

# AGENDA ITEM 6

## APPENDIX 3

2018/0221/DET

## COMMUNITY COUNCIL COMMENTS

With regard to this application Dulnain Bridge Community Council would make the following comments and observations. We would firstly advise that we broadly support and are enthusiastic about the proposal and see it as, potentially, a positive development for the Community. However, we have major concerns about certain aspects of the proposal, in its current form, upon which we seek clarification, and would therefore object to the plan.

Initially our comments are with regard to the original contracts.

In the previous, original Contracts of Sale, certain conditions were imposed which now seem to be ignored. Looking at the proposal it would appear that the “footprint” of the land attached to Rose Cottage has decreased and we would request precise and accurate measurements, ignoring any fences which may currently be positioned, of both the development and Rose Cottage areas.

The original agreements were for 10 house plots, implying 10 dwellings, which we believe is a much more appropriate number for the size of the site.

The original documents had the pumping station located to the South of the A982, although this is not a major concern, we would ask why this has been moved to the North side.

With regard to the provision of a connecting footpath to the village, stated in the aforementioned contracts, we would now expect that the footpath is created mainly within the development site, rather than along the verge of the trunk road. A path should be made to the East side of the site from the current West edge of the village and a gated entrance established at the East edge of the site. A gated exit gate should be made from the West edge of the site with a pathway established to the entrance of Muckrach Country House Hotel. This should remain a mandatory condition of any approval and would be the responsibility of the applicant to provide this facility. The footpath should be constructed using compacted stones/tarmac or similar materials to provide a permanent facility.

In the original contract the then incumbent Community Council stated “Largely unoccupied holiday homes would add nothing to the life of the village and be of no economic benefit to the Community whatsoever” and we believe this clause should be respected and acted upon.

We would now make the following specific observations on the submitted proposal in support of our objections.

As this is a “gateway” development we would request sight of a visual impact assessment plan, if this exists, and, if not, would request this to be produced and made available to accompany the application and circulated, prior to any planning approval being considered. Also, on the same point, we would also propose that part of the Western perimeter of the site should be used to provide screening planting of trees/large shrubs.

Based on the current submission we would note, with some concern, the lack of recreational facilities and would expect some provisions to be made for a development of this size. Also we would seek further information as to the “target” market for the eventual occupants of the housing. We would seek assurances that the development will honour the 25% requirement for “affordable housing” and seek clarification as to how this will be achieved.

We would strongly urge that a pedestrian crossing be created as a further road safety measure. This should be sited on the West edge of the village ideally between The Auld Manse Guest House and the bridge thereby providing safe access via the new footpath, this should also be a mandatory condition.

We are concerned that there is insufficient designated parking for home owners within the proposal and believe that this could result in vehicles being “half parked” on footpaths with the accompanying difficulties or, even worse, may result in vehicles being parked along the A982. We also note with some concern the apparent lack of adequate provision for visitor parking which would almost certainly exacerbate the previous point. We also note, again with considerable concern, that there is only a single track access road within the development which appears to be approximately 3 metres wide. We consider this to be wholly inadequate based on the current perceived parking situation, particularly with regard to access for emergency vehicles and Local Authority amenity access.

We would also seek clarification regarding telephone/broadband cabling, that this will all be underground and we would also seek assurances that all such cabling is optical fibre cabling.

We note that, in our view, the bell-mouth entrance is far too sharp and would request that this should be altered to a far shallower angle, probably more curved, to accommodate safer access/exit. On this point we would also strongly suggest that no roadside planting is undertaken as this would also limit vision along the trunk road.

It is essential to the scheme that the 30mph speed limit is extended to at least 100 metres to the West of the current entrance to Muckrach Hotel with the 3 stage 100 metre speed reduction signs beyond that point, this should be a mandatory condition prior to approval. We are unsure of the requirement for street lighting within a 30mph zone but, if this is also a requirement, this should be adhered to.

We also ask you to note the old mill to the South of the A982, sited approximately in line with the new “gateway” to the village, and would request that consideration be given to the renovation and development of this facility possibly as a joint/ partnership venture as and when construction commences. We note that this is a significant request and would probably require further consultation. I would advise that there was one objection within the Council to this point.

We would formally advise that we expect our objections and our request for further and better information to be comprehensively responded to before this application is set down for consideration by the Planning Committee.

# Comments for Planning Application 2018/0221/DET

## Application Summary

Application Number: 2018/0221/DET

Address: Land 40M NE Of Rose Cottage Dulnain Bridge

Proposal: Erection of 18 houses, upgrade of access

Case Officer: Emma Wilson

## Customer Details

Name: Mr Colin Hill

Address: Edoras Balnacruie BOAT OF GARTEN

## Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to our previous submission, which has been acknowledged but we still await a comprehensive response, on this proposal we would add the following comment.

Allowing for the Scottish Parliament's commitment to "green energy" we would also require the developer to be mandated to provide sufficient vehicle charging points on this development.

Dulnain  
Bridge

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From:Dulnain Bridge  
Sent:16 Aug 2019 10:24:37 +0100  
To:Planning  
Cc:Stephanie Wade  
Subject:Application 2018/0221/DET

We note the recent amendment on the above reference and would advise this was noted at our CC meeting on 14/08/2019, no objections were noted.  
We would confirm we would request our status as a consultee be maintained.

C. R. Hill, Chair  
On behalf of Dulnain Bridge Community Council