

CDS Planning Local Review Body

From: Gerry Burke [REDACTED]
Sent: 31 March 2024 18:02
To: CDS Planning Local Review Body
Cc:
Subject: LRB-2024-13

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Town & Country Planning (Scotland) Act 1997

The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013

Application Ref: 22/01959/FLL – Mixed use development comprising alterations to church, relocation of memorial, erection of community centre with sport/education facilities, offices, community cafe, formation of replacement MUGA, landscaping, parking and associated works, land 30 metres west of St Columba's Episcopal Church, 19 Perth Road, Stanley – Stanley Development Trust

Thank you for your letter of 22 March 2024 in reference to the above application.

I support this proposal for the reasons outlined below.

Stanley village is currently undergoing a level of housing expansion, comparable only to when it was laid out as the mill workers village. In the last few years Phase 1 of a Muir Homes development has been completed, 187 houses of Phase 2 are currently underway, future phases of the Muir Homes estates are planned around the village and ground has been broken in the last few weeks by Ogilvie Homes for 81 houses. Planning has also passed the application for six homes on a small piece of land at the south entrance to the village.

There appears to be a scramble to build housing in the village for residents flowing out of Perth. We are witnessing a rapid expansion. Yet, nothing has changed in the village to accommodate them. The school, GP surgery, roads infrastructure all remain untouched. There is not a cafe in the village, no indoor sports facility, no modern community meeting space for young or old. There is a Victorian church hall which is used for summer teas and yoga classes but it is neither inviting or comfortable and has long passed its best days. Stanley's most successful community event of each year, the Christmas Lights switch on, has no base to work from, so the main road has to be closed for a short period to allow the event to be rushed through. Then, villagers go back to their homes.

Whilst the National Planning Framework protects our listed property settings from harmful development, I feel the common sense argument is plain to see in this case - especially when the two listed properties (Church and War Memorial) are both currently surrounded by modern buildings in their immediate setting. The argument that this setting will be negatively impacted was lost when adjacent modern development started surrounding both the church and memorial. This is a working village and not a site of architectural importance. I applaud that the framework is there in protection of our heritage but it should not be at the expense of community

furtherment at this small scale but huge importance. The hall has been in disrepair for decades and the memorial needs only a minor adjustment. This is a small consideration compared to a huge benefit for Stanley. The location is the last and only central plot available for a community hub, ideally placed in the centre of the village.

At a time when councils encourage their residents to engage with their communities, care about where they live and improve lives for all, there is a will to be a community here and so a community centre is needed now more than ever, if this village is to be more than just another large cluster of houses. We have the plot, we have the Section 75 agreement in place for the community hub - we're about to have a lot of new residents - but sadly, nowhere to meet with them.

Our sincere request is that Councillors should grant planning permission, overturn the Officer's decision and please let our village thrive as it grows.

Gerry Burke