

Comments for Planning Application P/21/0046/FUL

Application Summary

Application Number: P/21/0046/FUL

Address: Site To The West Of Castlewood Glen Road Torwood

Proposal: Erection of 9 Dwellinghouses with Associated Garages and Engineering Infrastructure

Case Officer: Brent Vivian

Customer Details

Name: Mr Paul Pickles

Address: 8A Forrester Gait Torwood Larbert

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application repeatedly refers to Torwood as a village but it does not constitute anything more than a 'hamlet' as there are no facilities such as retail, community facilities or hospitality to support such a description.

The applicant appears to seek a symmetrical development citing the granting of permission to the imminent development called Torwood Glen. That estate is being built on a field below Glen Road whereas this potential development is being built onto what was woodland and above Glen Road. While currently the area has a feeling of openness, this new development would create a sense of being hemmed in, a canyon of housing. In our view the area should all be replanted with indigenous tree species not just within the Callendar Estates land.

Torwood is seeing exponential growth at the moment: 24 housing units on the old school grounds and 11 at Torwood Glen which would be an increase of over 30% within a year. Further development would be ill considered and premature. A period of time should be given for the hamlet to the above developments so the impact can be fully assessed in terms of traffic, services, drainage and so on.

We note that there is already a real issue with flooding at the junction of Glen Road and the A9 despite several attempts to correct this in recent times. Replacing areas of vegetation with hard standing areas such as roads, driveways and foundations could only worsen such things, despite measures to slow the flow of water down Glen Road. Ultimately that's where the water will end up.

The suggestion that the extension of the development onto the north west side of Glen Road would somehow effect a reduction on speed on Glen Road is at best aspirational, but without substance. The road traffic management at the moment is of serious concern to residents and the

potential for three new access roads - two from this application and one from the Torwood Glen development - can only make things worse. These new openings onto Glen Road are immediately after the blind summit at the start/end of the 30mph zone and there is already danger posed by irresponsible parking at the summit resulting in vehicles appearing on the wrong side of the road. Furthermore, at the weekends there is a considerable number of parked cars appearing down the north east of Glen Road as dog walkers, cyclists, ramblers etc head up the lane to Torwood Castle and into the woods. This underscores the popularity of the area for recreational purposes and this development would be an unwelcome encroachment in the area. Finally on the subject of traffic I note as a regular user of Glen Road that the speed of some vehicles is well in excess of 30mph and that the police are regularly deployed to check this which in itself is confirmation of this concern. I would suggest this development only adds to the problem - it certainly would not solve it.