

28th January 2021

Dollar House

21 Dollarbeg Park

Dollar

FK14 7LJ

Development Quality
Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa
FK10 1EB

Dear Sirs,

Planning Department -Clackmannanshire Council, Alloa

Planning Application: 21/00006/AG | Prior Notification For Agricultural Building | Land To The West Of Dollarbeg Park Dollar Clackmannanshire

Following my review of the above planning application, this is a FORMAL OBJECTION to the application which should be refused. The following details my main objections to the proposal.

1. **Access**

The access to this field from the B9140 has already been established as very dangerous by the Councils own roads department in a recent application for another development on this site by the same applicant in July 2020.

There has been no visibility splay created to safely access and egress the site for the uses planned, together with poor construction of the existing access. This is further exacerbated by the plan to offer educational visits to the site for pupils from local schools for junior and senior age groups, which is entirely inappropriate.

2. **Current Structures**

The current structures on the development site have been constructed without requisite planning permissions, and the approval of these additional sheds would exacerbate this. The existing structures, require to be determined first, in advance of this application.

3. **Clackmannanshire Local Development Plan**

Policy EA4 states that the design and location of development should ensure that the landscape quality and visual character of the area is maintained and enhanced where possible.

The proposed goat shed (25m long x 3.5 m wide x 4 m tall) covered in black/grey cladding will have a material adverse impact on the landscape quality and visual impairment of our outlook and neighbourhood.

Due consideration should be given to significantly reducing the size of the proposed shed and altering the cladding colour to be more in keeping with the setting. In addition, bunding and/or screen planting

should be conditioned to further soften the visual impact from our home and wider views from other houses in Dollarbeg Park and in longer views from north of the River Devon.

4. Construction of any new structures/ Housekeeping/visual and noise pollution

A condition should be inserted to moderate noise from construction of any new structure as previous construction was carried out-with normal construction hours at weekends, and late evenings.

Consideration should be given to restricting construction working hours at the site to daytime Monday to Friday only.

A condition should be inserted for any new construction to sensitively screened from view.

The development site should also require to be kept in a clean and tidy as a condition of planning permission. We are becoming increasingly frustrated at looking out onto an old caravan, piles of earth, builder's debris and bags, etc., which is unnecessarily unpleasant.

The proposal therefore does not accord with development plan policy and is not justified.

Planning permission should be refused.

Yours faithfully

David Gaffney