

Comments for Planning Application 24/00460/FULL

Application Summary

Application Number: 24/00460/FULL

Address: 11 Auldbar Road Letham Forfar DD8 2PD

Proposal: Proposed extension to Letham Craft shop to create new Cafe area and storage and to enlarge the existing sales area. Proposal includes external works to provide for additional customer parking, pedestrian paths and outdoor seating.

Case Officer: Damian Brennan

Customer Details

Name: Ms Isobel Sword

Address: Blunt Neuk 21 The Den Forfar DD8 2PY

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

lethamanddistrictcc2022@outlook.com

24/00460/FULL

Proposed extension to Letham Craft Shop

11 Auldbar Road, Letham, DD8 2PD

At a recent meeting of Letham & District Community Council the above proposed extension to Letham Craft Shop was discussed. It was agreed that concern regarding this application must be shown, to safeguard the rights of the public right of way.

The extent of the land belonging to the applicant is quite clearly described in the original deed for the land;

"2 north most houses with garden attached bounded on the north by and extending 74 feet 8 inches along roadway and on the west by and extending to 61 feet 9 inches along the road from Letham to Guthrie" (now called Aulbar road)

The boundaries shown on the site plans encompass the full width of the north roadway, instead of showing the road being the boundary. The roadway is an established right of way, used regularly by walkers, riders and as access to the rear of a number of properties and must be kept accessible.

When the craft shop was first established the ditch historically running along one edge of this right of way was filled in to give better access to carparking for the shop. The lack of the ditch has led to the need for drainage work to be carried out further along the track. Carried out by volunteers with the community council aiding with costs. Should the right of way be tarmacked (as has the right of

way on the south side of this area) it is feared that further problems will develop.

We would ask that a more sustainable solution to developing this right of way be used and to ensure that all rights of access be maintained.

The Community Council fully support the idea of developing the business which is an asset to the village long as the above rights are fully accepted.

Letham & District Community Council

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Case Officer: Damian Brennan

Customer Details

Name: Miss Alison Towns

Address: 8 Park Road Letham Angus DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning application states that they are the sole owner of the land but this is not the case as the road/track belongs Dempster estate who left it to the villagers to use. The form also says No to the question - Are you proposing any change to public paths, public rights of way or affecting any public right of access. This is incorrect as it's been a long established right of way and is regularly used by walkers, people exercising horses and vehicles, which might be a safety issue with cars backing out, just for four additional car parking spaces. I agree that car parking at the Craft shop is an issue and it would be good to get the cars off the road, but this needs to be carefully considered.

The letter stating that the Village Hall has offered the use of their car park on an ad hoc basis also raises concerns as where do buses/coaches go if when they turn up the car park is being used by either the bowling club or an event at the Hall. An additional or backup car park needs to be found.

The road that does not belong the Craft shop also shows it is to be tarred and the form says that provisions has been made for sustainable drainage of surface water (SUDS) which will be important as neighbours have already had an issue with surface water but later on the form states Drainage/SUDS layout as N/A, therefore an alternative to tar would need to be found to ensure neighbouring property's are not effected and the Green road is maintained for walkers etc. The development would hopefully bring in more customers which in turn means more vehicles (concerns as above) and would also hopefully tidy up the ground which currently looks like a building site which has been sitting there for the 30 plus years I have been in the village

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Case Officer: Damian Brennan

Customer Details

Name: Miss Avril Nicol

Address: 19 West Hemming Street Letham DD8 2PU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the property of the people of Letham not the craft shop. It is a very well used path for walkers and dog walkers and children. Making part of this into parking area will make it very dangerous for all that use this access.

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Case Officer: Ben Freeman

Customer Details

Name: Miss Simona Thompson

Address: 1 Auldbar Road Letham Forfar DD8 2PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The craft shop and cafe area has been successful (as in hasn't closed down to no business) for many years. The cafe was made bigger and has outdoor seating not too long ago. The owner of the craft shop and cafe has tarmacked the green road that sits at the craft shop with adjoining house and is used by all in the village and has constantly blocked access to the public by positioning cars on the tarmacked area that seems to indicate it is private property. Horse and myself with dogs cannot get past. The owner does not seem to understand that the green roads are for all. He done all this and it caused uproar, he has progressed with his own plans stating that the road is still accessible but it isn't. To ask to build more pedestrian paths is a ridiculous ask when he is not sensitive to the original and historical pathways already existing at his property. He asks for more yet restricts public access.

There is already spaces for car park. There is street parking too. The plans do not show there to be any additional parking other than what is there.

The business is now experiencing fall out from the residents of Letham due to the building of what is, for all intents and purpose) a private driveway on public land and i cannot see how he would need more land to produce the same space.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Colin Dallas

Address: Millging House Park Road Letham DD82PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The drawing shows the right of way owned by the villagers of Letham and looked after by the community and used by myself and many others on a daily basis now being included in the Craft Shop application. I can not understand how someone who does not own a piece of land can apply for planning permission without the council going through due diligence to check on the ownership or their agent not checking up on ownership. The application states 'no' to the question regarding changing a right of access yet the drawing submitted with the application shows this as a tarmac access to car parking which would make it a road, and potentially very busy for pedestrians who try to use the right of access not owned by the applicant.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Craig Hill

Address: 9 Park Road Letham Forfar DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new layout and design of the craft shop looks great but...

We stay on park road and I note that the craft shop has put there boundary's including the green roads/paths which were left to the village by dempsters estate. We walk often that way with kids and dogs and believe the green roads should not be disturbed or claimed by someone to help there planning application. The tarmac on the visuals looks nice but it doesn't suit the surroundings or give the craft shop permission to claim that right of way. The craft shop and owners/ parents have already claimed a section of the right of way on the other side of the property and have tarmac to claim it. Supporting businesses grow is a must but definitely not supporting businesses trying to steal from a village. Objection to this proposal until the green road is cleared up.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Eddie Anderson

Address: 38 Hillrise Kirriemuir DD8 4JR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant is NOT the sole owner of the land. The Right of Way is there for the use of all. The land is still owned by the Dempster family.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Gary Anderson

Address: 8 Park Road Letham By Forfar DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's good to see businesses expanding and trying to improve things which I think we can all agree with, but we need to make sure that the development is restricted to his own property and not including the area he has included on the site plan which does not belong to him. (ie the Green Road)

I have witnessed a lot of surface water which due to climate change will only get worse so this would also need to be considered with any hard standing planned and access for heavy machinery during renovations.

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Case Officer: Ben Freeman

Customer Details

Name: Mr Lee Esplin

Address: 3 Auldbar Road Letham DD82PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I received the 'Notice for serving on neighbours' midday on Saturday 17th August. The notice is date 5th August. This is poor service.

I object to this proposal as it stands.

The end of Park Road joining Auldbar Road is single lane. This is the corner where the green lane / current south side craft shop parking emerges.

Due to the oblique angle to Park Road and likely drivers' focus on Auldbar Road, vehicles often emerge cutting across the end of Park Road without regards to traffic from the left. Often 3 vehicles would like to be on that particular piece of road at the same time. This is a busy road with vehicles, cyclists and pedestrians, as it services Park Road, Park Grove, Suttie Wynd, the north access to the village park and North Watson street.

The commercialisation of the green lane, would undoubtedly create an increased risk to all road users at this junction.

As the owner of neighbouring properties for almost 25 years, I personally do not want to see commercialisation of this green space.

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Case Officer: Damian Brennan

Customer Details

Name: Mr Nathan Anderson

Address: 8 Park Road Forfar DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dose not improve parking what so ever And getting rid off grass for tarmac so not ideal

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Case Officer: Damian Brennan

Customer Details

Name: Mr Richard Lockwood

Address: 6 Park Road Letham Forfar DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to Letham Craft Shop Planning Application 24/00460/FULL on the grounds that the applicant proposes, as part of his improvements, constructing a customer car park area on the track to the south east of his property, ground that he doesn't legally own.

The track to the south east was gifted to the people of Letham by G Dempster along with all the other tracks around Letham. The applicant has adopted it for his own private use including extending his own boundary into the track and erecting a wooden fence.

Access to the rear of my property is severely restricted due to him extending this boundary and he has also blocked the use of the track to the north of his property with vehicles he claims are broken so he is unable to remove them denying access to the rear of my property along with number 8 and 9

If Planning is granted it will mean no access along the track to the south east of the Craft Shop and blocked access along the north track. I find this to be totally unacceptable.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Anne Cant

Address: 6 SMIDDY PLACE, LETHAM FORFAR DD8 2SD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this planning application on the grounds of car parking - the green site is owned by the people of Letham and therefore a public right of way and part of the Letham Paths Network.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Diane Lawson

Address: 14 East Hemming Street Forfar DD8 2PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I'd like to object to the green road being tarred over as this does not belong to the applicant. The green road is the strip of land that is marked out at the right hand side of the drawing. It gives access to the residents of Park Road to access the back of their properties. The applicant has already tarred a small piece of land to the left of the drawing (the house side). Cars are parked blocking the access to the green road which in turn blocks resident access to the back of their property.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Eilidh McCartney

Address: 4 Park Grove Forfar DD8 2RA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a public right of way owned by the village of Letham and not owned by the proprietor of the Craft shop . It is removing green pathway from the village solely for economical gain of the Craft shop owner . Plenty of parking less than 100metres further down the road. Parking for this business causes a danger right on the brow of the hill entering the village from auldbar rd .

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Jacqueline Macfarlane

Address: Backhowe Of Balmadies Forfar DD8 2SG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am sorry that I have to object to the proposal. My huge concern is parking. Already there are large number of cars parked on a narrow main road into the village of Letham when the cafe is open. A larger cafe means even more cars parked. Tractors and all types of other farm vehicles (on the roads regularly in the mainly agricultural area of Angus) struggle to pass, usually having to mount the pavement. Delivery lorries and vans have similar problems. Emergency vehicles would also be affected.

Unfortunately the proposed plans don't include enough off street parking.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Kirsty McHardy

Address: 22 Jubilee Park Letham Forfar DD8 2XD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This person does not own this land, this is public green paths. He has already taken land belonging to the village, tarmacking the entrance at the other side of his property and extending his garden

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Maree Esplin

Address: 3 Auldbar Road Letham, Forfar Angus DD8 2PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a neighbour. My property is opposite the current entrance for the right of way which is owned by the people of Letham. I object on the grounds that the road (which is a right of way) which runs diagonally from the south to the east (where the proposed new parking is accessed from) is not property owned by the Sturrocks. This right of way is regularly used by many people in the village and is managed by the Feuars Committee on behalf of the village. Bill Sturrock publicly stated that he was not trying to grab land after many people in the village became angry when he tried to put bollards up, stopping people using this right of way. These were then taken down. Now this plan proposes to use this land for his gain. He has also had tarmac laid on another right of way without consulting any of the villagers. Also, there is an issue with parking for the craft shop and currently they use that area at the west of the right of way, where there is currently space for 6 cars. Auldbar Road and Park road are used for parking by customers of the craft shop. Often blocking or parking on our property as well as blocking in our neighbours across the road. This new parking will not improve this issue and the extension will just mean that more people need parking thus exasperating the parking situation. Another issue with this proposed build is that the cars parked in the new spaces means that there will be many people reversing onto a right of way which is dangerous for the people using that right of way. The right of way is used by families, dog walkers, walkers, and horse riders. We received the notice on Saturday 17th August and there has been no public notification on our street displayed. The people of Letham need to be made aware of this proposed plan as the land was gifted to the people of Letham by the Dempsters. I believe that the people of Letham need to be made aware of this proposal so that they are aware of what the Sturrocks are doing to the right of way.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Penny Lockwood

Address: 6 Park Road Letham Forfar DD8 2PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to Letham Craft Shop Planning Application 24/00460/FULL. My objection is on the grounds that the proposed car park will be built on an existing right of way and land that does not belong to the applicant. The application states that all the land belongs to the applicant and that no public rights of way are involved.

This is incorrect. The green path to the south east of the existing car park was an old road and is a right of way currently used by walkers walking from Letham to Trumperton. It is part of the network of paths and tracks that George Dempster developed for use by the people of Letham and is public land. The plans in the application indicate this old road is to be tarmaced and incorporated into the new car park. In addition to this further north along the track the applicant has already extended his back garden so the fencing running between the track and his garden has moved about a metre into the track. In effect taking land that isn't his.

My second objection is that it appears from the projected images provided the access exiting the north of the carpark will be narrower than the current path. Several householders on park road use this track to gain vehicular entry to their back gardens. In my case I do this to take out items cleared from the garden because there is no vehicular access from this area to the front of my house. If the track is made narrower I will not be able to gain vehicular access via this route. At present I cannot use the alternative route because the entrance to the track running north has been adopted by the applicant for his own private use. The applicant has blocked the track with vehicles he claims are broken so he is unable to remove them.

In summary the proposed car park to the SW of the property is a public right of way on public land. People regularly walk along the track and it is used as a vehicular access to back gardens.

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Case Officer: Damian Brennan

Customer Details

Name: Mrs Sheila Neill

Address: 5 Anvilbank Letham By Forfar DD8 2QZ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application because this is green space and it belongs to the people of Letham not the owners of the Craft Shop. This application would also have an effect on the wildlife in the Letham area and the people of Letham. I feel this application would give more problems for the people of Letham for parking because the more business the Craft Shop bring to Letham the less places there will be even though the Craft Shop are allowing for another 6 parking spaces.

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Case Officer: Damian Brennan

Customer Details

Name: Ms Angela Hendry

Address: 14, Breahead Road Letham Forfar DD8 2PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application. The road the car park would be sited on is not owned by the owner as claimed. It is public owned land and there has already been issues where the applicant has erected bollards and had to remove them as its an access road to the rear of some properties.

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Case Officer: Damian Brennan

Customer Details

Name: Ms Margaret Mcgugan

Address: Owl hoot cottage Burnside Forfar DD82RY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The green roads have been used by car and lorry's over the years I lived in park road. To get to the back to all the property's in park rd. the green road that he has included in the application does not belong to the Applicant

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Case Officer: Damian Brennan

Customer Details

Name: Ms Margaret Mcgugan

Address: Owl hoot cottage Burnside Forfar DD82RY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The green road belongs to the people of Letham, how can there be any one person asking for planning including ground that does not belong to him .?