

Cameron, Zara

From: Linda Duncan [REDACTED]
Sent: 20 August 2019 16:39
To: handl, planning; Spreng, Stephanie
Subject: Planning Application Duneira 19/01573/PP - OBJECTION

Dear Ms Spreng,

As an adjoining neighbour to Duneira I would like to make the following OBJECTION to Planning Application Ref 19/01573/PP

Duneira lies within the residential area and Conservation Area of Rhu, sitting aside similar properties. In LDP and the proposed LPD2 it is not designated for Commercial development.

The narrative enclosed with the planning application states that this was previously a care home. In fact it was the home of a couple who looked after mentally handicapped children as though they were their own. There were no ancillary staff, catering size kitchens or multiple vehicles etc. It was not the same scenario as is now proposed.

Also the narrative says there is no demand for properties the size of Duneira as family homes. In fact two have recently been sold very close to Duneira.

Duneira has two entrances. One is from the A814 close to Pier Road, close to a bend which is near the top of an incline. Site lines are not good and the volume of traffic at peak times is great because it is a main route to and from Faslane Naval Base. The other entrance is off Pier Road, close to the A814. Pier Road has already been identified by Police Scotland as a road that is unsafe for pedestrians and two way traffic, not only when 40 ton articulated timber lorries are using it hourly on a daily basis - a process which will continue in perpetuity according to Scottish Woodlands. I have noted that a consultation request was sent to Campbell Divertie, Roads Department at Blairvadach on 30th July 2019 regarding this application. Since Mr Divertie is no longer a council employee and Blairvadach is no longer a Council office I hope that somebody else in the Council will look at the traffic issues should Duneira have at least 20 cars trying to access the property and report back.

Should Duneira change from being a family home to become a Residential Training Centre I believe that there would be a great loss of amenity to neighbouring properties and the area at large.

At present we know who our neighbours are. In the proposed change of use we could have more than 20 people staying at Duneira, who would have easy sight of, and access to, our property. (There is only a low wire fence separating the properties) Our young grandchildren regularly play in our garden and it is of great concern that strangers from goodness know where, would be around. There is no indication that the current owners would continue to stay in the property.

At present Rhu has major problems from another property, Invergare Castle, being used as a party pad for up to 20 people, creating a nuisance for nearby residents by way of loud noise. It is a huge concern that this type of nuisance could be created by visitors to Duneira. By the nature of the grounds the outside space would be attractive for evening socialising and cause a nuisance to neighbours. My understanding is that the purpose of the training is to teach people how to run short term lets for huge profit. Perhaps this location is to be used to demonstrate how it can be done?

Also the narrative says the grounds could provide parking for those attending. This could also cause nuisance by car doors banging, cars revving etc. There is the potential for 20 vehicles or more to be parking within the drive of Duneira, not to mention deliveries etc. That's a lot of vehicles!

In conclusion, I feel that I must OBJECT to this application. I am fearful for the loss of our amenity, loss of privacy and being subject to the nuisance of intolerable noise from the activities and many visitors to Duneira as well as issues with cars turning in to and exiting from Duneira on the A814 and Pier Road.

Yours sincerely,

Linda J Duncan
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Rhu