

From: jean smith
Sent: 16 August 2019 09:43
To: Planning LRB ; Nicola Smith; Derek Taylor
Subject: planning application review - P/19/0158

Dear Pauline MacRae

Regarding application for Planning Permission in Principle Application Number P/19/0158 - (Mr Collins). I would like to add more considerations regarding Mr Collins Appeal against the SLC Planning Departments decision to refuse permission on the 1st May 2019. I would like you to consider my previous objections and add a few more for your consideration.

Application number: P/19/0158

Reason(s) for refusal:

01. The proposal is contrary to Policy 3 - Green Belt and Rural Area of the South Lanarkshire Local Development Plan as it would constitute new residential development in the Green Belt without appropriate justification.
02. If approved, the proposal would set an undesirable precedent which could encourage further similar applications for development prejudicial to the Green Belt designation.
03. The proposal is contrary to Policy 16 - Travel and Transport of the South Lanarkshire Local Development Plan which safeguards former railway lines for walking and cycling.
04. The proposal is contrary to Policy GBRA4 - Small Scale Settlement Extensions of Supplementary Guidance 2: Green Belt and Rural Area as it does not comply with the criteria listed.
05. The proposal is contrary to Policy 4 - Green Belt and Rural Area of the Proposed South Lanarkshire Local Development Plan 2 as it would constitute new residential development in the Green Belt without appropriate justification.
06. The proposal is contrary to Policy 17 - Travel and Transport of the Proposed South Lanarkshire Local Development Plan 2 which safeguards former railway lines for walking and cycling.

Reason(s) for decision

The proposal raises significant amenity, environmental and infrastructure issues and fails to comply with Policy 3 - Green Belt and Rural Area and Policy 16 - Travel and Transport of the adopted South Lanarkshire Local Development Plan (2015), Policy GBRA4: Small Scale Settlement Extensions of Supplementary Guidance 2: Green Belt and Rural Area (2015) in addition to Policy 4 - Green Belt and Rural Area and Policy 17 - Travel and Transport of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) (2018).

Notes to applicant

Application number: P/19/0158.

My previous consideration to SLC Planning Department were....

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 built 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. There are also bats a protected species
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 their 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 were 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.

* I would also like to add I did report to SLC Planning when Mr Collins sent the heavy machinery in to demolish the vegetation, bushes and trees but was told they could do nothing as he is the land owner. I have been very upset by the mess Mr Collins has left the land right next to my home in it looks like a dump.

I will not live long enough to see it recover but given the chance it will recover and regenerate and provide continue to provide a much needed corridor for nature and a point of interest in the Ashgill area. This old railway has in the last 70 years or so since it was closed down been left to regenerate and was looking beautiful with native trees and bushes and wild flowers and plants. Mr Collins bulldozed the lot without a by- your- leave to anyone surely he should have needed some kind of permission to do this destruction?

I know you will be aware we are all running out of green spaces. I used to see Roe Deer, badgers. fox, squirrel, hedgehogs, pheasant, rabbit and all different species of birds using this as a corridor past Ashgill and we do not have many green spaces left here in Ashgill. Which was lovely to see. I have 6 bird boxes up around my garden and the birds are always in them but because of the scrapping of all the native trees etc. this year by Mr Collins none of the birds used my bird boxes this year. I also have a hedgehog box which is used every year but not sure if they will return now either which makes me very sad.

There could also be problems with the content of the embankment it could be contaminated because no one knows what was used in the building of it i.e. asbestos etc. and this type of material is safer left untouched in my opinion.

There is also the position of development which is on a sharp blind corner of a county road. The street lighting would have to be extended and there is no pavement on this narrow road and the roadside drainage is full of silt which would have to be cleaned to stop flooding and new pavements put in. And the road signs would have to be changed as well which I would imagine cost a lot of investment.

I also know the Ashgill Waterworks just a hundred or so yards away from this development can be very unpleasant at times and the trees and embankment protect all the home owners here from the bad smells and the plant is also noisy and the embankment deadens the noise.

So many good reasons not to allow Planning in Principle here. Hoping for a satisfactory outcome as none of these points above have changed and most of them cannot be changed.

Could you please acknowledge receipt of this email and send my confirmation you have received it. Thank you.

I have also attached some before and after photos of the area before and after Mr Collins sent in the bulldozers.

Look forward to hearing from you

YOURS FAITHFULLY
JEAN C SMITH











