

## Comments for Planning Application 23/00234/LBC

### Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

### Customer Details

Name: Ann Mudie

Address: 91 Newton crescent Carnoustie

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The development of this church will keep it in use for the community and save an historic building for the future. It will bring jobs to the local area and encourage community gatherings, community spirit and as I understand it local artists will get a platform to perform.

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## Customer Details

Name: Anna Docherty

Address: 52b Durham Street Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this alteration to the existing premises and change of use will provide a wonderful opportunity for the whole of Monifieth to have a creative hub and meeting place - a feature which is lacking at the moment,

It will be a great opportunity for the whole Monifieth community and enhance what we currently have on offer.

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Case Officer: James Wright

## Customer Details

Name: Anne Quinn

Address: 1 church street Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No dedicated parking which impacts on the residents of Church street where there is already limited parking spaces.

Increase in traffic on this small residential street which children cross going to Seaview school and nursery.

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## Customer Details

Name: Dr Paul Docherty

Address: 7c Brook Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A facility such as this will be a great addition to the Monifieth community, and will enhance opportunities for creative activities, exhibitions and performances. It could also potentially enhance community resilience through providing meeting space for social and educational use. I have extensive experience as a professional in community engagement, community resilience and cultural development. These plans will bring much needed opportunities for all of these.

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Case Officer: James Wright

## Customer Details

Name: Jill Martin

Address: 1 Colin Gibson Drive Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good news for the community all round

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## Customer Details

Name: Malcolm McBride

Address: 51 Grangehill Drive Monifieth Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Please support this application. It's fantastic to think that the parish church will be brought back to life.

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Case Officer: James Wright

## Customer Details

Name: Mr Alistair Farquharson

Address: 3 Links Place Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a planned new location of a similar type in Monifieth to the south of the railway near the beach area where there is ample space. The Church Street area has virtually no parking spaces other than that required by residents and is already hazardous. Licensed premises would not be fitting in this residential area.

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## Customer Details

Name: Mr Barry Johnston

Address: 2 east grange street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Such a great idea . Keeping the original building and someone putting money into the community. Please dont reject



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Case Officer: James Wright

## Customer Details

Name: Mr David Arnott

Address: 3 Church Street, Monifieth, Dundee DD5 4JP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read all the comments from people that think this would be an asset to the community as a meeting place, use for groups, exhibitions and cafe facilities etc. I know that the council has planning permission to build a community centre at Riverview Drive with all the aforementioned facilities etc. There is also parking facilities there with new disabled parking facilities that are not available in Church Str. I think this is a better Community asset for Monifieth as it is a specifically designed modern building with a community library. I do not think Monifieth could support two similar venues.

Dave Arnott

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Case Officer: James Wright

## Customer Details

Name: Mr Duncan Brown

Address: Manse Place Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I applaud and admire the applicant's community initiative I object to the application on the basis of it being in an unsuitable location, on the request for an alcohol licence, and on the proposed vehicular access to the premises.

Church Street is already congested with legally parked vehicles (on the west side) throughout the day and night. When there are events being held in the church hall, cars then park illegally (on the east side) partially on the pavement. There is no space for large or emergency vehicles to get through. The south and north exits from Church Street are also hazardous onto Maule Street and Hill street respectively. Additional vehicular traffic will only add significantly to those problems.

A new alcohol licence is entirely inappropriate in a quiet residential street and I am unaware of any precedent for this. Monifieth is already well served with licenced bars and restaurants. It is also inappropriate, in my opinion, where the means of access and egress for customers of a licensed premises is to be within a couple of metres of, and completely surrounded by, a graveyard.

If I have read the application correctly the proposed vehicular access is via Manse Place and then down the lane behind the existing church manse. The lane behind the manse is just wide enough for one car at a time, and ends at the entrance to the graveyard. Some delivery vehicles will simply be too wide to use the lane but in any case they, and cars as well, could only reverse back out onto Manse Place, and then reverse onto Church Street. If there is a car or two parked, quite legally, on the north side of Manse Place then the manoeuvre in or out for a large vehicle would be impossible.

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## Customer Details

Name: Mr Ian Meach

Address: 4 Laxford Lane Broughty Ferry Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: From Balmossie to Buddon, from Sea shore to Ashludie - St Rules is and always has been at the centre of Monifieth and in the hearts of those who make it their home. This welcome initiative provides a valuable opportunity to enhance a community spirit which has developed in pace with the expansion of Monifieth over the past 50 years. Likewise it can provide a worthwhile attraction to those from farther afield. From a Council perspective, granting the application will amply demonstrate the regard and support which the council affords to this vital component of its tax base on the fringe of its boundary. I respectfully urge Angus Council to support the proposed development.

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## Customer Details

Name: Mr James Livie

Address: 5 Church Street Monifieth Angus

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Historically Church Street has always had a problem with congestion/parking. Having lived here for 30 years I will outline some of the recurring difficulties.

1.It is not only the residents of this street who park here it is also the residents of Maule St, who cannot park there because they are on a main thoroughfare and would therefore impede the very busy traffic flow

2. The owners and staff of business on Maule street also park in Church St on a daily basis ie Grange Heating Services

Vision Right Opticians

Chiang Mai Restaurant

3. The Gerard Hall is extensively used in the daytime and the evenings for meetings of various clubs and organisations

eg Tuesday evenings: pipe band and drum practice

Wednesday afternoons: mother and baby creche

Friday evenings Boys Brigade/Scouts meeting

4. Family and friends visiting elderly residents of Tullis House

Nearly all of the above categories use a vehicle which they park in Church St and at peak times the street can become very congested. I have witnessed public service vehicles i.e. Fire Engines, Refuse Collections vehicles struggle to navigate the street under these conditions

In her Planning Application the developer says on page 5 that there is a regular bus service and that earlier in her submission ----"it is hoped that clients will use modes of transport other than the car, with footpath and cycle networks close by and local bus stops a short walk from the building"

The reality is that the bus service is erratic at best and many buses are simply cancelled. This has

been the case since the Pandemic.

There are no dedicated cycle paths in Church St. Albert St. Hill St. Queen St. or on Ferry Rd.

These streets are almost entirely residential.

In Conclusion: to permit a licenced premises in Church Street, would not ease the parking problem it can only exacerbate it.

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Case Officer: James Wright

## Customer Details

Name: Mr Mark Knowles

Address: 48 Hill Street Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:excellent opportunity to once again have a growing heart in St Rules church, nowadays they seem to be getting transformed into flats and no objections being taken on. Think this would be good for the community and all generations

meeting up for teas/coffees etc, Let's see what old Monifieth thinks I think it would be a hit

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## Customer Details

Name: Mr Michael Quinn

Address: 1 Church Street Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would object on 2 grounds:

### 1) Road traffic and pedestrian safety

There is already a lack of parking on Church St for the current range of local residents and business operators. Even if there are a small number of extra cars regularly, as a result of this venue, this would cause chaos and restrict access for local residents, emergency service vehicles, refuse collection, etc.

The applicants have mentioned they would "hope" attendees would make use of public transport/ cycle routes. I would be interested to know if each of those involved in the application can honestly recount how many guests at the last similar event they attended arrived by anything other than car? I walk along the new cycle route to Broughty Ferry around once per week and I have passed 3 or 4 cyclists using it. The reality is there is no culture of using public transport/ cycling for practical purposes in this country and this will not change by building the facilities. If you consider local examples - the Woodlands, Panmure Hotel, Milton Hotel and Longparke - all have car parks and almost always full.

My two children walk up to Seaview and back every day. They already have to cross at least one busy road each way. Additional traffic/ parked cars will make this more difficult and dangerous for them and the 10s/ 100s of other school and nursery aged children.

### 2) Economic benefits

I'd be interested to know how much experience the applicant has in this industry. The plans seem to lack focus and would appear to be "all things to all men". I'm not convinced the plans or the proposed economic benefits are likely or realistic. Moreover I object to the granting of an alcohol licence. There are already various licensed premises and another will put extra pressure on them as well as invite anti-social behaviour in the residential area.

Regards,  
Michael Quinn



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## Customer Details

Name: Mr Neil Fairweather

Address: 4 Malcolm Crescent Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I've lived in Monifieth for over 25 years and this is exactly the type of venue the town is crying out for. At the same time it's preserving a piece of local history that everyone can still access and appreciate

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## Customer Details

Name: Mr Ross Rourke

Address: 4 david moyes road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to bring an old building back to life. Fully support the proposal.

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Case Officer: James Wright

## Customer Details

Name: Mr Stewart Ellis

Address: 3 Manse Place Church Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are given our strong objections to the proposed development concerning the issue of an alcohol license. Having lived within 30 metres of St Rules church over a period of 35 years the traffic flow problems have been horrendous. There are no designated parking spaces for St Rules. The single yellow traffic line management is non workable and inappropriate (should be double yellow) as previous and after the church closure there are constant cars parked on the pavement in the east side of the pavement, whilst on the west side of the road there are cars parked the full length of Church street to the junction of Hill Street the full 24 hours.

Consequently, emergency vehicles would find it impossible to travel up or down the road.

Importantly residents of the cul de sac (Manse Place) would find it extremely to come and go as entry has been blocked on numerous occasions by cars parked within the entry to the cul de sac. Why we were not acknowledged of the proposed development by Angus Council planning.?

It's a great idea for the church but the central issue of traffic management and vehicle access would certainly acerbated an already ongoing problem.

Licensed premises in a deemed quiet residential area are a non requirement for an established tranquil peaceful environment. Especially as it's within the touching distance of a long established ancient graveyard.

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## Customer Details

Name: Mr Stewart Ellis

Address: 3 manse pl Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Beside my strong objections to the development on traffic problems and congestion around a fifty metre radius of St Rules I am adding a further point

The applicant made comment about the cafe and cocktail bar with a kitchen facility of an oven and microwave to cater for a small group of supporters:

This may seem appropriate, however in reality the application has designed the kitchen /cooking facility to cater for a large groups .....in excess of 200.

Not stating if there would be wedding/smoker parties being held on the premises with a late alcoholic license.

The kitchen ventilation system is designed for high useage. (Have experienced knowledge in this catering design)

Consequently, as the adjacent residential houses are in a quiet environmental location the excess noise from large party groups would be unbearable to the residents. In particular to the care home next door. The cafe/cocktail bar application should be refused.

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Case Officer: James Wright

## Customer Details

Name: Mrs Gemma Soutar

Address: Not Available

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this will be an excellent facility for the community and believe that the developers are respectful of the building, its history and the immediate vicinity.

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Case Officer: James Wright

## Customer Details

Name: Mrs Anne Baird

Address: 4 Manse Place Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived here for over 30 years and I am particularly concerned with the traffic congestion which already exists in Church Street.

A few years ago when the church was holding regular services, funerals, weddings etc there were numerous occasions when difficulties arose with parking to the extent that emergency services had difficulty gaining access to properties in Church Street/ Manse Place. Lack of parking spaces is therefore of extreme concern.

The exit from Church Street onto the main road westwards is a hazard as is the exit onto Hill Street. Public safety is a major concern.

I have read the comments regarding those using the building arriving by public transport, cycling etc. but realistically I feel this would account for very few people.

I would be delighted to see the building being used and kept in good order but I do not feel that Monifieth requires more licensed premises at present time.

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## Customer Details

Name: Mrs Audrey Robertson

Address: 28 Ashludie Hospital Drive Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Feel this type of multi purpose facility will be an amazing asset to Monifieth. Knowing the couple involved in the project i am sure the changes will be made with the utmost integrity

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Case Officer: James Wright

## Customer Details

Name: Mrs Barbara Milne

Address: 3 Broomhill Court Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds like a great idea, and something that would be good for the Monifieth community. Hopefully it will be well used



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Case Officer: James Wright

## Customer Details

Name: Mrs Christine Burnett

Address: 50 Milton Street Monifieth Angus

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am delighted my church is going to be a place where everyone can meet and socialise. This church has been a part of my family for over 70 years and I can only commend Gill for taking on this project. Lovely to see it's going to be used for the community at large and not made into housing. Can't wait for it to open.

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## Customer Details

Name: Mrs Deborah Harding

Address: 2 Margaret Lindsay Place Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to show my support in the repurposing of this beautiful church building in Monifieth. The plans are a creative way to use the space and will offer a hub for the community to be able to enjoy and socialise. Monifieth will hugely benefit from this space and its proposed use.

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## Customer Details

Name: Mrs Elizabeth Kleppang

Address: 4 Ferry Road Monifieth ANGUS

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is such a wonderful plan for St Rules Church. Like myself, many people of Monifieth were christened, married and attended many services throughout their lives in Monifieth. The plans are very fitting and would allow the building to continue serving the people of Monifieth well, young and old alike. Bringing people together in a building steeping in our towns families history will greatly enhance our sense of community. I can't wait until it opens its doors.

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## Customer Details

Name: Mrs Fiona Page

Address: 4 North Union Street Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I live in the street running parallel to St Rules church and I'm delighted to see the plans being proposed. This is a significant building in Monifieth and it's fantastic that this will be turned into something that the community can still use and get such a benefit from. I truly hope this gets approved and I'm excited to seeing the plans come to fruition

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## Customer Details

Name: Mrs Iris Symon

Address: 10 Lownie Road Carnoustie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Comment of support.

Please record my comment of support for the plan to change the use of St Rules Church building, Monifieth.

St Rules is of great historical value to the Monifieth area and beyond. The proposed plan would return St Rules to the benefit of the community. The owner is planning to use as many of the original features as possible which is in keeping with the current climate. The immovable features such as Memorial Stone plaques, carvings, and stained glass windows are to remain intact. The owner is also planning to install solar panels, all in keeping with environmental considerations.

My family has a particular connection to St Rules and I have been to visit and speak with the new owner. She is clearly enthusiastic, respectful, and sympathetic to the heritage of St Rules in the planned changes.

The building is within easy walking distance from many areas of the town and is close to public transport options such as buses and trains. There is access at the rear of the building for those who require to avoid stairs/steps.

The planned activities are inclusive of all ages and abilities and will offer a venue for small gatherings to take place. There is assurance that music will not be amplified so there will be no negative noise impact on the surrounding area.

There are no evident adverse conditions in returning this venue to the community. Indeed there

are many positive reasons for St Rules being opened up and enjoyed by the residents, and others, of Monifieth and beyond. The fabric of the building will be maintained to a good standard.

I respectfully ask that the council consider this application very positively.

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## Customer Details

Name: Mrs Jenny Howe

Address: 61 Dighty Street Monifieth Dundee

## Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very exciting and an great addition to monifieth where there is nothing else like this.

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## Customer Details

Name: Mrs Jenny Howe

Address: 61 Dighty Street Monifieth Dundee

## Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very exciting and a great addition to monifieth where there is nothing else like this.



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## Customer Details

Name: Mrs Kirsty Mooney

Address: 10 East Navarre Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I sincerely hope this planning permission is granted. The plans are exciting, creative, inclusive and would be absolutely fantastic for the local community - having a unique venue to meet, chat and hold events. It would be lovely to see a beautiful building brought back to life with love and attention to detail - giving the people of Monifieth and beyond a classy and unique social option.

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## Customer Details

Name: Mrs Leona Johnston

Address: 23 Cortachy Circle Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a great addition to the community. It would provide the opportunity for a safe place for local kids with additional support needs to socialise with other children and for carers to come together.

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Case Officer: James Wright

## Customer Details

Name: Mrs Lorna Williamson

Address: 38 Grange Road Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel this is a fantastic way to regenerate an existing building. Plans for the use sound very forward thinking. Nothing else like it in close proximity, can only be a good thing in my eyes for the local community to use.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mrs marlyn cameron

Address: 4 Fontstane terrace Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Think this is perfect plan for St Rules church hope it's successful.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mrs Mary Watson

Address: 3 West Grange Walk Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am so happy to see that we could have have this meeting place back again. We were brought up with all types of entertainment going on for the community. I hope this is a successful submission and we could all meet up with happy memories. Thank you for giving us the chance to make our feelings known.

# Comments for Planning Application 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Mrs Muriel Mcconnell

Address: 6 Erskine Terrace Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholeheartedly agree with everything Mrs Noble intends to do to and with this beautiful building. My memories go back 60 years when this building has meant so much to me and my life in Monifieth. It is the most amazing building with so many pieces of historical interest, ie stained glass windows, war memorial with names of every man who fought in the wars and many more. It would be a disaster if all that was lost.

# Comments for Planning Application 23/00234/LBC

## Application Summary

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Case Officer: James Wright

## Customer Details

Name: Mrs Nicola Caird

Address: 18 Erskine Terrace Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the idea of bringing new opportunities and ideas to Monifieth and agree that this would be good use of a lovely building.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

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Case Officer: James Wright

## Customer Details

Name: Mrs Nina James

Address: 30, Well St Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is an excellent proposal for using the church building as a space for the community to meet and socialise. I hope this planning application is successful.



# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

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Case Officer: James Wright

## Customer Details

Name: Mrs Pamela Thompson

Address: Lorac Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am behind this project all the way. It is great for the people of Monifieth and for the church building. It is great to see someone with such a vision of St Rules and I hope that it will become a reality for all.

# Comments for Planning Application 23/00234/LBC

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Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

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Case Officer: James Wright

## Customer Details

Name: Mrs Patricia Campbell

Address: 1 Adderley Crescent Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant idea for the Church Building. Great for Monifieth, will be well used.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mrs Sharon Liang

Address: 93 Broomhill Drive Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent use of this beautiful historic building. By providing a space that will enhance community services and bring community members together, whilst providing jobs, Angus council should accept this application. This will surely increase footfall in Monifieth and the wider area.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mrs Sharron Phin

Address: 12 Paradise Road Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This project will be a vibrant asset to the community of Monifieth. It will provide employment opportunities and allow local artists and creatives to showcase themselves and potential kick start their careers. I'm excited to see some life injected back into into a much loved building that was part of Monifieth history. Having a space to socialise and enjoy at that end of the community will certainly benefit peoples mental health and wellbeing

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mrs Susan Bowles

Address: 26 Durham Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this proposal will be of great benefit to the local community of Monifieth and will provide ideal accommodation for a variety of community events and a place to meet with friends or family. The location is ideally suited for locals who can easily walk to it from all areas of Monifieth. It will also attract visitors to Monifieth who may walk or cycle there along the soon to be modernised beach front pathway from Broughty Ferry to Monifieth. I'm looking forward to a local place to meet friends, get a coffee and potentially join local groups, such as bookclubs, who may meet there.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

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Case Officer: James Wright

## Customer Details

Name: Mrs Suzanne Morrison

Address: 9 Fountainbrae Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a fantastic idea and a beautiful building can still be used. The ideas they have are exciting and I look forward to this hopefully moving forward.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

Address: St Rules Gallery 4 Church Street Monifieth Dundee DD5 4JP

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Case Officer: James Wright

## Customer Details

Name: Mrs Zoe Offord

Address: 50b Hill Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application. It will be a great addition to the local area

# Comments for Planning Application 23/00234/LBC

## Application Summary

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Case Officer: James Wright

## Customer Details

Name: Ms Lorraine Dow

Address: 101 Brook Street Monifieth Angus

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In my opinion the proposed use of St Rules Church in Monifieth is very generous and considerate. Ensuring the building will be maintained and not converted to residential as would appear to be the outcome of other landmark buildings. Also giving much needed facilities for our town residents and visitors



# Comments for Planning Application 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Ms Paila Rodgers

Address: 1c Brook Street Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Monifieth is really in need of a coffee and socialisation venue

I am really excited for this

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Nicola Stewart

Address: 13 Grange Avenue Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Community need - there are very few social venues for local residents in Monifieth. A flexible space with cultural and artistic focus, while offering social refreshments and food is ideal. To have an extended use in the evening for local events and entertainment will benefit the community in terms of wellbeing and attracting much needed footfall to the area.

Transport - St Rules building regularly over the years had well over 100 people attending (up to 350) at once. Local people walked, bused and shared transport to attend services. We are now getting the new path at the water front which can be accessed from the bottom of Albert street bridge - very close to St Rules building - for those walking or cycling. The bus route is yards from the venue. This route is used successfully by thousands of people every day. There are 2 local taxi services.

Parking - As stated, other methods of transport are available. People attending licensed events do not tend to drive. If people choose to park close to the venue the High Street parking is relatively empty in the evening. The local Church intends to sell the Gerard Hall and therefore BB band practice and gatherings will no longer take place after the sale.

According to Angus Council's community Plan, "Angus to be a go to place for business" and this is an ideal business for Angus. It also states we should have "An Inclusive and sustainable economy". This venture offers culture and the arts to the area and supports employment opportunities.

The plan also states we must "Engage with citizens and communities to deliver the right services at the right time". Monifieth is growing, we are in recovery after covid as a community and this is

the right time for this type of venture.

# Comments for Planning Application 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Nicole McKendry

Address: 2a Lorne Street Monifeith

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a welcomed business and addition within Monifeith for the community. In addition, as a business owner I look forward to utilising the event/meeting spaces here in Monifeith instead of having to find space outside my community. Fully support this application.

# Comments for Planning Application 23/00234/LBC

## Application Summary

Application Number: 23/00234/LBC

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Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Shona Flight

Address: 29 Colin Gibson Drive Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a great and much needed addition to Monifieth this will be fully support this new venture

# Comments for Planning Application 23/00234/LBC

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Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Shona Flight

Address: 29 Colin Gibson Drive Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great addition to Monifieth and much needed for the community

# Comments for Planning Application 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Shona Flight

Address: 29 Colin Gibson Drive Monifieth Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great new venture and much needed for the community

**From:** kally stewart [REDACTED]  
**Sent:** 12 July 2023 10:21  
**To:** [REDACTED]  
**Subject:** Environment issues 23/00234/LBC St Rules Church

Dear Sir/Madam,

I am contacting you regarding a serious issue on an application reference above, over the proposed change of use from a listed B building to a cocktail bar/cafe.

The applicant has made an amendment to the size and delivery of the cooking facilities to cater for in excess of 200 visitors

The development is within a quiet residential area with adjacent care home. There are very limited parking spaces with no facility for the disabled, which in itself is a material breach of the 2018 disabled act.

The building will be catering for weddings/smokers/children's groups etc. As there are no external grounds (situated in a graveyard) for the property owners use I feel that you should investigate and provide a decision to the Angus council planning committee to consider which is due by 16th August 2023.

Further there are permanent ongoing traffic congestion parking problems.

I sincerely hope you can investigate and provide a logical solution. Road management in the council stated no comment and cars can be parked in the graveyard.

Looking forward to your response

Yours faithfully

[REDACTED]

Ps the majority of house owners are elderly and are of the same opinion as myself.

[Sent from Yahoo Mail for iPhone](#)



# Comments for Planning Application 23/00234/LBC

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Case Officer: James Wright

## Customer Details

Name: Tricia Macleod

Address: 8 Meadowbank Drive Angus

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm excited about this project and fully support the entrepreneurial spirit and creativity of the applicant... having moved to the area 2 years ago I love showing off the local amenities to my more far flung friends.... this would be a great community asset... it also sounds like the sort of place that I could safely sit alone and watch the world go by!

# Comments for Planning Application 23/00234/LBC

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Proposal: Internal and External Alterations to Church Building to Form a Mixed Use Licensed Cafe, Exhibition Space, Meeting Rooms and Event Space

Case Officer: James Wright

## Customer Details

Name: Mr David Robertson

Address: Church Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A venue in a quiet street, that would be a disaster for the residents of the street and surrounding area.

Evening events would bring noise and antisocial behaviour especially when alcohol is present.

Day events would bring congestion.

Zero parking will be available for customers and this will bring congestion to the street and potentially block the street for emergency services. Currently its hard enough to get a park in the street especially since Tesco has introduced parking fines.

Majority of supporters of this application don't live next to the church and wouldn't have to put up with the problems this proposal would bring.