

Margaret H McFarlane MSC., BA (Hons)

Ruthven Hall
Ruthven,
ANGUS, PH12 8RG

WITHOUT PREJUDICE

Angus Council Planning Department,
Town & County Hall,
26 Castle St,
FORFAR DD8 1 BA

May 26th 2024

TO WHOM IT MAY CONCERN on THE PLANNING COMMITTEE

**REFERENCE NUMBER: 24/00254/PPPL - PLANNING PERMISSION IN PRINCIPLE FOR THE
ERECTION OF 10 HOUSES INCLUDING REDEVELOPMENT OF A BROWNFIELD SITE AND
ANCILLARY WORKS**

With regard to the above proposal, I very strongly object to this development for the following reasons:-

- The sites proposed are two different ones on opposing side of the A926. Therefore, the issues addressed therein may be multiplied by two. The last time this person applied for planning permission was in 2008 which was rejected as it only requested use of one site!!! The owner of this land resides in Fife and therefore fails to share my, and our local community's love and respect for the environment. The farm buildings (which have never been restored), are dilapidated but are quite rare in Angus now, have been deliberately allowed to deteriorate. I personally have seen a local bat colony roosting in the tower.
- The wildlife in this area is profuse. There are hedgehogs, moles, voles, bats (unknown species), red squirrels, deer's, pine martins, multiple types of birds (including woodpeckers, jays etc.,) adder snakes and so many of these are endangered species. They feed off rare species of wildflowers, lichen and plants.
- The River Isla runs through our community. To build houses would put even more pressure on its burgeoning river-side-banks by extra effluence, other contaminants and litter. The risk of future flooding perhaps should also be considered as the riverbanks do swell during heavy rainy periods.
- The traffic on the A926 is increasing daily and usage to date over the single lane River Isla bridge is profound. Heavy Goods Vehicles, Farm traffic and local people constantly use this as a regular transport link. This is even more increased when the traffic from Alyth and Blairgowrie areas cannot use the main roads to Dundee due to localised flooding and during the tourist season. For residents now, attempting to cross the road, walk their dogs etc., is extremely dangerous. Therefore, any future increase from traffic will require dramatic change to improve safety for pedestrians and all vehicle drivers in Ruthven for the access and exit of their properties plus ordinary road users. Extra houses in the area will require a substantive alteration to the current traffic scheme for the safety of us all.

- If permission is given for new housing, then I believe there will be further applications for more housing as this family business is all about making money. Nothing more!!! (Local residents who rent from this family have seen a substantive increase in their rent just recently, whilst not being informed that planning permission is being sought to build right up to their front doors!) Is this morally decent and right? These residents are unable to complain about this as they are fearful of repercussions! Notably, there are two new housing estates being built just 5 miles down the road in Alyth and housing available in Kirriemuir.
- Ruthven is an agricultural area and not a residential one. Previously only building has been allowed on existing sites. There is farmland next to one site and across and in front of the other.
- My last objection regards the infrastructure. There is none! The local shops, banking and health care facilities are located either in Kirriemuir or Alyth.

CONCLUSION

The granting of this building permission will destroy the history of Angus Farming and the Wildlife will suffer very badly. Habitat for endangered species, flora and fauna will be destroyed on 2 sites.

The building project will cause noise and disruption to all residents here during construction for a long time. Alternatively, providing the project focused on the repair of existing farm buildings into homes and was time managed would be agreeable.

Is it right and fair that this man and his company make money out of our environment when they live in Fife: have no interest in Angus history/people here/his tenants (who have no voice)! I leave you to answer my questions and beg you all to consider my points.
Thank you.

Yours sincerely



M H McFarlane

WITHOUT PREJUDICE

**Bridge Cottage
Ruthven
PH12 8RG**



Dear Madam and Committee Members

Ref: The planning application for Ruthven Farm and Area on the other side of Road

I feel that should not go ahead in its present form as it will impact on the following reasons
Listed below.

Infrastructure,

Road/Bridge

The main road is a problem in that it is still a 60 mph road and trying to Hanover onto it is a nightmare at the best of time. The bridge is also a problem as it is also a 60mph area and people not from this area don't ad-hear to the signage there has been many a near miss

Sewerage

I do not see how the sewerage system will be able to coupe with the amount of new builds in this area as most of the houses are on septic tanks

Wildlife

This Build will have I think and adverse affect on the wildlife in the area as we do have animals that are on the At Risk and Endangered list Red Squirrel, Pine-marten, Bats, and we do have the Osprey when in residence using the river for feeding, There has been a Bat survey done not long ago by a member of the village who had a planning application in and is was noted that they were more than likely coming from the farm buildings. It will also have an adverse elect on the other wildlife.

Miscellaneous

The fact that this person does not live in the area make me feel that he is there to make money I do understand that as a farmer they have to diversify, but this is being done to the detriment of the quality of life for the people who live in the village.

Most of the people who live here are here for what the village gives that is peace and quiet the fact that this build will double the amount of people in the village.

There is not a shortage of new housing in the area as Pitcrocknie village is starting Phase 3 of there build and also there are 2 other builds going on in Alyth.

This Person has had planning permission before to renovate the farm buildings before which would have been in keeping with the village, but they let them laps.

Are this new build houses going to be stone clad to fit in with the buildings in the area.

The fact that they stated that it is a Brown Field sight how can the grass area on the NE side of road be that as it is part of a field the only difference is that it has not been cultivated which can easily be done

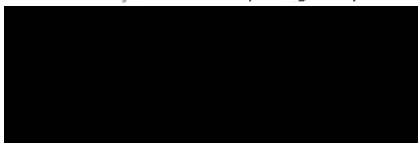
I have found out that the farm out buildings have purposely let to get into a derelict state to allow him to demolish them. Is how they have been able to get Brown field status

Also the fact that this person has not had the decency to speak to there residents in the area or the Community Council I fell just show that they have no interest in the felling of other people in the area.

The only People to be informed were the residents of the houses he owns plus one other home owner. The people in the houses that he owned will not put in a complaint as it would put there tenancy in Jeopardy. I have spoken to others in the area and they are not happy about this issue

As an under-note as an Ex-Serviceman of 25years with underline issues I moved here so I did not have to deal with lots off issues and I am not the only one in the area.

Yours Sincerely

A black rectangular box redacting the signature of Allan K. Bowman.

Allan K. Bowman

Comments for Planning Application 24/00254/PPPL

Application Summary

Application Number: 24/00254/PPPL

Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Mr john connaghan

Address: slieve view ruthven kirremuir ph12 8rg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development on following basis

- 1 Removal of previously productive Arable land from production.
- 2 traffic safety- close proximity to bridge - which is safety limited to single track
- 3 Size of development is out of scope with local hamlet

Comments for Planning Application 24/00254/PPPL

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Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Mrs Elizabeth Hamilton

Address: Milton of Ruthven Blairgowrie Perthshire PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning development on the following basis.

Part of the planning is on agricultural land.

Ruthven is a small quiet hamlet with a scattering of houses. The nearest amenities are Alyth or Kirriemuir. .

Public transport is limited, so cars play an essential role in living here. There are no official bus stops on this narrow, fast and dangerous part of the road. Any school children waiting for buses are exposed and at great risk standing on the road verges.

Traffic safety is of great concern. There are no clear lines of sight for traffic exiting onto the A926 from the agricultural field or the farm steading.

An application was made to Angus council previously for 22/24 houses and this was refused.

If applicant given approval, it will only be a matter of time before further development is applied for on both sides of the road.

Each new house will probably mean 2 cars each, so we are looking at a further 20 vehicles using these entrances and adding an increased risk of an accident.

Alyth has two large housing developments being built.

On speaking with the GP medical practice in Alyth they have no room for new patients and their services are under pressure. Their system is at full capacity and anymore housing will increase the strain on how the practice is managed.

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Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Mrs Gladys Link

Address: Old Smiddy Cottage, Balbirnie Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Number of houses planned too many for existing village.

Change of use/loss of land from productive arable land.

Very limited public transport.

Impact on community and increase in traffic and pedestrians on narrow roads.

Negative impact on natural environment around Ruthven.

Previous application turned down.

Likelihood that this will pave the way for further developments.

Comments for Planning Application 24/00254/PPPL

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Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Mr Robbie Bannerman

Address: 2 Balbirnie Cottages Ruthven Blairgowrie PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam, As someone who has grown up in Ruthven, I have deep concerns about the potential negative impacts of this development to the community and environment. The proximity to the A926, a 60 mph road, poses significant safety risks, especially with increased traffic from the new homes. There are already numerous junctions and field entrances, which are already being utilised as main access routes to houses in the vicinity of the proposed development, with restricted views of the main road. The A926 also becomes the main diversion route during localised flooding which significantly increases traffic volume.

Ruthven lacks the infrastructure to support additional families apart from what is provided in the local towns however, the public transport links are already extremely limited. The existing sewerage system relies mostly on septic tanks which would be insufficient for any increase in load. There are no bus stops, and children would be waiting on the grass verges adjacent to the A926 on school bus transport, as I did while I was in education.

The close proximity to the River Isla raises risks of pollution, flooding, and erosion both during the construction phase and once the proposed development is complete. The area is home to a diverse range of wildlife which would be threatened by the development. The old farm buildings which are slated for demolition would be better served preserved or redeveloped to ensure they are in keeping with the surrounding buildings.

The development is not in keeping with the rural character of Ruthven and would disrupt the traditional agricultural landscape. Previous applications have been rejected, and approving this one has the potential to set a harmful precedent. I would also question the landowner's locality to the area and whether there is genuine commitment to the community's welfare.

Comments for Planning Application 24/00254/PPPL

Application Summary

Application Number: 24/00254/PPPL

Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Miss Caroline Madden

Address: The School House Angus PH12 8RG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

After reviewing the proposal for this development I have serious concerns regarding the impact of this on the community and the environment.

The A926 is a typical country road and including multiple bends, hidden entrance/exits and can be treacherous. The community already have issues with speeding and dangerous driving on this road. An increase in traffic that this development would provide poses significant safety risks. At time when the A926 becomes a diversionary route, traffic volume increases significantly causing excessive noise, noticeable damage to the road and dangerous driving.

Ruthven is a historical, rural location that could not support an increase in residents. Additional families would put strain on already stretched local public services. The existing sewerage system would be insufficient for any increase in load. There would lead to further development to support this which only adds to the problem.

The environmental impact would be significant. Currently there is a diverse range of wildlife, fauna and flora. More vehicles in the area would logically lead to an increase in collisions with deer and well as an increase risk to endangered species such as red squirrels and hedgehogs, which are resident.

The River Isla causes a risk of flooding and erosion and in return, the development poses a threat of pollution.

A new development would not be in keeping with the rural character of Ruthven. Residents have a connection to the community and environment. We live in an agricultural area and this development poses would disrupt the way of life. The appeal of Ruthven would be taken away by further development.

There is currently new housing developments underway to support new people moving to the surrounding areas.

Previous, similar applications have been rejected. This objection made on similar grounds.

Yours truly,

C Madden

Planning Objection Letter for Proposed Housing Development in Ruthven 24/00254/PPPL

To: Angus Council Planning Department

Re: Objection to Planning Application for Housing Development in Ruthven

Date: 28/06/2024

Dear Sir/Madam,

I am writing to formally object to the planning application for the development of 10 detached houses in the rural hamlet of Ruthven, located close to the A926 road and the River Isla. As a concerned resident and stakeholder in this community, I have several significant concerns regarding this proposed development.

- 1. Proximity to the A926 Road and Traffic Safety:** The proposed development is dangerously close to the A926 road, which is a major route with a speed limit of 60 mph. Increased traffic from the new housing would exacerbate the existing road safety issues, especially at the blind junctions which are already hazardous. The additional traffic from potentially 20-30 more vehicles would increase the risk of accidents, particularly involving children who may reside in these new homes.
- 2. Increased Traffic and Infrastructure Strain:** The current infrastructure in Ruthven is insufficient to support the proposed development. The single track bridge in the area cannot handle increased traffic flow, and there are no plans to upgrade it. Notably, a local farmer currently relies on this bridge as his main access route to his other farm, Bruceton, due to the Dillavaired Bridge being damaged with no plan for repair. The local road network is already under pressure, and further development would lead to congestion and safety concerns.
- 3. Environmental Impact:** The proximity of the proposed development to the River Isla raises serious environmental concerns. Construction and habitation near the river could lead to pollution and disruption of local wildlife habitats. The area around Ruthven is home to a rich variety of wildlife, including red squirrels, pine martens, deer, foxes, hares, buzzards, red kites, ospreys, and beavers. Development in this area would threaten these species and their habitats, leading to a significant loss of biodiversity.
- 4. Inappropriate Development for Rural Hamlet:** The proposal includes 3 and 4 bedroom properties, which are clearly aimed at families. However, Ruthven lacks the necessary infrastructure and amenities to support a family-oriented development. Essential services such as schools, healthcare, and shops are not within reasonable proximity, placing additional strain on the resources in neighboring towns like Alyth, Meigle, and Kirriemuir. Furthermore, the existing sewerage system in Ruthven predominantly relies on septic tanks, which may not be capable of handling the increased load from additional households.
- 5. Lack of Public Transport and Safety Concerns for Children:** There are no bus stops in Ruthven, meaning children from these new houses would need to wait on grass verges by the roadside for school transport. This is extremely dangerous given the high speed limit,

blind junctions and increased traffic on the A926 road. The safety of children should be a paramount consideration in any development proposal.

6. **Previous Planning Application Rejections:** It is noteworthy that previous planning applications for similar developments by this applicant have been rejected. The reasons for those rejections, which likely included considerations of traffic safety, environmental impact, and infrastructure adequacy, remain pertinent and should be upheld.
7. **Potential for Further Planning Applications:** Approving this development could set a precedent for further planning applications in the future, leading to more housing developments in this rural hamlet. This would result in continuous and cumulative negative impacts on the local infrastructure, environment, and community character.
8. **Noise and Disturbance:** The construction phase and subsequent habitation would result in significant noise and disturbance, affecting the peaceful rural setting that current residents value. The countryside appeal of Ruthven, which attracts residents and visitors alike, would be irreversibly damaged.
9. **Planning on Agricultural Land:** The proposed site spans both sides of the road and is primarily agricultural land. Developing this land for housing would not only reduce the area available for agriculture but also disrupt the traditional rural landscape.
10. **Demolition of Farm Buildings and Habitat Loss:** The buildings slated for demolition to make way for this development are old farm buildings that provide important habitats for numerous species. These structures should be preserved or redeveloped in a way that retains their traditional character and continues to support local wildlife. Redeveloping these buildings, rather than demolishing them, would be more in keeping with the rural aesthetic and environmental stewardship.
11. **Non-Local Landowner and Community Impact:** The landowner proposing this development is not local, raising concerns about the genuine commitment to the welfare of the Ruthven community. Decisions affecting local residents and the environment should ideally be made by those with a vested interest in the long-term sustainability and quality of life in the area.
12. **Flooding and Erosion Risks:** The proximity to the River Isla also raises the risk of flooding and erosion, which could have devastating effects on the new homes and existing properties. This risk should not be underestimated, as climate change continues to increase the frequency and severity of extreme weather events. Additionally, when localised flooding closes main routes to Dundee, the A926 through Ruthven becomes the main diversion route, increasing traffic and compounding safety concerns.
13. **Personal Connection and Long-Term Impact:** Having grown up in Ruthven, I have a deep personal connection to this hamlet and a vested interest in preserving its unique rural character and environment. The proposed development threatens to irreversibly change the landscape and community that has been cherished by generations of residents.

In conclusion, the proposed housing development in Ruthven is ill-suited to the location and presents numerous risks and disadvantages that outweigh any potential benefits. I strongly urge the planning committee to consider these points and reject the application in the best interest of the community, environment, and safety.

Thank you for your attention to this matter.

Yours faithfully,

Anna Bannerman

Comments for Planning Application 24/00254/PPPL

Application Summary

Application Number: 24/00254/PPPL

Address: Land To West Of Bridgend Farmhouse Ruthven

Proposal: Planning permission in principle for the erection of 10 houses including redevelopment of a brownfield site and ancillary works

Case Officer: Walter Wyllie

Customer Details

Name: Mrs Carolyn Anderson

Address: 87 Airlie Street Alyth Ph11 8AN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

As a former tenant of the farmhouse at Bridgend of Ruthven, I wish to express my concerns regarding this proposed development.

The plans indicate that the farmhouse will be sandwiched between 2 new build properties. This will involve removing a considerable amount of trees from the current garden that are currently inhabited by red squirrels. Having new build properties in such close proximity to the farmhouse will mean the property to the left and right of the farmhouse will be overlooked completely by windows from the 2 upper bedrooms of the property. This will mean no privacy for the buyers of the new properties.

The current farmhouse will look out of place in a development like this where it is flanked either side by a new build property. The current farm steadings are extremely historic and used to be the local marketplace in years gone by. I feel redevelopment of the current steadings would be more in keeping with the area and look better. It also would not compromise the history or beauty of the area.

The site across the road is not suitable for development as the current farm cottages would overlook the new build properties. Light would be cut off and privacy again would be an issue. Access here for cars is currently on a farm track which was supposed to be temporary. The owner has not maintained this farm track. Potentially 8 more vehicles going via the narrow, blind post office route is not safe or suitable.

The electricity meter for the farmhouse is currently situated in the farm steading. This would need moved into the property before development and a rewire is required. The oil tank is too close to the property and needs to be moved to a safe distance. This would impact on the site proposed to the left of the farmhouse.

The road is dangerous and access is blind. More vehicles will cause accidents.

I hope you can reject this application and ask the owner to develop the current buildings instead of building new builds.