

Considerations to Planning Proposals: P/19/0158

Mr and Mrs Strachan

The Annex

3 Millburn Road

Ashgill

ML9 3BG

To whom it may concern,

I have listed my considerations below, along with a brief description explaining my reasons why.

I am sure you will consider each point, but please feel free to contact me if clarity is necessary.

Initial considerations are:

1. **Overlooking** - The recent removal of all trees and foliage (**10th Jan 2019**), has left our embankment bare. This embankment was developed to serve the local railway line; therefore it sits proud above ground level by some 10-12 feet of earth.
Our 6 foot fence is engulfed by this mass of earth and makes for an idyllic '*perch*' for local youths and potential thieves. This embankment offers a clear '*Birdseye view*' of our homes, gardens, sheds and vehicles. This has caused us some concern and we are now looking to install CCTV for security, and to deter any unlawful activity.
2. **Overshadowing/Overbearing**- If this mound of earth is not levelled; prospective new houses will ultimately be overshadowing our entire back garden, garage and driveway reducing sunlight enormously.
3. **Loss of Privacy**- As previously explained, this site was an ex- railway line. Hundreds of tons of earth were used to build up this land to allow for the bridge crossing at Millburn Road. This substantial mound of earth has already been used in recent weeks by local youths to throw stones, sticks and dirt into our garden and onto our roofs.

Previously, this was a '*hot-spot*' for young people to socialise. We have faced harassment in the past and damage to our cars, fence line, not to mention the broken glass, littering, drunken actions and arsonist actions which have needed the assistance of local fire units and police to control.

We have been unable to enjoy our back garden due to verbal abuse and insults being directed at us from people on the embankment. This makes it impossible to enjoy our outdoor activities with our family, friends and pets... plus general duties such as washing the car, maintaining the garden and enjoying outdoor evening dinners in the spring/summer.

4. **Traffic generation**- Increase in housing means an increase in traffic.

Millburn road is a small, narrow road with poor street lighting. Heavy farm machinery uses this road on a daily basis, and blind corners on 60 mph roads means this road can be treacherous for other road users.

Millburn road is dark and quiet with a history of problems. Damage to cars parked in the area, stolen cars, burnt-out vehicles and drunk drivers use this quiet country road to disguise their illegal actions.

An increase in traffic will only exacerbating the problem.

(When approaching Millburn Road from Ashgillhead Road): The first 50 meter stretch of Millburn Road is 30mph, but unfortunately it is not treated as such. Drivers are well tuned into the fast approaching 60 mph road that lies just round the bend and often increase their speed regardless of the 30mph enforcement.

In the opposite direction, **(Approaching from Dalsersf)**, Millburn road runs directly into a 30mph zone and drivers fail to reduce their speed in time before approaching our home. Speeds of 40-60 mph are frequently seen, with complete disregard for the 30 mph enforcement.

In addition, there is a blind corner which drivers often take at speed and without caution. To increase traffic at this precarious bend is a worry and I firmly believe this is a road safety issue that needs to be address.

5. **Noise and disturbance**- Not only during development stages but also on completion.

Local sewage works can become noisy, but the large embankment and tree foliage was always a natural sound proof barrier from this. Since removing the trees, and ultimately the entire railway, there will no doubt be increased noise and smell from the sewage works.

6. **Loss of trees**- As previously mentioned, Mr Collins removed all trees, foliage, bushes and brambles week commencing 10th Jan 2019. Previous to this, the site was an enriched area for wildlife, with an array of trees and shrubs. Mr Collins made it very clear he was selling all trees for profit and planning to sell this site'' **to a developer for houses''**.

7. **Listed building**- As I mentioned before, this site was a railway line. There is a large brick structure directly next to our home which has stood for many years, (presumably one side of the rail way bridge). I am unsure if this is a listed site, however this is certainly a factor that will have to be considered before development commences.

8. **Layout of building**-We have not been made aware of the projected plans for this site? (Detached/semi? Garage?Gardens? etc). I assume there will be multiple detached homes planned for the site, but this would need to be confirmed by planning.

9. **Road access**- As previously mentioned, the site sits directly on a blind corner on a 60mph road. People's attitudes have not changed in years when driving the 'country roads'

therefore action will be needed in means of traffic control to make this blind corner safe if this is to be the new access point for the development.

10. **Proposals in the development plan-** *“free from trees and level”* (?). This site is not level. It is an old railway bridge with tons of earth to be moved. It is unknown what substances were used to build up this mound of earth therefore precaution must be taken.

The area is littered with old coal mines. It is unknown what lies below this large mound of earth, and if you are allowed to build on old railway lies?

From experience, specialist and expensive foundations are needed in this area when building houses, and subsidence/demolition has been a problem in the past.

11. **Nature conservation-** As mentioned before, there has been a large loss of trees and wildlife which has been detrimental to our area.

12. **Fear of crime-** We have been subject to break-ins and crime previously. As I explained, our 6 foot fence is swallowed by the mound of earth making it very easy for intruders to jump our fence for a quick entrance or exit. We have been broken into twice before with reports available from Police Scotland. Damage to our home and injury to our pets. This is something we are desperately trying to avoid happening again but we feel Mr Collins has been very ruthless in his approach and left this site open to any intruders or potential burglars. Local youths use the area to socialise and consume alcohol out with the eye-shot of police. Fires have been light and debris thrown on to our roofs, gardens and cars.

13. **Visual impact of the development-** There has been no details of the proposed development? We would appreciate full details of the projected plans for the site to ensure the dwellings meet the character of the area.

14. **Loss of existing views-** We have already lost views of woodland and our wildlife. We do not wish to loss views to a large brick wall or overbearing dwelling.

15. **Highway safety-** As mentioned already, this is a 60 mph road with blind corner. Local road users give no regard for dog walkers, cyclists or pedestrians. This site would have to be made safe for residents, road users and works traffic. There is currently no pavement or road markings with drivers taking this bend at speed. The proposal could also lead to vehicles overhanging the highway at a bend to the detriment to other road users.

16. **Convenience of road users-** The development would adversely affect the highway safety and convenience of road users due to issues discussed earlier.

17. **Site access**-The site access is not within acceptable standards and poses a potential safety hazard due to blind corners, no pavements, no road markings, no lighting and no traffic control.
18. **Internal circulation**- Conflict will occur between pedestrians, cyclists, farm traffic and road users .
19. **Adverse impact on the amenity of neighbouring properties**-
We have a clay drainage pipe which lies below the proposed site.
This drainage pipe prevents flooding of our home and garage, and has played an essential role for 35 years. We fear this pipe may be damaged or broken by the removal of this earth causing mass flooding to our home. We have been in contact with Scottish Water/Council regarding this concern and we will hold the developer accountable for any flooding to our home as a result of this pip being blocked, damaged etc.
20. **Car parking**- Insufficient parking space will adversely affect the amenity of surrounding properties through roadside parking on this narrow road. Parking must be considered and managed appropriately. There are currently a number of vehicles that park on the road/pavements or close to homeowner's driveways. This is a hazard for pedestrians who are forced to walk on the roads. The blind corner has no pavements, street lights or road markings, with cars often approaching this corner at speed. There would be an increased possibility of car damage due to the speed of other road users, no road markings, farm traffic and congested roads.
21. **Insufficient parking**- As explained above, this is a real concern. The local convenience store and chip shop across the street generates parking which often results across pavements and driveways. There is no doubt that this development would cause an increase in traffic and potential for incidents due to an overspill in parking.
22. **Greenbelt**- I am unaware if this site is protected green belt? But this must be taken into consideration?
23. **Specialist building requirements**- Special foundations were required to build my mother and father home. This was due to the heavy clay below our home. Subsidence was also noted at neighbours home where demolition was the only option. I hope the land owner and developer have looked into this as this site is not an optimum area for housing.

Please accept this as my main considerations to the proposal.

I look forward to hearing from you,

