

**LRB-2023-27**

**23/00252/FLL – Alterations to dwellinghouse, formation of vehicular access, alterations to rear vehicular access and installation of gates, Morven, Balmoral Road, Rattray, Blairgowrie, PH10 7AF**

## **REPRESENTATIONS**



**To:** Development Management <DevelopmentManagement@pkc.gov.uk>  
**Subject:** FAO Keith Stirton re planning application 23/00252/FLL

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Hello,

I am submitting these comments on behalf of my elderly mother Mrs. Betty H Gellatly, [REDACTED]

[REDACTED]

I found about above the planning application ( 23/00252/FLL) by chance and have discussed it with her and allowed her to provide me with information which I have combined with my own thoughts as we have an Active Power of Attorney in Place.

Having checked with one of the named property notifications on the documents who knew nothing about this and should have I'm concerned about the process and the fact that the residents of the lane who it will also impact on day to day were not notified and also if other properties noted on the list have been informed.

Our comments are as follows:

- The property named in the application lies within the boundaries of the local conservation area.
- We believe a previous such application for access from the same property onto the A93 was refused.
- Balmoral Lane is a private lane which was named only by PKC a number of year ago. The council do not maintain anything other than

a streetlight. The properties in the lane have existed for over 60 years.

- The lane consists of 6 occupied private houses. The lane is the only access/exit the occupants have onto any road: that being the A93. It is also the only access for [REDACTED] [REDACTED] There are therefore between 6 and 12 vehicles using the lane daily as well as delivery/postal vehicles. Access to and from the lane is already challenging as it is on the bend of the road and narrows at the point on the Morven side. With regular bus and HGV use as well as many agricultural vehicles, these wider vehicles are already over the white mid road lines coming up from Middle road due to the narrowing adding to the risk.
- There are now daily between 3 and 8 vehicles parked on the carriageway between the junction of Middle Road and Balmoral Lane. This is worse on particular days when there are events on in the Rattray Community Hall despite some double yellow lines being in place which no one seems to take heed of. This means that traffic trying to exit the lane and go down Balmoral road is forced out further into the carriageway to see clearly and therefore is in the middle of the road. Similarly if you wish to turn right you are also forced further out to get a clear view. If the application was to be approved this would mean exiting lane users being right in the line of requested access gate.
- Access to the lane needs to be maintained at all times for occupants, services and emergency vehicles. Workmen at the named property have been blocking it recently to load/unload goods/equipment as work is already underway.

Should you wish to clarify any points please feel free to contact me [REDACTED]  
[REDACTED]

Kind regards

Tracey Gellatly, daughter of Mrs B H Gellatly

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/00252/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Alterations to dwellinghouse, formation of vehicular access, alterations to rear vehicular access and installation of gates		
<b>Address of site</b>	Morven, Balmoral Road, Rattray, Blairgowrie, PH10 7AF		
<b>Comments on the proposal</b>	<p>The applicant is proposing to increase the width of the current and only vehicle access for the property, taken off Riverside Road. In addition, they are proposing to create a new vehicle access on Balmoral Road through the existing stone wall. Both are public roads.</p> <p>The vehicle access taken off Riverside Road, will be widened from 2.75 metres to 5.0 metres. The existing vehicle access on Riverside Road has a low level wall with railings above, meaning that any vehicle accessing or egressing the parking area will be able to looking out into the public road.</p> <p>The applicant is proposing to construct a new vehicle access taken off Balmoral Road. The applicant is proposing to construct a vehicle access with an opening of 4.0 metres. The gate height proposed is 1.6 metres a similar height to that of the boundary walls. <b>The height of the wall will not provide a suitable visibility splay onto the public road network, a wall of a height 1.05 metre is more suitable. The applicant is also requested to show the splay that is available for the proposed vehicle access onto Balmoral Road.</b></p> <p>Transport Planning are not in a position to support this application and require further information.</p>		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	03 April 2023		

**From:** [REDACTED]  
**Sent:** 26 April 2023 12:46  
**To:** Development Management <[DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)>  
**Subject:** FAO Keith Stirton

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Hello , as a follow up to my earlier submission I attach a photo of the current parking issues I refer to in the application for Morven, Balmoral rd , Rattray .

Photos taken just after 10 am today give you an idea. In the second from last traffic at a standstill as two way and no one can see .

Kind regards,

Tracey



















