

# Comments for Planning Application 23/00401/FULL

## Application Summary

Application Number: 23/00401/FULL

Address: 12D Hill Street Monifieth Dundee DD5 4JQ

Proposal: Proposed change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Anne Hillis

Address: 6 Hill Street Monifieth Dundee

## Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On Monday 3rd July I received the above and I would like to lodge my objections to the proposed change of use. I am aware that the flat has been used as air/bnb short term let and the problems caused by strangers coming and going. I have also been a witness to the excessive noise experienced by occupant of flat 12A below due to the wood flooring throughout and lack of adequate soundproofing and how this has affected health and quality of life.

This is a residential area mainly occupied by mature/elderly people who consider themselves fortunate to live in a secure, safe environment. This privacy has been compromised since flat 12D has been used as an air/bnb short term let

We are a close knit community who look out for one another and can also be relied upon to offer help should it be needed. I am therefore fully aware of the detrimental effect that allowing flat 12D to continue to be used or to be considered further for a short term let will have on the surrounding area and the residents

From: [REDACTED]

Sent: 13 July 2023 16:42

To: PLANNING <[PLANNING@angus.gov.uk](mailto:PLANNING@angus.gov.uk)>

Subject: Planning application reference : 23/00401/FULL

Proposed development at 12d Hill Street Monifieth Dundee DD5 4JQ

[REDACTED]  
FTA Planning Services, Angus Council

PLANNING APPLICATION REFERENCE: 23/00401/FULL

PROPOSED DEVELOPMENT AT 12D HILL STREET MONIFIETH DUNDEE DD5 4JQ

Please take note of my objections to the above proposed change of use from residential property to short term let as this would not be in character with the existing area or residents who are mainly elderly retired people.

The activity caused by such an establishment and the number of people involved could cause disturbance and noise for those in the vicinity of the property, the safety and security of the neighbourhood could also be compromised.

Parking is already an issue in Hill Street. I understand the property in question has one allocated parking space off the road, however additional vehicles would require to be parked on the street causing further inconvenience for existing residents especially those without off the road parking facilities.

I am already aware of a number of existing issues/problems that have arisen as property in question has been used as a short term let since October 2022 and as a result has already had an adverse effect on the area and residents.

[REDACTED]  
13-7-2023



PLANNING APPLICATION REFERENCE: 23/00401/FULL

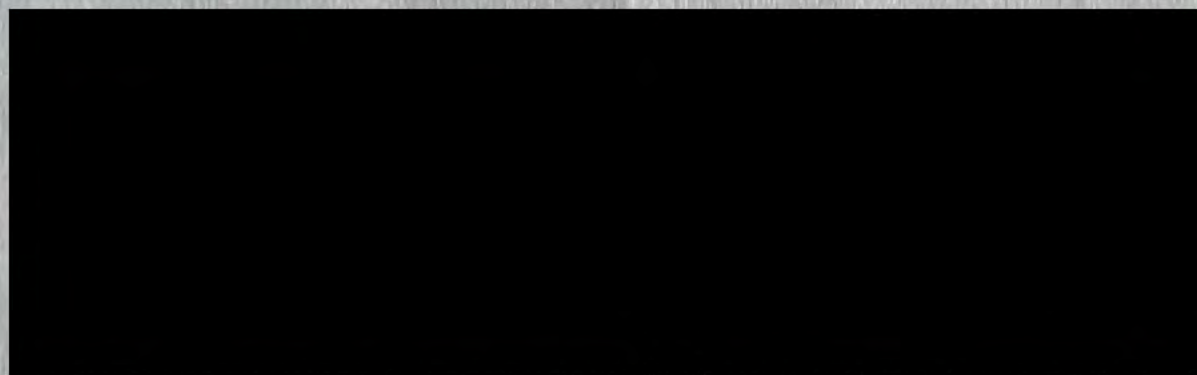
PROPOSED DEVELOPMENT AT 12D HILL STREET MONIFIETH DUNDEE DD5 4JQ

I wish to lodge my objections to the above application. I live in the block of flats next door, it is similar to that of the block at 12 Hill Street as are the occupants, single retired people who are offered a feeling of security and support from the area and surrounding neighbours.

The proposed change is not in keeping with this area or residents. The pattern of activity associated with the use of the property as a short term let, the number of guests, continual turnover, noise and disturbance caused I believe will have a detrimental effect on the neighbouring residents whose safety and security could be compromised.

I am also concerned about parking. Available parking places on Hill Street for the existing residents of the area is already limited. Whilst the block at 12 Hill Street offers each flat an off the road dedicated parking place for one car, guests requiring to park two or more cars could cause further problems. The traffic on this street can at times be extremely busy and parked vehicles can cause a visual obstruction for those trying to enter the street from surrounding properties, streets or roads.

Due to the flat at 12D Hill Street already operating as and airbnb/short term let from October 2022 I have already experienced the effect and resulting occurring problems that a short term let can have so I strongly object to the proposed change of use.



8B Hill St  
Monifieth



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Proposal: Proposed change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Mr Joe Blow

Address: 41 High Street Monifieth

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this change of use as I believe that people wanting to get a nice break away to enjoy the Monifieth/Angus area should not be exposed to such despicable neighbours.

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Application Number: 23/00401/FULL

Address: 12D Hill Street Monifieth Dundee DD5 4JQ

Proposal: Proposed change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Mr Paul Kelly

Address: 12C Hill Street Monifieth

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I refer to the above planning application.

I object to this application on the same grounds as my fellow resident, Ms Y. Ogilvie, who resides at 12A Hill Street.

Ms Ogilvie lives underneath Flat 12D and I live right beside it (12C).

As Ms Ogilvie has pointed out, the property has already been operating as a short-term let since October 2022 so we are well aware of the negative impact this has had.

The main problems are the noise caused by people coming and going at all times of the day and the general noise levels when the property is occupied by younger people in particular. The frequent and changing guests have no interest in looking after or maintaining the property correctly and that is not in keeping with the nature of the property.

Then there is also the issue when the property is unoccupied. I know from experience that 12D has had maintenance problems, such as faulty plumbing and a leaking roof. I would be concerned about lack of supervision of such issues when the property is unoccupied, particularly during the winter months.

I thank you for your attention.

Yours faithfully

Paul Kelly

Owner and occupier - 12C Hill Street, Monifieth.

# Comments for Planning Application 23/00401/FULL

## Application Summary

Application Number: 23/00401/FULL

Address: 12D Hill Street Monifieth Dundee DD5 4JQ

Proposal: Change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Mr Simon Anderson

Address: 93 Commercial Street 1/1 Office 3 Dundee

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As the management company for 12D, we would like to express our concerns regarding the objections raised by neighbouring owners. It appears that all the comments share a striking similarity, leading us to believe that there may have been a coordinated effort to oppose the license application. While we acknowledge that this is speculative, we find it noteworthy that none of the objections provide specific examples of disrespectful guests or unruly behaviour. We respectfully suggest that these objections are based on suppositions rather than concrete evidence.

Thus far, we have received no communication from any neighbour apart from 12A. We have maintained a record of all correspondence with 12A, which we can provide in full to address the concerns raised and outline the actions we have taken. It is worth mentioning the expenses that the owners of 12D have incurred due to these complaints and their willingness to cooperate with 12A in resolving these matters. It is important to note that 12A's concerns have focused solely on the actions of specific individuals within 12D and do not pertain to the property's use as a short-term let. Furthermore, we understand that 12A expressed similar complaints to the previous long-term tenants of the property, suggesting that the issues may be unrelated to its current use.

We are genuinely disappointed to read the objections raised, particularly considering the positive experiences of guests who have booked and enjoyed the property. We are dedicated to providing outstanding guest experiences in all the properties we manage, and should we ever encounter a property that consistently attracted the "wrong type of guest," we would take immediate action and advise the owner to consider alternative use.

We hope that this response demonstrates our full cooperation and commitment to ensuring that the property is considered in the fairest possible manner for the progress of the license

application.



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Application Number: 23/00401/FULL

Address: 12D Hill Street Monifieth Dundee DD5 4JQ

Proposal: Proposed change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Mrs Moira Campbell

Address: 10 Hill Street Monifieth Angus

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: PLANNING APPLICATION REFERENCE; 23/00401/FULL PROPOSED DEVELOPMENT AT 12D HILL STREET MONIFIETH DUNDEE DD5 4JQ

I have received the above application for the PROPOSED CHANGE OF USE FROM RESIDENTIAL TO SHORT TERM LET.

Please note my objections to the proposal. I have already experienced loss of privacy/security and feeling of safety for a number of months as the property in question has been used as an airbnb/short term let since October 2022.

This is a residential area mainly occupied by mature, elderly people who have become friends and are able to rely on one and other. My own flat/garden is in the block adjacent to the shared drive giving access to the block of flats at 12 Hill Street and is therefore vulnerable to the continual traffic and noise from strangers using the short term let. I moved here a few years ago as I felt it was a safe and friendly place to live however since the operation of the airbnb/short term let I have found security and privacy has been compromised as a result it has had an adverse effect on my wellbeing and enjoyment of my home and garden.

I therefore strongly object to any change of use requested.

M. Campbell.

10. HILL STREET. MON FIRTH DDSHJG.

# Comments for Planning Application 23/00401/FULL

## Application Summary

Application Number: 23/00401/FULL

Address: 12D Hill Street Monifieth Dundee DD5 4JQ

Proposal: Change of use from residential property to short term let.

Case Officer: James Wright

## Customer Details

Name: Ms Lynn McIntosh

Address: Angus Glen Properties Ltd 18 South Tay Street Monifieth

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:AGP Ltd has managed 12B Hill Street Monifieth DD5 4JQ since the early 2000s.

Unfortunately there has been a high turnover of owners for 12D Hill Street Monifieth due communal issues and inability to agree a way forward. I can confirm that the current owner of Flat D is responsible and proactive in respect of mutual repairs and, having checked with our current tenant, I can also confirm they have no issue whatsoever with noise from Flat D, nor anti social behaviour. We support this innovative move forward.



[REDACTED]  
[REDACTED]  
[REDACTED]

14<sup>th</sup> July 2023

F.T.A.PLANNING SERVICES ANGUS COUNCIL

PLANNING APPLICATION REFERENCE: 23/00401/FULL

PROPOSED DEVELOPMENT AT 12D HILL STREET, MONIFIETH, DUNDEE DD5 4JQ

I am using the computer at the library as I do not have one at home. I have tried to submit my representation (objections) through your Public Access system and it is not available. The staff in the library have e-mailed you regarding the problem REF FS 531651665.

Due to this problem and the fact that the notice dated 27 June 2023 was not received until 3<sup>rd</sup> July 2023 is it possible to extend the time allowed to submit my comments and objections.

I would advise you that on the 4<sup>th</sup> July 2023 I telephoned the access office where I left a message for the attention of the Planning Services, FS-Case-529083664.

I informed them that the applicants Millstream Grove Ltd had used the layout for FLAT D to represent FLAT 12A on the Plans that had been submitted. This is a gross misrepresentation, the layout of both flats is totally different and I would question the legality of their actions.

The ground floor flat, like FLATS B and C consists of a living-room/kitchen/bedroom and bathroom. The Directors of Millstream Grove Ltd as owners of FLAT 12D are aware of this as they have both been in FLAT 12A and know its layout. I asked that the plans and proposals be withdrawn with immediate effect.

I would also question the legality of including and allowing the residents of 14-16 Hill Street, Monifieth and FLAT 12D the opportunity to offer their input with regards to the proposed change of use from residential property to short term let, as Directors of Millstream Grove Ltd and owners of FLAT 12D there is clearly a conflict of interest.

This is a quiet secure residential area, our block of flats like the one adjacent is occupied by mature/elderly single people as are many of the surrounding properties. We have a close knit community where we have always felt secure and safe.

This was compromised when Millstream Grove Ltd and their letting agents Clark Anderson Properties started to operate, without obtaining the required change use or Licence, an airbnb/short term let from FLAT 12D in October 2022, the first guests arriving 7<sup>th</sup> October 2022. The activity caused by this establishment and the traffic of unknown people has already caused concern to those in the neighbourhood.

Living in the flat directly below FLAT 12D I am the one who has been mostly affected. The Flat has wooden floors throughout and the lack of adequate sound proofing has meant that I have had to endure excessive noise mainly impact but also on occasion auditory from the flat during the day, evening and early hours of the morning.

The living-room/kitchen of FLAT 12D is located directly over my living-room therefore I am continually subjected to noise, the washing machine is extremely loud and vibrates so much that it causes the light fitting in my living-room to shake quite violently.

The traffic of strangers using the mutual footpath between my living-room window and my garden to access the close door to FLAT 12D has meant the loss of privacy and my concern over safety and security.

I have sent numerous e-mails to the owners/agents of FLAT 12D voicing my complaints/concerns and objecting to the use of the flat as an airbnb/short term let, all to no avail.

Licensing/Planning/Environmental Health Departments of Angus Council are already aware of the ongoing problems and my objections/concerns to the airbnb/short term let as I have telephoned and e-mailed them on numerous occasions since October 2022. I enlisted the help of Cllr Fotheringham and Cllr Boyd with my case as the various Departments failed to deal with the situation.

Eventually the operators were told to stop however they continued using the property as an airbnb/short term let and only ceased early May 2023 when they started to use it as a Corporate let, basically a change of name but not problems.

My mental and physical health have been affected as has the freedom to enjoy my own home and garden because of all the problems and stress caused by FLAT 12D being used as an airbnb/short term let.

I therefore strongly object to the Proposed change of use from residential property to short term let.

Yvonne M Ogilvie



PLANNING APPLICATION REFERENCE: 23/00401/FULL

PROPOSED DEVELOPMENT AT 12D HILL STREET MONIFIETH DUNDEE DD5 4JQ

PLANS SUBMITTED ARE INCORRECT - MILLSTREAM GROVE LTD HAVE USED THE LAYOUT FOR FLAT 12D TO REPRESENT FLAT 12 A. This is a gross misrepresentation and I would question the legality of it.

This is a quiet secure residential area, our block of flats like the one adjacent is occupied by mature/elderly single people as are many of the surrounding properties. The proposed development is totally out of keeping with the area as privacy, security and safety will be compromised by the traffic of strangers using the property.

I have already experienced problems in respect of the above, as FLAT 12D has been operating as an airbnb/short term let since October 2022. The flat has wooden floors throughout and the lack of adequate soundproofing and the layout of the flat has meant that I have had to endure excessive noise mainly impact but also on occasion auditory during the day, evening and early hours of the morning. My sleep has been constantly disrupted. The cleaning of the flats after each set of guests is also extremely loud and disturbing.

I have sent numerous e-mails to the owners/agents of Flat 12D voicing my complaints/concerns and objections to the flat being used as an arbnb/short term let. Planning/Environmental Health and Licencing Departments of Angus Council have all received telephone calls and e-mails regarding this as have two Angus Councillors.

These have all had a detrimental effect on my physical and mental health. I am not afforded the peace and quiet and feeling of safety of being able to enjoy my own home.

I therefore strongly object to granting a Proposed change of use from residential to short term let.

