

Meigle and Ardler Community Council Public Consultation over the proposed Forfar Road Development by Campion Homes under planning application 22/01501/FLM H9

Rae Taylor (RT) opened the consultation welcoming some 56 attendees and explained he would chair the meeting which was not a community council meeting and he would not express an opinion on the proposed development. He further advised that we would note representations made by residents which would be collated and forwarded to Perth and Kinross Council. He noted that agencies in the form of PKC planners, Scottish Water, SEPA, Alyth Health Centre and Perth & Kinross Heritage Trust had all been invited to attend but had either declined or not responded. Two representatives of Campion Homes had accepted and were present. An apology was received from Councillor Anderson and Councillor Stewart was present. RT confirmed that we had challenged the short consultation lead time advised by PKC for individual responses and were awaiting confirmation from them of an extended date. The community council had already requested a 21day extension to submit their response and again confirmation of acceptance of this is awaited.

RT then opened the floor for public comments:

Resident 1 queried sewer pipe capacity as a neighbour had experienced several instances of sewage back up in times of heavy rainfall. He further queried the ability of the existing sewage plant to cope with the additional planned build.

Campion Homes advised that for the new development sewage and rainwater would be handled separately and that Scottish Water had indicated there is sufficient capacity in the sewage plant.

Resident 2 asked if rain water run off would go into Meigle Burn.

Campion Homes advised that it would, however in exceptional circumstances would be captured in the SUDS being built on the other side of the Forfar Road. This is designed to cope with 1 in 100 year events and a 30% increase in rainfall due to climate change.

Resident 3 queried why the site plan showed connecting roads out of the top of the development to the open farm land when this area was not in the scope of the development,

Campion Homes advised that this was instructed by PKC planners.

Resident 4 stated that the 2007 approval was for 74 houses on the site and that the current planned increase to 100 would have a detrimental impact on the village. He quoted from earlier communication that the PKC objective was to reinforce rural life with modest enlargement with similar character housing.

Resident 3 suggested that the meeting be suspended until a representative of PKC planners could be present. RT advised that we had been notified that they could not attend this meeting but that all comments would be noted and sent to them.

Resident 6 expressed concern at the scale of the development including two blocks of flats and this would change the character of the village for the worse. Road traffic issues were a major concern and Strathmore Place would become a rat race. Meigle is not a suburb of Dundee and we should look at the smaller sympathetic development that had taken place in Ardler.

Resident 7 asked that we take one step back and seriously consider road safety issues particularly around 8.00 when vehicles are turning onto the Forfar Road at the junction of the Spar Shop. Increased traffic from the proposed development will further exacerbate this

Resident 3 advised that the A94 will become the main traffic route to Aberdeen following the completion of the Cross Tay Road Link and queried increase in traffic flow

Councillor Stewart advised that this is projected to be an increase of 12.5% in the first year, not including this development.

Resident 8 suggested that entry into and out of the development site would cause major disruption to through traffic particularly at commuter times and this would last for the duration of the build. The opening of the new bridge will compound this. We are a small village and a development of this magnitude will make Meigle a small town with no increase in amenities.

Resident 9 asked why so many houses and flats when there are no local jobs. He queried the surface water issues and whether solar panels and car charging points were included.

Campion Homes responded that surface water is not going into the drains which including the SUDS had been designed by a drainage expert.

Resident 10 suggested that any traffic measurement should include early mornings when heavy and farm vehicles are very active. She elaborated that from the site plan two and three bed house had two parking spaces and four bed three parking spaces indicating a considerable potential increase in car numbers. This increase will aggravate an already difficult situation and she had experienced two near misses

recently due to speeding traffic. In her opinion the number of proposed houses is ludicrous.

Resident 11 queried why the local development plan restricts the number of houses built to be 50 units until 2024.

Campion Homes accepted this but advised that LDP3 will come on line from 2024.

Councillor Stewart confirmed this and explained that planners will commence work on this from the end of this year and will consult with community councils on the requirements for their areas.

Resident 12 asked why the Archaeological survey was undertaken prior to the planning application becoming public and when would the report be made public.

Campion Homes confirmed the report should be available by the end of this week and it will be available on the planning portal.

Resident 13 enquired if there had been any discussions on introducing a Meigle bypass.

RT advised that there had not.

Resident 14 queried why in the light of current world events when we are being encouraged to increase food production consideration is being given to building on valuable farming land.

Resident 15 why Meigle and why now for this proposed development.

Campion Homes advised that this was a judgement on location and marketability

Resident 16 asked about landscaping of the site to protect birds and wild life species.

Campion Homes advised that a landscape architect had produced plans and species list of planting which can be seen on the planning portal.

Resident 17 challenged the Campion Homes suggestion of 150 vehicle movement in total per day to the proposed development. He determined that as we live in a rural environment this would be greatly exceeded. Eg. his two-car family make 6 to 8 journeys per day. This will result in increased traffic flow in and out of the development over and above what has been forecast.

Resident 18 asked what additional provision was being made available for young children and how long the development build would take.

Campion Homes advised that there was provision of a play area and grassed area at the rear of the school. Build time would be determined by sales uptake.

Resident 19 queried the design and density of the houses in the proposed development which appeared incongruous with other houses in the village. She asked how many paths would connect to the Dundee Road and what would happen to the recycling point if a pathway was created alongside the Kinloch Memorial Hall.

Campion Homes advised that a rear entrance to the school was under consideration and discussion is ongoing over a pathway on Kinloch Memorial Hall land.

Resident 20 asked if any mono-block roads were planned in the proposed development.

Campion Homes said yes but were advised that PKC waste team will not put a waste collection vehicle over this road finish so this needs to be readdressed.

Resident 21 was critical of the “white box “ house finish which was out of character with our village.

Campion advised that there was a lot of similarity in build design and they were convinced it will be an attractive development.

Resident 22 asked why Meigle.

Campion Homes responded location and land availability.

Resident 23 commented that 100 houses could expand the population by up to 400+. No consideration appears to have been given to an increase in the provision of health services including doctors and dentists. This would have a serious negative impact on current residents.

He further expanded that in the years 2012, 2015, 2020 his property alongside Meigle Burn had experienced severe flooding issues negating the 1 in 100 eventuality expressed earlier by Campion Homes.

Campion Homes trees would be included in the development which do not exist at present. They further indicated that health care issues are not part of the planning process.

Resident 24 expressed a view that the design and pallet of colours of the houses do not fit in and queried if we could influence this.

Campion Home suggested the planners may offer guidance on this.

Resident 25 this resident asked how the village of Meigle will benefit from this development and in some ways it would be good to have more people in the village.

Resident 26 expressed concern of pedestrians crossing Forfar Road in light of the projected increase in traffic.

Resident 27 Get someone here from the Council to listen to the points raised by residents.

Resident 28 what is the next community council action?

RT advised that a summary of questions and answers given in this meeting will be sent to PKC who will be required to respond.

Resident 29 that this is not just a village, it is an historical village with a lot of Pictish artefacts which could be swallowed up with this development.

Resident 30 commented that the interpretation of LDP 2 is the fundamental issue and answers provided by Campion Home have raised more issues and questions. PKC planners need to listen to the voice of the village and come out and elaborate on the fundamental issues that have been raised.

Resident 31 Councillors and planners don't know Meigle they should come and see it for themselves.

Resident 32, commented that traffic lights at the Spar Junction were considered but PKC traffic advised that due to the Smiddy Lane junction it was not practical to install them.

Resident 33 suggested that with school pick ups, increased traffic from the proposed development could result in severe congestion in the centre of the village.

Resident 34 asked how many houses would be acceptable to the village as we need to provide houses with gardens for families.

It was suggested that this needed to be proportionate to the size of the village and perhaps a wider variety of properties.

Rae Taylor summarised five issues that he considered had been more prominently raised and these were supported by the attending members of the public.

- 1) Size of the development
- 2) Traffic Issues
- 3) Road Safety Issues
- 4) Flooding and Sewage capacity
- 5) Loss of agricultural land.

Rae reminded those attending that an individual comment/objection carried the same weight as a community council response and encouraged individuals to submit their own views to PKC, either on the portal, in writing or by email to the addresses on the hand out survey we gave them. Alternatively, they can email meigleardlercc@gmail.com or hand in the completed survey form to a community council member.

For anyone who would like assistance with this process, community council members will be in the Kinloch Memorial Hall from 2.00 to 4.00 pm on Wednesday 26th October 2022.