

Comments for Planning Application 24/00427/FULL

Application Summary

Application Number: 24/00427/FULL

Address: Pitairlie Quarry Monikie Dundee DD5 3PZ

Proposal: Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to vary conditions relating to permission 17/00917/FULL. Specifically, the application seeks variation of Condition 2 to amend the hours of operation of the plant and equipment and Condition 3 to amend the operational noise limits associated with the development.

Case Officer: James Wright

Customer Details

Name: Mr Charles Duthie

Address: 1 Denfind Farm Cottage Monikie DD5 3PZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to place my comments on record as the Tennent of the neighbouring cottage to the quarry that we have no noise issues whatsoever from the saw or the quarry as a whole.

I regularly take my dog out and can confirm there is no noise pollution from the quarry.

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Case Officer: James Wright

Customer Details

Name: Mrs Barbara Duthie

Address: 3 Denfind Farm Monikie Angus DD5 3PX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My husband and I have no objections to the running of the saw. Being the closest resident to the factory, until it was pointed out to us we didn't know it was running. We hear absolutely nothing. We support the application and the amendments whole heartedly.

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Case Officer: James Wright

Customer Details

Name: Mr mark hunter

Address: county cottage panmure road monikie DD5 3QA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:an increase in heavy traffic would be seriously detrimental to the condition of the road and the road users safety.

The Road B961 between Newbigging and Monikie has been in an increasingly dangerous state of repair for several years with water bursting through the surface - maintenance/repair has at best been temporary and insufficiently done with almost instant further damage appearing making it a slalom course avoiding deepening potholes through Pitairlie Den. Are the council taking this into account?

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Case Officer: James Wright

Customer Details

Name: Mr Michael Went

Address: 4 Parkland of Murroes Kellas Dundee DD53PB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- what is being proposed to mitigate light pollution and impact on environment

- noise measurements have been commissioned by applicant - can this be relied on?
- levels at cottage are high and application suggests not relevant as they own the premises. This ignores the rights of potential tenants or if property is sold at any point and can't be acceptable.
- there doesn't appear to be any dust measurement
- the current system of controlling dust is entirely subjective and is very open to being disregarded or not noted.
- other quarries have rigorous system of measuring noise, dust and have regular meetings with community representatives so any problems can be objectively identified and addressed. This should be required here
- with the significant increase of material being quarried is there a restoration fund in place - important particularly with small businesses
- noise measurement was over a small period and I don't understand why the average noise levels are regarded as being the measure to justify application.
- weekend working/loading time is very open and again open to abuse to the detriment of surrounding houses
- wind direction was not typical and wind was very light so sound would have travelled very little distance when monitored. Not representative
- volumes quarried will increase by over 200% and there isn't any suggestion how the greatly increased volumes of dust will be actively controlled. This could cause significant problems for neighbours.

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Case Officer: James Wright

Customer Details

Name: Mr Murray Hackney

Address: 5 Elmgrove Park Monikie Dundee DD53QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Any extension beyond normal hours of work of noisy quarry work in the quiet village of Monikie would be unacceptable. There are several homes very close and quality of life would be very degraded.

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Case Officer: James Wright

Customer Details

Name: Mr Paul Farley

Address: 28 Granary Wynd Monikie Dundee DD5 3WP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal for the following reasons:

- Increased heavy traffic on poorly maintained and already dangerous local roads.
- Increase of heavy traffic and associated noise during night hours.
- Increased noise and atmospheric pollution.
- Current noise pollution is acceptable to the majority of the neighbouring village given daytime background noise levels. The same level of noise during night hours will be experienced by a much larger proportion of the population and would be unacceptable.
- Concern that noise/atmospheric pollution will negatively impact the local wildlife especially the bird pond directly opposite the quarry.
- Impact on tourist visits and recreation. The appeal of Monikie and the country park especially is founded upon being able to escape the noise and activity of local towns and cities. This will be greatly diminished by having a moderate sized quarry operating 24 hours a day.
- The business has not demonstrated competence in projecting annual yield from the previously granted extension. The community should therefore not bear the brunt of their failure to achieve expected commercial performance through damage to their quality of life.
- This is not a sustainable business and provides limited economic value to the immediate community. Damage to the environment and quality of life of the local population is not a price we should be paying for a short term business opportunity that benefits the business owners only.

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Case Officer: James Wright

Customer Details

Name: Mr Paul Scullion

Address: 7 Elm Grove Park, Monikie Broughty Ferry Dundee DD5 3QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Noise from the quarry can clearly be heard in Elmgrove Park and has certainly increased since the previous planning permission was granted.

The history of the quarry seems to be a gradual extension of planning permission with little or no attempt to contact anyone in the village over the proposals.

The previous permission granted the removal of up to 8000 tonnes p.a. but the applicant states they can only achieve 3500 tonnes at present. Either they were being disingenuous in the previous application or are hopelessly inaccurate at business forecasting. If the latter how can their figures be trusted now and how long before another planning application is submitted? Perhaps investing in another saw and some soundproofing would solve the applicants issues and prevent the quarry becoming a blight on the neighbourhood.

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Case Officer: James Wright

Customer Details

Name: Mrs Brigitte Edelston

Address: 3 Elmgrove Park MONIKIE DD53QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Noise pollution to close residents during the night and week-ends. Increased heavy traffic.

Poor existing road infrastructure and increased dangers to motorists and local residents. Added stress to humans and biodiversity.

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Case Officer: James Wright

Customer Details

Name: Mrs Brigitte EDELSTON

Address: 3 MONIKIE DD53QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the increase in operating hours (24 hours and weekends).

This will have a detrimental effect on local residents in terms of air and noise pollution. This will lead to increased heavy traffic on hazardous country roads which have already claimed a few lives over the years.

There will also be an impact on biodiversity also affected by noise and air pollution.

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Case Officer: James Wright

Customer Details

Name: Mrs Carol Scullion

Address: 7 Elmgrove Park Monikie DD5 3QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed amendment to the original application takes no account of the following - The noise impact assessment is not based on direct measurements taken over a realistic & relevant time period to account for differing weather conditions; average noise levels are not what cause detrimental impact on residents but maximum noise levels disrupt sleep, work, relaxation and enjoyment of our local environment. Where is the updated Environmental Impact Assessment? The state of the road remains a constant concern for locals as well as visitors to the park. More quarrying means more transportation of the output. The manner in which this amendment has been sought is appalling. The timing of the amendment application during school holidays with a complete lack of any real notification, communication or consultation with the local residents is unacceptable. The business aim to operate 24/7 is to meet a perceived increase in market demand for the product and increase yield and hence increase turnover and profit. I may not live as close to the quarry as some but before the application was granted I did not hear it, since then it has been noticeable when in the garden. We moved here specifically because of the quiet location! A quarry operating 24/7 on our doorstep will undoubtedly have a negative impact on the value of the homes in the village. I support especially the comments made by Mr Went and Mrs Harbison. This amendment should NOT be allowed and the applicants are behaving in a very underhand manner.

From: carol scullion [REDACTED]
Sent: Sunday, September 29, 2024 6:30 PM
To: James Wright <WrightJ@angus.gov.uk>
Subject: Denfind and WMP Planning Applications

Dear Mr Wright

We recently found out about the planning application amendment from Denfind Stone and the Monikie WMP, at VERY short notice, thanks to our street WhatsApp group and a neighbour ensuring we heard about these developments. We do not use Facebook and do not purchase the Courier, and indeed, unless alerted by some other means – e.g. notice of a public meeting, significant notices in the village, letter drop/mail, email etc, - we would not regularly search for news of planning application in our community.

You will have seen that we both lodged our objections to the Denfind Stone planning application amendment and indeed voiced our views on how this organisation operates, especially in terms of its business forecasting and direct consultation with the community.

Attached are the email communications with Councillors Mark McDonald and David Cheape as recommended to us as a means to also express our objections.

Statements from previous planning applications from Denfind Stone only emphasise our objection to this latest attempt to override already agreed limitations on operating times. Repeatedly the business states the following -

It is proposed to work the deposit at an average of 8,000 tonnes per annum over a period of 50 years.

*The proposal would release some 375,000 tonnes of natural stone which, based on the permitted level of processing (maximum of 8,000 tonnes per annum) would secure a **continued strategic resource in the Angus region over the next 50 years.***

*Processing will continue at the currently permitted levels (up to a maximum of 8,000 tonnes per annum); **there will be no intensification of operations.***

*The current planning permission limits processing at the facility to a maximum of 8,000 tonnes of stone product over any 12 month period. **No change is proposed in relation to production***

***No operations shall be undertaken on any Sundays or public holidays** with the exception of essential maintenance operations.*

Yet now the business is seeking permission to extend operating times despite indicating this would not be necessary and accepting the limitations set in the previous Planning Application decisions.

Section 42 Planning Application to Vary Conditions 2 and 3 of Planning Permission 17/00917/FULL Supporting Statement – 3rd July 2024

Over the last few years, the production of stone using the stone processing facility has averaged around 3,500 tonnes per annum (tpa), this being significantly short of the maximum 8,000tpa permitted by the planning permission.

So this is directly related to the facility's ability to process within the agreed operating times.

*During this period there has been a significant increase in the sale of paving products which require cutting and it has become apparent to Denfind Stone Ltd that, whilst there is a clear market demand which would allow production to expand, **this cannot be achieved with the existing plant and the current hours of operation.** Accordingly it is proposed to submit a Section 42 planning application to*

allow the continuous operation of the processing plant thereby more than doubling the production capacity.

Proposed Operations To allow for more efficient working and increased production it is proposed to operate the primary saw on a **twenty four hour basis, seven days a week.**

Why should the business be allowed to extend the operating hours rather than invest in the additional plant/equipment required to achieve the same production capacity? Why should the environment and the local residents be negatively impacted by extending previously agreed operating hours? Why does the business not present the alternative of investing in additional plant/equipment and mitigation of the consequent impacts?

With regards to community consultation efforts from the last Planning Application in 2020 –

- The Community Council put a notice of on the FB page, how many residents follow this FB page, is it representative of the whole community? How will FB users have been ALERTED to the importance of this Planning Application?
- The letter drop for those not on FB was restricted to residents within 300m of the site. We live in Elmgrove Park which is further away but since that application was approved, we now hear the plant operations in our garden in which we spend a great deal of our time.
- The poor response to the offers of web based consultation and direct communication with the business is most likely because so few of the local community actually knew anything

The current planning application has followed a similar pattern. Communications seem to be highly restricted and not widely consultative. The minutes of the Community Council meeting on Aug 20th indicates nothing to report under planning! The CC would have known about the planning application and had a duty to properly inform the community about it, before this meeting, to enable residents to submit comments, questions etc. It is unlikely that there would not have been questions and objections raised if more of the community had been made aware of this latest application.

We feel it essential to reiterate our strong objection to the application to extend operating hours at Denfind Stone for all the same reasons as before, also noted in the 2020 application. The fact that the EHO has also objected further underlines that the business should find another way of increasing its production within current operating hours either without causing further impacts on the environment or the local amenity or investing in the mitigating actions to prevent them.

We would appreciate your comments and would like to know how we can be informed of any further updates following any action consequent to the EHO Report.

Yours sincerely,
Carol and Paul Scullion

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Case Officer: James Wright

Customer Details

Name: Mrs Carol Scullion

Address: 7 Elmgrove Park Monikie DD5 3QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further comment on additional Noise Impact Assessment on 28/29 Oct

1. The error in the setup of the assessment at one of the properties means that results are incomplete and so surely should be repeated? How did the error happen when this assessment has been done several times now? Also there was an error in the first table with wrong times related to measurements. Was this report not proof-read?
2. Weather conditions 7Km away from the site cannot be assumed to be the same, weather in Monikie can differ considerably from that of Newbigging which is much closer.
3. The primary source of noise is from the static saw. It is hard to believe there are more than a few cars on the road throughout the night. Birdsong during the night - seriously? There is no evidence for the either cars or birds contributing extraneous noise. In fact is it not possible that the noise of the saw may negatively impact on the local birdlife?
4. With reference to predicted/measured noise levels, these are averaged results. I repeat an earlier comment that we do not get disturbed by low level average noise. However increases in average noise level and sudden high levels will disturb, especially during the night. The LAFmax shows consistent jumps at all properties in excess of the 31dB limits for overnight noise. The LA10 measurements are over the limit more than 50% of the night. Indeed the higher measurements tend to be in the hours after 2am, in some cases exceeding 55dB.
5. I cannot access the Environmental Health report subsequent to this noise assessment which would have been useful to see.

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Case Officer: James Wright

Customer Details

Name: Mrs Elaine Hackney

Address: 5 Elmgrove Park Monikie Dundee DD53QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Homes close to this operation will be significantly affected by noise outwith normal working hours. Monikie village is chosen by many families because it is quiet. To subject them to extended night time noise would be unforgivable. I object to this application.

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Case Officer: James Wright

Customer Details

Name: Mrs Jan Steel

Address: 4 Market Pend, Monikie, Broughty Ferry, Monikie Dundee DD5 3WQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My family and I have lived in Monikie since the late 70s and have never experienced extreme noise levels in the village during the hours of sleep. I have 2 [REDACTED] young adults still living at home where noise especially at night may become overwhelming for them. Monikie is a safe place from noise, don't want that to change. Sound at night travels because of less road noise etc. Is the dust from stone cutting safe?

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Case Officer: James Wright

Customer Details

Name: Mrs Karen Harbison

Address: The Veldt Elmgrove Park Monikie DD5 3QA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application to extend the operating hours and increase the noise limits of the quarry.

The basis of my objection is based on 3 main factors;

1. I am a home worker
2. I am a light sleeper
3. I live down wind of the quarry which amplifies the noise at my property

An extension of operations hours and noise limits will directly impact the quality of my life.

I previously objected to the extension of the quarry as it has moved closer to the village. I regularly hear the quarry noise (when I previously did not). The planning was granted with the imposed limits which are now being requested to change. I object to the current levels of noise and to extend and increase this would be intolerable.

Due consideration should be given to those in the surrounding areas not just a 20m radius.

From: [REDACTED]
Sent: Monday, July 29, 2024 12:57 PM
To: James Wright <WrightJ@angus.gov.uk>
Cc: [REDACTED]
Subject: Harbison: Ref 24/00427/FULL

Dear James,

I have recently submitted an objection to 24/00427/Full for Pitarlie Quarry to amend their current planning permission.

I would like to amend/add further comment to my objection – can I do this or do I need to submit another comment?

I would like to highlight that there was a lot of discussion and objections to the planning permission the quarry received to extend the quarry, and as such certain limits were imposed to minimise the impact to the environment, roads and village. It is these very restrictions that this current application seeks to change.

To move to a 24/7 hours operation and increase the noise limits will have a detrimental effect to the environment, put further burden on already inadequate roads and to the local residents. Having read the noise report – there is no such thing as average noise, there is either noise or there isn't. It should be stated what the highest readings are and the lowest and then it should be determined if they are suitable for the surrounding area, the example of its 80dbs for x time then 20dbs for x time so the average is 50dbs is not a true reflection of the noise actually heard. I live on the edge of the village and I regularly hear the quarry since the expansion – when I did not hear it before. To operate during the night near a rural village is a travesty.

I look forward to hearing from you,

Kind regards

[REDACTED]

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Case Officer: James Wright

Customer Details

Name: Mrs Lesley Dorman

Address: Lismore By Monikie Carnoustie and District Ward, Angus DD5 3PZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Existing quarry is too noisy, too dusty and too close to residences. The main access road is falling to bits, not lit, winding, the scene of many accidents and already down to single (narrow) lane. Monikie is a beautiful countryside setting and does not deserve to be ruined further by removing the very generous planning conditions already granted to this quarry. The rights of the residential community surely have to be considered. The impact on wildlife, particularly nocturnal species has to be considered. Extended operations under noise limits are barely tolerable for some already and a move to 24 hour continuous operation with increased noise and dust should be absolutely refused.

Date: 19 September 2024 at 08:11:13 BST

To: WrightJ@angus.gov.uk

Subject: Denfind noise

Good morning Mr Wright,

For 20 years we have lived next to Denfind Stone's operation at Pitairlie Quarry. We moved to Monikie and initially enjoyed the peace and tranquility that rural life offered. When the quarry reopened our quality of life reduced and with each subsequent planning consent our lives were blighted further by excruciating noise and dust. I could never believe nor accept that the noise measurements forecasted by Denfind were the reality that we actually experienced when consent was granted. It has been a living hell over the past 20 years and our health has undoubtedly suffered by not being able to use our garden as the noise caused great anxiety and the fear is ever present of the toxic silica dust venting to the atmosphere. At one point it was even suggested that this dust was being swept by a standard road sweeper! It is only relatively recently that water damping has been used. We fought the quarry's last planning application really hard and as a direct result of our objections, controls and conditions were attached which sought to mitigate the effect of this noisy and dusty industrial operation within a rural residential setting. I simply cannot believe that the operators are asking that these conditions are now removed.

I appreciate that Environmental Health has concerns over the way the latest noise forecasts on the current application have been presented and this may be grossly misleading and I am asking that the same detailed scrutiny is applied retrospectively to the way the last and previous planning applications noise and dust measurements were presented as our reality is very very different to what was forecast. This application has the potential to destroy what remains of some form of life quality for so many people in the beautiful village of Monikie.

An operation which takes so much money from the taxpayer and public purse in the form of 'free money' grants and subsidies cannot be allowed to profit to the detriment of the very families and taxpayers that are funding this quarry and have kept it afloat for years.

Please please please refuse this application and review these historical measurements.

Kind regards

Lesley Dorman

Sent from my iPhone

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Case Officer: James Wright

Customer Details

Name: Mrs Lesley Dorman

Address: Lismore By Monikie Carnoustie and District Ward, Angus DD5 3PZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A whole bunch of made up noise figures beside homes bordering the quarry which conveniently show that there will be no impact to the community is something I am utterly disbelieving of. I was woken during the night in question and we will never know why as the noise equipment was not set up properly. Mmmmmmm! We have lived in Monikie long before the quarry opened and every new planning application is accompanied by 'figures' which do not match reality and every new consent is accompanied by negative impacts on the surroundings. More noise, more dust, less wildlife. The operators need to do better. Quarry noise and dust go hand in hand and I again urge Angus Council to review all of these historical measurements. Noise spikes at 3 am cannot be blamed on birdsong or on traffic. The B961 through the night is not the M25 at rush hour. Noise from the quarry is awful, intrusive and damaging and silica dust causes cancer. Please refuse this application as Monikie has suffered enough.

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Case Officer: James Wright

Customer Details

Name: Mrs Lorna Nairi

Address: Rivendell Elmgrove Park Monikie By Dundee DD5 3QA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Is open long enough as it is . Extending the hours is not fair on the people who live round about. Definitely no extension is close enough to where houses are already.

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Case Officer: James Wright

Customer Details

Name: Ms HETTY THOMPSON

Address: County Cottage Panmure Road Monikie DD5 3QA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to a 24 hour quarry operation on grounds of;

1.Noise, this is a rural village with a country park, i live here for the peace and tranquility, not to hear rocks being quarried and transported in big lorries 24 hours a day.

2.It would further increase the traffic on the roads which are already in poor repair, especially the main road passing the quarry entrance.