

**APPLICANTS RESPONSE TO FURTHER LODGED
REPRESENTATIONS**



Greystone Crematorium

Appeal under section 43A of the Town and Country Planning (Scotland) Act 1997 in respect of Angus Council's decision to refuse planning application 23/00268/FULL

Land 200 metres north-east of Carmyllie Hall, Carmyllie

Response to Representations

11 September 2024

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1. Introduction

- 1.1 This further submission is being provided in response to the representations made by Martin Sleaf and Ian Robertson in connection with notice of review to the local review body by Greystone Crematorium (“**the applicant**”).
- 1.2 To briefly summarise the procedural position, planning application 23/00268/FULL was refused by the Council on 1 May 2024. The applicant subsequently lodged a notice of review on 16 July 2024.
- 1.3 Two representations have been submitted in connection with the notice of review from Ian Robertson and Martin Sleaf. Mr Robertson supports the proposals and Mr Sleaf also offers support, but highlights three concerns in connection with road safety, the proposed path, and the delivery of a new bus stop.
- 1.4 This submission contains the applicant’s response to these representations.

2. Representation from Martin Sleap

- 2.1 In his letter of representation, Mr Sleap has raised the three issues set out below.
- 2.2 First, Mr Sleap has suggested, as a solution to perceived road safety issues, that the 40 mile per hour speed restriction is extended along the B961 to the south of the second junction onto the B9127.
- 2.3 The applicant would have no difficulty with this solution and would be happy to support it. However, we would note that Mr Sleap's suggestion is contrary to the views of the Council's roads team, which concluded that there were no road safety issues in connection with the proposal.
- 2.4 Second, Mr Sleap has suggested that the path between the application site and Redford should not be built and that the applicant should not be required to "waste" his money to build this.
- 2.5 On the contrary, the applicant is of the view that this path would be a valuable link connecting the application site to Redford. It should also be noted that the path will be finished using materials and a design that is suitable to the rural location, and that its construction will have no impact on the existing stone wall.
- 2.6 Third, Mr Sleap has suggested that the path from the application site to Redford would be unnecessary and, in its place, a bus stop should be located across the road from the application site.
- 2.7 The applicant has already committed to providing a bus shelter at Carmyllie Hall as well as a bus layby contain a bus stop and shelter on the opposite site of the B961. However, if the Council were to consider that a bus stop was necessary at Carmyllie, then the applicant would be happy to accept that as a condition of the grant of planning permission.
- 2.8 We would also note that the applicant also intends to provide an additional bus service which can either operate as part of the existing service and therefore increase the frequency of the number 36, or which can provide bespoke transport in accordance with the requirements of each funeral or cremation service. This is considered a significant benefit to the wider Angus area.
- 2.9 Overall, Mr Sleap has not raised any new issues. The applicant would be happy for the 40 miles per hour speed limit to be extended and for a bus stop to be delivered at Carmyllie Hall. The applicant also believes that the path to Redford should be provided as a pedestrian and cycle access. These views are, we understand, shared with the Council's internal consultees.

3. Representation from Ian Robertson

- 3.1 The representation from Mr Robertson is fully supportive of the application. We agree with the points raised in his letter of representation.

4. Other relevant matters

- 4.1 Since the notice of review was lodged, it is worth highlighting that the need for a new crematorium in Angus has recently been confirmed with the granting of planning permission for a new crematorium at Duntrune (Angus Council application reference 20/00830/FUL). In reaching the decision to approve that appeal proposal, the Local Review Body came to a number of conclusions which are relevant to the current proposal, namely:
- 4.1.1 a crematorium requires a quiet peaceful location which is not generally available within a settlement or on the edge of a settlement;
 - 4.1.2 funeral costs in Angus are higher than the national average;
 - 4.1.3 attending a crematorium is not consider an everyday journey and realistically most people will drive to a funeral;
 - 4.1.4 a crematorium is not a significant traffic generator;
 - 4.1.5 few people take public transport to a funeral;
 - 4.1.6 no suitable brownfield sites are available for a new crematorium within Angus;
 - 4.1.7 a crematorium will support the rural economy;
 - 4.1.8 there is no national or local planning policy guidance related to crematorium development; and
 - 4.1.9 the existing crematoria provision within Angus has no sustainable transport connections.
- 4.2 As a result, and taking all matters into consideration, the Local Review Body agreed to uphold the appeal and grant planning permission. A further report will be presented to the Local Review Body which will set out the required conditions associated with this permission. We understand that these conditions will be critical to the are required to mitigate the various road traffic issues. As a result, there is still some doubt as to whether the site at Duntrune can deliver a new crematorium.
- 4.3 By contrast, while the site subject of the current appeal offers a similar site in terms of location, there are no technical or road traffic issues which would constrain development from

progressing. In essence, the site has a clean bill of health and can be delivered without delay if planning permission were to be granted.

- 4.4 In addition, since the submission of the initial appeal submission, the trustees of Carmyllie Hall have submitted a letter in support of the proposal (a copy is annexed to this submission). This letter confirms that the proposed crematorium at Carmyllie will assist in supporting an existing community asset. This supports both Policy 29 (Rural Development) of NPF4 and Policy TC8 (Community Facilities and Services) from the Angus Local Development Plan 2016, both of which support the provision, diversification and safeguarding of rural services. The proposed new crematorium would comply with these policies and would actively contribute to securing the future of the existing community hall.

5. Conclusion

- 5.1 The additional representations that have been submitted support the development of a crematorium in Carmyllie and support the grant of planning permission. We therefore invite the Local Review Body to take these into account in the consideration of this appeal, together with the conclusions drawn as part of the Duntrune application.
- 5.2 The applicant respectfully requests that the Local Review Body uphold this review and grant planning permission for this much needed community facility.

Shepherd and Wedderburn LLP

11 September 2024