

Comments for Planning Application 22/00673/FULL

Application Summary

Application Number: 22/00673/FULL

Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Elaine Cairney

Address: 2 Bulb Park Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think the building of 39 houses is appropriate in a small village like Newtyle for a few reasons.

The land and drainage systems are already under strain and can't cope and we already have a flooding problem.

The visual impact of yet more 'white' houses does not fit in with the character of the village.

Wildlife will be impacted heavily during works and with red squirrels, bats and owls close by in the trees it is unacceptable to have heavy machinery disrupt their habitat.

The Local High school in Monifieth is at maximum capacity.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Dr James Robertson

Address: 24 South Street, Newtyle, Blairgowrie PH12 8UQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned as to whether the infrastructure of Newtyle can really cope with the impact an additional 39 homes will have across a range of issues. I therefore object to the number of houses in the application, and also object to the application as a whole unless a thorough investigation of its impact on the following issues is undertaken.

Building 39 new homes with all the associated hardcore roads, pavements etc will have a potentially detrimental effect on the environment's ability, as a result of climate change, to absorb further heavy and more prolonged rainfall in the future. This particularly applies around the junction of North Street and Commercial Street, which is already subject to regular accumulation of water. There is also the associated risk of flooding in the new development itself.

Another 39 homes will put additional strain on the village's water supply, which is already failing to cope with increased housing and demand, resulting in frequent mains bursts and leaks, discoloured and foul-tasting water and extremely variable water pressure. It would seem essential to ensure that the water, drainage and sewage systems have the capacity to deal with 39 more homes before permission to build them is granted.

The additional traffic the new development will generate, especially on the Commercial Street/South Street route from the east towards Dundee and back, and along North Street itself, will be substantial; and its proximity to the park and the parking area for the paths network may also cause problems and increase risk to pedestrians, especially children.

There is also likely to be additional strain on the electricity supply and on phone and broadband services, which are already under pressure.

This quite substantial development on agricultural land at the edge of the village is likely to have a detrimental impact on environment and wildlife in the area.

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Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Dr James Robertson

Address: Sidlaw House 24 South Street Newtyle

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As with the earlier version of this application, I am concerned as to the impact an additional 39 homes will have on the infrastructure of the village. I therefore object to the number of houses in the application, and also object to the application as a whole unless a thorough investigation of its impact on the following issues is undertaken.

Building 39 new homes with all the associated hardcore roads, pavements etc will have a potentially detrimental effect on the environment's ability, as a result of climate change, to absorb further heavy and more prolonged rainfall in the future. This particularly applies around the junction of North Street and Commercial Street, which is already subject to regular accumulation of water. There is also the associated risk of flooding in the new development itself.

Another 39 homes will put additional strain on the village's water supply, which is already failing to cope with increased housing and therefore increased demand, resulting in frequent mains bursts and leaks, discoloured and foul-tasting water and extremely variable water pressure. It is essential to ensure that the water, drainage and sewage systems have the capacity to deal with 39 more homes before permission to build them is granted.

The additional traffic the new development will generate, especially on the Commercial Street/South Street route from the east towards Dundee and back, and along North Street itself, will be substantial; and its proximity to the park and the parking area for the paths network may also cause problems and increase risk to pedestrians, especially children.

There is also likely to be additional strain on the electricity supply and on phone and broadband services, which are already under pressure.

This substantial development on agricultural land at the edge of the village will create a significant amount of light pollution, and is likely to have other detrimental impacts on environment and wildlife in the area.

Comments for Planning Application 22/00673/FULL

Application Summary

Application Number: 22/00673/FULL

Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Dr Trevor Harley

Address: 7 Kinpurnie Gardens Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

There will be a loss of visual amenity, from the railway path looking E and towards Kinpurnie Hill, and from Kinpurnie Gardens and Bulb Park looking N to the Grampians. The view will be lost from the top of Kinpurnie Hill to the trees and mountains.

There is no need for more housing in area. House prices are falling, and the collapse in demand is set against zero growth in the population of Angus and a decrease in Dundee. There are spare plots and unfinished developments around Newtyle which should be finished before new build.

The development will hem in the park and create noise, traffic, and light pollution. There is no street lighting in the plans.

We have problems with the water supply, and the houses will be next to the weakest point. Mobile phone signals in the area are poor; why does the proposal not include provision of 5G?

With a 2021 population estimate of Newtyle of 710, 39 new homes means 80 more people, an increase of 12%. The proposal is an increase on the LADP 2016 target of 30 homes.

There is an electricity line with transformers in the field. There is no consultation about electricity. The infrastructure will have to be replaced, disrupting the supply to the village.

There will be a loss of agricultural land, when we should be increasing our local and national agricultural sustainability while improving biodiversity.

Native trees should be planted in the N of the development to hide the housing from the N. A native hedgerow should be planted in the E to shield the views from Kinpurnie Hill.

The aerial maps are out of date and do not show the extent of new build in Newtyle. The list of affected neighbour consultations is inadequate. The Bulb Park properties are owned by Hillcrest, which is not on the list. Properties in Kinpurnie Gardens will be affected by loss of view and privacy, and have not been informed. The SuDS provision is good, but within months there will be demands for it to be filled in. How will this be managed?

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Case Officer: James Wright

Customer Details

Name: Dr Trevor Harley

Address: 7 Kinpurnie Gardens Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am confused as I have received a letter asking me to comment, although the application seems essentially unchanged. Is it a full resubmission? Apparently not, so my objections remain, essentially: the housing is too dense, well in excess of the LADP target (still well exceeding the 10% area "error" mentioned); the development will cause great loss of visual amenity; there is no mention of how street and house lighting will be minimised to reduce loss of clear skies to the north of the village; there is no meaningful discussion of infrastructure impact, given the well-known problems with water supply in this area of the village, and the fact that the electricity supply runs through this field; more could be done to encourage nature, particularly planting trees to the north; those affected were not informed as necessary in the planning process; where is the proven need for more housing here?, and finally there are still several uncompleted developments and proposed planning applications in Newtyle - surely these also have an impact on the LADP?

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Case Officer: James Wright

Customer Details

Name: Dr Trevor Harley

Address: 7 Kinpurnie Gardens Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my comments, I today saw that the storm drains in North Street opposite the proposed development are overflowing. This overflow is after just moderate rain (27.2 mm and then 7.6 mm in two 24 hour periods) after a dry spell. Removal of red-draining soil and the addition of this many new properties is clearly going to cause substantial additional problems unless the drainage and sewerage infrastructure in the area is substantially improved by the developer.

In addition there is a signed much-used path running at the edge of the field. The path will have to be maintained or diverted, with appropriate signage.



22 November 2022

RE: 22/00673/FULL

Dear James Wright, Councillors,

I wish to object to the proposal to the building of 39 houses North Street Newtyle: 22/00673/FULL.

1) Newtyle is already suffering from significant flooding issues, with flooding of roads and houses, which is already problematic, highlighting real life contradictory evidence when compared to the environmental modelling submitted, and which we should be fully aware is going to worsen with further global temperature increases “baked in”.

2) For example, local rainfall has precipitated flooding of the road immediately south of the proposed site on several occasions recently. Most recently, there was significant flooding in this area on Friday 18th Nov 2022. The Newtyle Burn on this occasion notably exceeded the capacity of the culvert that takes the burn under the road by South Street and bulb park and leading to flooding between commercial street and South street. Despite this, downstream the residual flow of the burn water saturated capacity of the burn and adjacent land to accommodate the volume of water and led to flooding at the area of North street close to where the burn crosses under the road. This area appears to be adjacent to the proposed SUDS mitigation for the development proposed and is on the same approximate contour and therefore directly relevant. The area described is of significant risk and evidences flooding, and is therefore would seem unsuitable for SUDS mitigation. The North Street road in this area has had stranded cars needing rescued this year, and in the same place on a separate occasion last year with friends having a car written off having attempted to drive out of Newtyle (to get through to their property in Eassie).

3) The proposal will increase the hard standing, water run-off, and despite the SUDS mitigation, and due to the above, will exacerbate flooding issues already noticed at North Street, in the area coming out of Newtyle towards the burn.

4) Use of sandbags are now becoming a necessity on occasion in Newtyle to protect houses from flooding. Several properties within the main village have been at risk, but also the new development on the North side of the Coupar Angus road (heading west out of Newtyle) has already experienced issues with flooding. There is already therefore a significant liability facing Angus council in how to better manage rainfall run-off and SUDS in Newtyle with existing infrastructure being insufficient. While upland management will need to be part of any strategy, along with encouragement of residents to remove hard standing, one of the common geographical points in any potential management of this current and worsening problem exists along the North Street road, just south of the proposed development, and

towards the burn. This development may therefore impact the options available to the council in mitigating existing issues with surface run off in Newtyle.

5) The modelling suggested a soil type 3, but the soil in and around Newtyle is heavy clay with some of the poorest water absorption

6) The modelling suggested a hydrological region of 1, and yet this is an area actively suffering from flooding

7) Therefore, the proposal should be rejected, and/or at least postponed until there is a strategy for flood management in Newtyle that allows Angus council to understand the potential liabilities it faces in flood mitigation, any tensions in mitigative options, and a holistic assessment of the behaviour of the burn in saturating culverts, and the build-up of excess run-off in Newtyle, leading to existing flooding issues.

8) In contrast, ongoing use of the proposed site as agricultural land, fallow or in use, is some current mitigation help to maximise capacitance of excess water in the region, albeit insufficient.

9) There are recurring issues with poor water pressure, brown water, and some occasions of interruption to supply in Newtyle. Improvements are already required with pressures in our experience more often compromising e.g., the ability to use an electric shower, which was never previously a problem. Significant improvements will be required therefore to the integrity and consistency of the water supplied, and the proposed development will add major new demand to infrastructure that is being experienced to be struggling.

10) The presence of a lark in this area is a welcome finding. As is well known, they like to nest in open ground, which is why they are associated with agricultural land, and will forage for insects through fields. In contrast to the environmental report, there would therefore be some risk to the loss of this species from the proposed development.

11) We are actively trying to make ecological improvements to encourage local species. Sadly, we have noticed a significant decline in bat numbers over the last 5 years. The proposal is thought likely to have negative impact on this bat population, despite the suggested "bat friendly" street lighting as mitigation. In contrast the recent upgrade to lighting in Newtyle has significantly exacerbated light pollution in the area, further undermining moth flight, and contextually, this proposal will add negatively to this with conversion of agricultural low light into well lit significant expansion of Newtyle in one of the darker areas of the village. This is thought likely, despite the environmental report, to have a significant negative impact, just as there are clearly progressing negative impacts happening to local bat numbers.

12) Writing as a resident parent (with 2 young children), cyclist and worker (clinical lead in pathology in Ninewells), this is another successive proposed expansion to Newtyle which strains existing infrastructure. The school has limited space for expansion and remains exposed through a relatively high turnover of teaching staff. There is a lack of road safety crossing points at the North and South of the village, including across North Street, and

which this proposed development will likely exacerbate. Winter ice is poorly dealt with, an increasing issue for elderly residents and children needing to traverse icy pavements to get to school. Bus infrastructure is not being developed in line with the deliberate Angus council expansion of the village, which is resulting in increasingly heavy traffic towards Dundee, growing evidence of frustration with cyclists ascending the poorly lit Glack, and mounting need for a bus to Dundee's largest employer in Ninewells (where an onwards bus hub exists). These areas need urgently addressed to make the proposal feasible (or any others like it).

I hope these comments are of some help and thank you for taking the time to read them.

Yours sincerely,



Jamie Wilson

Email: [Redacted]

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Application Summary

Application Number: 22/00673/FULL

Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr Calum Strathie

Address: Kelvindale, Bulb Farm Road Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based upon: concerns over adverse impact on the character of the village; doubts over the 'needs' for additional housing; environmental concerns; concerns over additional demands on existing services and infrastructure.

1. Existing inhabitants and newcomers to the village have chosen to live here because it is a place that has a scale and 'feel' that is conducive to village life. This proposal represents to me a further sign of creeping urbanisation that is going to adversely and irretrievably alter the nature of village life regardless of the quality of design of the buildings. Newtyle is very much defined by its rural nature with its open aspects over Strathmore that will be lost if this and subsequent developments are allowed to proceed.
2. I have to question who benefits from this proposal? Whose needs are being met here? How does the addition of 39 houses benefit the village of Newtyle? Is there a demand for 39 houses in Newtyle, and, if so, where has that demand come from? Within or outwith?
3. This development in an area of rich and diverse wildlife will undoubtedly have a major impact on the environment in the surrounding fields and wooded areas. Recent torrential downpours (which we are likely to see a lot more of) have vividly demonstrated the risks of serious flooding to the proposed site. Rainwater pouring down Commercial Street joined on to a river of water flowing strongly eastwards along North Street past Bulb Park causing the Council to close the road to Glamis. Once the entrance to the site is opened up any future deluges will be diverted into the 'arrival square' thus causing potential problems for residents.
4. The addition of 39 homes is going to increase pressure on demand for health services. The medical centre at Muirhead is already going to have to cope with a proposed 100 home development. Similar plans for Alyth and Meigle. Increased traffic will also be an issue that the roads around Newtyle will not cope with easily

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Case Officer: James Wright

Customer Details

Name: Mr Calum Strathie

Address: Kelvindale, Bulb Farm Road Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection relates to environmental impact, loss of amenity and unexplained benefits to the village.

The area for the proposed development is rich in wildlife, flora and fauna all of which will be put under threat. The visual impact will be considerable and will have an adverse effect on the attractiveness of the village to villagers and visitors alike. There are also environmental concerns relating to the dangers of flooding as evidenced by the storms in late 2022 when a torrent of rainwater flowed eastwards along North Street past what is proposed to be the entrance to the site.

There are overhead electricity lines cutting through the site. How will that obstacle be overcome?

The increase in traffic movements will inevitably have an unwanted and adverse impact on what is a quiet and safe village where the existing road layout is not compatible with such an increase.

The loss of amenity will be felt by villagers, both indigenous and newcomers who have chosen to live in Newtyle because of its character and size. The feeling is that Newtyle has reached its optimum size and that further developments will result in a creeping urbanisation of the area that will change the unique character forever. Any further housing developments will result in creating what will in effect be a suburb of Dundee.

This proposed development may 'only' be for 39 houses, but this feels like the thin end of the wedge that opens the door for more unwanted developments in the future.

The need for more housing in Newtyle has not been demonstrated. There does not appear to be any demand for new housing from within Newtyle and there does not appear to be any demand from outwith the village for housing SPECIFICALLY in Newtyle. The attractiveness of Newtyle as a site ripe for development obviously appeals to developers who wish to capitalise on the appeal of the village, but there does not appear to be a clamour from potential house hunters to create new developments here.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr Daniel Fisher

Address: Flat 6 Grampian View Church Street Newtyle Angus Scotland

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this on balance will be a positive move for the village and provide housing for people who want to move here, hopefully gets to go ahead.

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Comments for Planning Application 22/00673/FULL

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Application Number: 22/00673/FULL

Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr Graham Ferguson

Address: 9 Dunarn Terrace Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village is getting too big. The recent houses built next to the school and on Coupar Angus road are enough. More houses will put more pressure on the water and drainage infrastructure. Also the roads were never designed for this much traffic. There is problems with youths causing havoc and vandalism in the village. More houses will mean more families with more youths gathering on street corners causing noise and hassle for residents. All this development will do is line the pockets of the seller, consider the people of the village. This application is nonsense, please throw it out. The seller does not care about the village.

Comments for Planning Application 22/00673/FULL

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr jonathan fenwick

Address: 26 south street newtyle blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

The current infrastructure and character of this small village (Newtyle) is being undermined by this proposal.

As these new homes are family orientated does the school have capacity?

Does our current sewerage and water system have the ability to cope with the extra demand of a minimum 39 homes? How much disruption to the supply would be created during the building works. There has been low water pressure reported in the current system. How will another 39 homes affect water pressure?

Everybody connected to broadband will see a drop in speed regardless of which type they have connected to their home.

Increased traffic at the north street commercial street junction is a safety concern for individuals, families and children wanting to access the park. The increased traffic will add more pollution to the air and light pollution from the new homes will affect wildlife and vegetation.

The proposed area is a field which naturally copes with excess rainfall however with all the hard ground needed to allow houses to be built I would be concerned about the increased flooding risk to this area and the knock on affect to the surrounding streets. Climate change indicates this will continue to be a problem.

Comments for Planning Application 22/00673/FULL

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr Kevin Falconer

Address: 8 Bulb Park Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very much against this development, this would have a negative impact on our community. 39 houses could potentially have 2-3 cars per household which would have an enormous impact on traffic movements and bring in more emissions on our lovely quiet village and also it would be next to the play park which could put our youngsters at risk. Also if every household had children maybe as much as 3-4 it would impact the local primary school which could not intake that amount. It would impact our street greatly as it is directly across the road from us thus bringing more noise and potentially nuisance. The visual appearance would be horrific. The impact on pedestrians and cyclists would be a huge negative as next to a very popular cycling route and hill walk as well as the railway walk. Think I've already covered the environmental impact. My street is very private and quiet which would be impacted severely. Also cannot understand why building in a field which constantly floods whenever there is heavy rain as well as the road and also my street and I have neighbours that are at risk of flooding so this makes no sense at all. Also the amount of water & electricity problems we already have here would be even greater than what it already is.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mr peter armishaw

Address: millhole farmhouse newtyle

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: Due to all the problems Newtyle are experiencing with water and electricity infrastructure, wouldn't be an opportunity if planning is granted to include a condition that the infrastructure is improved to take the extra demand of this development, before any building work starts. There continues to be problems with the main water supply in the village. The overhead cables also suffer from storm damage and are aging.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Lesley Dallas

Address: 7 Bulb Park Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this housing development. This disturbs the abundant flora and fauna in the area. There are often deer, foxes, squirrels and geese seen in this area. The increased traffic levels are an obvious concern.

We have had many burst pipes in our street this year and it begs the question can the village keep sustaining the added pressure of new housing developments on the water and sewage systems.

I moved to this village 23 years ago as it was a small community. There have been several new developments planned and proposed which have seen this community grow. 39 houses will increase the population substantially and I fear the village will lose its community feel.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Sandra Strathie

Address: Kelvindale Bulb Farm Road Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think there will be flooding in that area given my experience of the rain water flowing as a small river down North Street. It will alter the view and walking experience for local people and walkers as positioned next to the well known railway walk. I feel there will be an adverse impact on wildlife. Deer roam there, geese and swans forage for food. Toads can be seen as well as a good range of native creatures.

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Address: Newtyle Glebe North Street Newtyle

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Case Officer: James Wright

Customer Details

Name: Mrs Sandra Strathie

Address: Kelvindale, Bulb Farm Road Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this proposal is based on my concerns about the environmental impact of this and possible future proposed developments on the village of Newtyle.

One of the characteristics of Newtyle is the rural nature of the village and its proximity to surrounding farmland and open spaces with a low level of street lighting that enhances the surrounding dark skies. More housing with more street lighting is going to increase light pollution that will irreversibly and adversely alter the unique nature of the village and environs.

The site of this proposal is notable for the amount of wildlife that will be disturbed and dislocated both by the building work and the subsequent arrival of street lighting, people and vehicles. I don't find this acceptable and is not a justified reason for such a development where the need for building on this site has not been demonstrated.

I'm also concerned about the volume of traffic that is bound to be created along North Street and from the Glamis direction. In a village of the size of Newtyle that represents a considerable increase in pollution, risks of danger and noise nuisance. This will only increase if this development is enlarged at some point in the future.

Thirty nine homes represents a significant increase in the number of inhabitants in a place that has few amenities. In particular I am concerned that the health centres that serve the village will struggle to cope and that the school will reach capacity and be unable to cope with any further increase in population.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Shona Norman

Address: 5 Bulb Park Newtyle

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of these 39 houses in the field in front of Bulb Park as it will obstruct the beautiful view of the Grampians we currently have (loss of visual amenity).

These houses will have an impact on the wildlife in the area, we often see deer, geese, swans, etc in the field where these houses are to be built.

I feel that the addition of these house will be detrimental to the character of Newtyle as a small village community.

I am also concerned about the impact on the services within the village, such as:

- How will our small school cope with a possible increase of children.
- Can the sewage works cope with the additional houses?
- We already have low water pressure in the village, will the addition of the 39 houses make this worse? There have been four water leaks, in Bulb Park alone, in the past six months.
- The road in this area is prone to severe flooding, to the extent of it being a river rather than a road. By building houses and tarmacing in this area this will surely make matters worse.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Shona Norman

Address: 5 Bulb Park Newtyle By Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this proposal is the same as in my previous objection.

I object to the building of these 39 houses in the field in front of Bulb Park as it will obstruct the beautiful view of the Grampians we currently have (loss of visual amenity).

These houses will have an impact on the wildlife in the area, we often see deer, geese, swans, etc in the field where these houses are to be built.

I feel that the addition of these house will be detrimental to the character of Newtyle as a small village community.

I am also concerned about the impact on the services within the village, such as:

- How will our small school cope with a possible increase of children.
- Can the sewage works cope with the additional houses?
- We already have low water pressure in the village, will the addition of the 39 houses make this worse? There have been four water leaks, in Bulb Park alone, last year.
- The road in this area is prone to severe flooding, to the extent of it being a river rather than a road. By building houses and tarmacing in this area this will surely make matters worse.

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Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Mrs Vicky Campbell

Address: 2 Kinpurnie Gardens Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already problems with the infrastructure in Newtyle. The water supply has been particularly problematic recently. Also as recent events have shown this is an area which is prone to flooding. I am also concerned that the constant growth of new housing in this area will not be met by a growth in provision of NHS facilities, schooling and council services. Also along with the plans for new housing in Meigle and Muirhead this is going to create a lot more traffic on the road to Dundee- which will not have an increased capacity to cope at junctions.

Comments for Planning Application 22/00673/FULL

Application Summary

Application Number: 22/00673/FULL

Address: Newtyle Glebe North Street Newtyle

Proposal: Erection of 39 homes with associated access arrangements, car parking, landscaping, open space and ancillary infrastructure works

Case Officer: James Wright

Customer Details

Name: Ms Annmarie Partington

Address: 32 nirth street Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to these houses being built on my doorstep. This will effect my privacy greatly as my garden is open plan. I bought my house on the understanding there was no planning for houses to be built on this area of ground. Although thde planning states there will be a cap on capacity within thd houses there will still produce a larger noise level than exists at present. These houses will also alter the view from my property immensely and this was one if the key features of the property when buying it. I also feel these houses will affect the value if my property. Although the planning states it is for the upper age group of residents but this is not to say they won't sell these properties on to people with children. In this case the local school will be affected.