

[REDACTED]

From: jean smith [REDACTED]
Sent: 20 February 2019 08:28
To: Planning; jean smith
Subject: neighbour notification response - P/19/0158

20 Feb 2019

Mrs Jean Smith
3 Millburn Road
Ashgill
Lanarkshire
ML9 3BG

[REDACTED]

Material planning Considerations regarding P/19/0158

* We the neighbours concerned in this proposal only received these neighbour Notification Notices on Friday 15th February 2019 and as they have to be returned by the 28th February does not give us a lot of time to peruse all possible issues which this proposal may mean for us but I have hurriedly put some points of consideration together and I hope you will take them into consideration while investigating the possibility of giving Planning Permission in Principle. And I would appreciate the ability to add more points if and when they become evident.

1. I would first and foremost like to question the action of allowing permission in principle (outlying planning permission) on a decommissioned railway line? I have never seen properties being build on such an unstable site.
2. Nature.....The proposer is attempting to get approval for totally monetary gain at the expense and inconvenient and of all the people who live here already. He showed he cares not for the environment by totally devastating the area of flora and fauna which it has been since the railway stopped using it 70 or so years ago. Mr Collins did this without a by your leave to any adjoining neighbours and with no considerations for the local wildlife and trees. I have seen all kinds of wildlife and birds which depended on this area and now it is gone thanks to Mr Collins. [REDACTED]
[REDACTED]

3. Nature and Noise/ Disturbance....As the trees etc have been removed and sold off for wood burners and if the mound of earth is removed as well the smell from local Ashgill water Works at times during the drier weather is going to be awful. Which will prevent people enjoying their gardens and from even opening our windows as the smell goes into the houses.

From the destruction of all the trees on the 10th January 2019 and even before this date I have had to put up with chain saws going most dry days as Mr Collins is selling all the trees he cut down off to men who come in with there trucks and saw up the wood. He has turned the place into a business trying to get rid of all the trees he cut down.

4. The Water Board..... has been up for a look regarding putting in service and I had to point out we have since our home was build had use of an old clay drainage pipe at the back door of our property and if they flatten or break this our garden will become prone to flooding. My daughter converted a garage at the rear of our property and this and our garage will flood if this drainage pipe is blocked or broken. There is also a bad smell from treatment works especially in the warmer drier weather and this can only increase as it is already stretched in capacity. The water board say once they know how many dwelling are allowed they will investigate if the present water works can cope with more. Millburn Road drainage system is already struggling to cope with all the usage in the area because most days there is a distinct smell of raw sewage in the air coming from the drains running down the road.

5. Security and privacy..... of our home is also at risk. I have already had local youths running up and down this embankment whereas before the deforestation the trees and especially the Brambles kept them all off it but now we are open to abuse, stones being thrown at our cars and roofs and pets. They set fires, drink alcohol and hang around looking and watching everything we do and I am afraid to leave in case of people entering our property over the wall which is really not high enough now to keep and potential burglars out. Mr Collins has opened us up to a world of potential trouble we all could do well without.

6. Street lighting/ pavements and Road signs..... will have to be continued much further down Millburn Road along with road signs etc. The corner where the servicing road to the area is a blind corner which although should be 30

miles an hour cars travel far faster and do not slow until they get to the junction of Millburn road and Ashgillhead Road at the mini roundabout. The narrow country road is also unsuitable which is shown when there is a accident or event on the Garrion Bridge Road as our road then becomes very busy and choked with traffic trying to avoid incident. The pavement has been destroyed down Millburn Road at the proposed site by the parking of heavy machinery and trucks on the pavement and the pavement has sunk under all the heavy machines this developer parks up there.. It is now a muck hole that forces people to walk on the road at a dangerous blind corner. The road itself was redone beautifully in 2017 and is smooth but this too will change as it will I imagine have to be all dug up to allow services to be put in.

7. Removal of existing bridge wall and leveling of embankment The proposed removal of the sandstone railway bridge and bank of material covering the whole proposed site will be a massive disruption as it is a massive amount of material. With noise and road closures traffic disruption access problem for residents. And when accident etc happen at Ayr Road etc cars will not be able to use Millburn Road as an 'alternative route' as they have always been able to do in the past.

8. ContaminationThe area will have to be tested for contamination due to it being a decommissioned railway line no one knows what is about to be dug up and could be a health hazard.

9. Subsidence----The reason we got to build here nearly 40 years ago was because of the demolition of previous house due to subsidence. there was talk of mine workings going under the area and there is a massive 'Bing' less than quarter of a mile away and a smaller 'Bing' within a few hundred feet of us. No one knows where these workings go and would recommend the proposer getting a report from the Coal Board and having the area tested by machinery to make sure there is no workings under the area. I would like planning also to consider if the use of heavy machinery trucks etc could cause damage to the foundations of our home if there is a danger of old mine workings here about.

10. Unknown We have not been told how many houses, type, height or size of houses Mr Collins wants to build so I cannot at this stage comment on these issues. In fact we have no idea as yet to the proposed plans.

11.Overlooking/ Privacy The overlooking of our property and loss of privacy in our garden is a major concern our home is on one level so if big two storey houses are build there will be major issues with this.

12. Visual Impact...also an unknown at the moment with possible reduction in sunlight and overshadowing and overbearing as site is right next to my home. I would suggest if permission is given the dwellings are limited to one storey to fit in with existing homes in the area.

13. Noise and Disturbance ...not only during removal of existing bridge wall and embankment material but after with increase noise from Sewage works and smell which at the moment the embankment helps prevent.

14. Listed building. The large sandstone wall I am not sure if this is listed due to age and interest in such building but this may also be a consideration.

15. Layout of new proposed buildings... we have no idea how many buildings as yet so cannot comment on this at the moment but would appreciate the ability to do so if this proposal is allowed.

16. Road Assess...proposed area sits on a blind corner with no proper access or made up road depending on the amount of houses there will have to be a proper developed road servicing these houses. Not just a monoblocked driveway which would break up and fall away causing a potential eyesore. So I ask if permission is given for a properly developed road be put in place with roadside drainage and the blind corner issue addressed.

17. Greenbelt...When we build our home here nearly 40 years ago the railway track was a green belt area is this not still the case? And that these types of area should be kept as pathways for nature with so many roads, railways lines, housing developments these old railway lines are a lifeline to wild animals who use them as corridors to link up with other green areas. these old railways should be kept open where possible for pathways for nature to allow wild animals a safe passage and join up with other areas where they can be safe and undisturbed.

18. Insufficient Parking...Due to Millburn Road only being a small narrow minor road if cars park here they park on the pavements already seen at the new Chip shop on the corner of Millburn Road and Ashgillhead Road. And to the detriment of local residence who cannot get space to turn into and out of their driveways because of pavement parking problem in area. If cars park on the road it causes issues with traffic as there is not enough room to safely pass. More houses can only exaggerate this problem. The road would preferably have to be widened to allow so much more traffic.

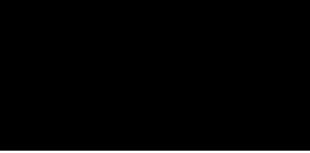
19. Specialist Building requirements....Due to previous house being demolished in this area we had to install special foundations as a precaution in case there where more mine workings which could cause damage to my property. I worry that if the surrounding area is disturbed with digging It could cause subsidence in my property as a result of heavy work.

I would highly recommend all testing be carried out before any outlying planning permission is granted ie contamination, service installation, capacity of water works drainage sewers etc. position of site (blind corner), parking, mine workings, possible subsidence and all the other issues raised due to all the problems this could cause in the area.

This is only a few of our considerations and can foresee a few more hidden problems in the future if this 'development' is allowed on a railway embankment.

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Look forward to hearing from you



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