

Comments for Planning Application 23/00235/FULL

Application Summary

Application Number: 23/00235/FULL

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

Proposal: Change of Use and 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: David Melville

Address: Panmure Street Monifieth

Comment Details

Commenter Type: Community Council

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

Comment Reasons:

Comment: Monifieth Community Council would like an observation regarding traffic management and access for the new venue as this street is already very busy with parked traffic .

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Customer Details

Name: Dr Robert Chia

Address: 16 Abertay Street Broughty Ferry Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is largely residential and a cafe will bring additional disruption, crowding and congestion to an already confined space.

I understand there are Council plans for a cafe nearer the waterfront. That is a much better proposition and location.

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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 am objecting to this planning application for a licensed cafe.

1. The plans show that there is seating for 76 and a meeting room with no idea how many people it holds. This is a large cafe.
2. The opening hours are late evening opening Friday and Saturday.
3. The premises being licensed in a residential area that was not planned with this type of venue in place or in the future.
4. Also there are young children and older residents who would be disturbed by people attending or leaving this licensed venue.
5. There is no parking facilities for this venue but only limited street parking and when the church hall is in use there is congestion leading to parking on double yellow lines, parking two wheels on the pavements etc.
6. When an exhibition is on at the licensed venue possible attendance could be over 76 attendees, people will mainly drive there. The noise of cars/taxis leaving or picking people up late at night will be disruptive, noisy, a nuisance and will increase pollution in a quiet street.
7. When people come outside for a cigarette, chat on phones etc will be heard and cause a noise and nuisance to people in the area.
8. I also think that if planning is given then this venue could be used for private functions etc like birthday party.
9. The street is used by pedestrians, prams and mobility scooters going to the church hall and into the village.
10. Access for lorries, vans etc delivering to the residence would be impaired.

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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.