowner with access rights that we did not receive Neighbour Notification of this planning application to enable us to review the plans at an earlier date considering the particular changes in access for us.

We require unfettered 24/7 access to our site to enable our visitors to reach us and for our Team to attend the site for management meetings and security checks - we have been subject to several fly tipping episodes denying access. Therefore regular vigilance is essential.

My concern is that during development of the Home Bargains site (which will create a lot of noise and dust for us as did the demolition of Presentation Products) we may lose access while the new road system is put in place.

Can you please establish that our premises will be accessible at all times during the whole duration of the development phase.

We will have a couple of people visiting after the promotional filming on Wednesday 10 August possibly including Angus Councillor Lois Speed. If you would like to come along to see what we offer the public you will be most welcome - this will take place at 1500 hours and will consist of a 15 minute talk about the WW1 and Cold War roles of the Royal Observer Corps, a 30 minute visit to the underground monitoring room via the 15' vertical ladder and viewing of the museum which houses instrumentation, equipment and memorabilia pertaining to The Royal Observer Corps.

Please let me know if you would like to attend. I am sorry it is short notice.

In the meantime I trust that you will be able to confirm that our access will not be compromised at any time.

Best wishes

Cheryl  
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**Cheryl Stewart - Curator  
for The Arbroath 'Royal Observer Corps Post' Museum**

# Comments for Planning Application 22/00288/FULM

## Application Summary

Application Number: 22/00288/FULM

Address: Land Elliot Industrial Estate Arbroath

Proposal: Creation of retail units to include outdoor garden centre, drive-thru and commercial unit, with ancillary development including access, drainage, landscaping and other associated works

Case Officer: Ruari Kelly

## Customer Details

Name: Dr Rachael Wilbourn

Address: 87 Magdalen Yard Road 3/L Dundee

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: Hello, as a licensed bird ringer under the authority of the British Trust for Ornithology, I thought I would make you aware that there are currently two pairs of red-listed Ringed plovers nesting at the construction site. I am not sure when development is due to begin but if started during the breeding season either this year or next year, this would be in breach of the Wildlife & Countryside Act 1981. I can get you in touch with a fellow ringer who specialises in this species, who would be happy to consult.

Many thanks, Rachael

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## Customer Details

Name: Mr Robert Cargill

Address: Elliot Caravan Park Elliot Arbroath

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are generally supportive of the proposed development but need to ensure that we protect the amenity of the holiday park for our customers. We have concerns regarding the increased noise and disruption especially adjacent to our boundary.

The main area of concern is Unit 7 and related car parking. The redesign of the road layout means that this commercial unit will be significantly closer to our customers than any previous commercial activity.

We note that the noise survey has measured the increased noise and disruption caused by the car parking and mechanical devices associated with the new building, but it does not take into account the additional noise and disruption that may be caused by patrons of this establishment nor of the out of hours activity when cars may congregate to socialise as happens on a regular basis at the current retail park.

We were content with the level of screening provided in the previously approved plan for the site and the distance of the closest parking bays. We acknowledge that the current developer has made some concessions in this regard from their original proposal but we are still concerned that the level of screening has been reduced as well as the distance between the closest unit and its car parking to our boundary.

If the previous screening and distances were incorporated then we would have no objection.

We also request that the Council ensure that a hatched yellow box is provided at the entrance to the Caravan Park as part of any new road layout, otherwise our access will be extremely compromised.