

# Glenfarg Community Council

Chair: Donald Mackenzie

Secretary: Janet Watson

Please reply to: 18 Elm Row  
Glenfarg  
PERTH  
PH2 9PQ

26<sup>th</sup> July 2013

Mr Nick Brian  
Development Quality Manager  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
PERTH  
PH51 5GD

Dear Sir

**Erection of 33 dwellinghouses and associated drainage Land 30 Metres South East of Wallace Park, Duncreevie, Glenfarg for A & J Stephen Builders Ltd. Reference Numbers 13/01057/FLL, 13/01058/FLL & 13/01059/FLL.**

Glenfarg Community Council welcomes these applications to build 33 houses on this site. It is pleased with the path network proposed by the developer, particularly the path exiting at the north west corner of the site and joining up with the existing path in Wallace park as shown on the amended layout plan for Phase 2 of the development.

Following a public meeting held on 24<sup>th</sup> July, which was attended by some 30 members of the community and addressed by Mr John Stephen of the developers, one clear area of concern emerged. This is to do with the vehicle access to the site from the B996. It is accepted that the design of the junction and the vehicle splays conform to all the regulations, but given the driving practices of some members of the general public the design of the junction is seen as "an accident waiting to happen". Vehicles travelling south from Glenfarg are accelerating around a bend as they approach this point in the road in anticipation of the end of the 40mph limit just beyond where the junction is planned. If a slow moving vehicle is exiting the site and turning right on to the B996, vehicles travelling south from Glenfarg and driving in the manner described will not be able to brake sufficiently to avoid hitting the slow moving vehicle. Extending the 30mph limit to south of the proposed junction will not deter these drivers from accelerating in the way that they do at present. In the view of the Community Council, the answer is to install a mini-roundabout at the junction. With the normal signage and road markings that go with such a feature drivers will be forced to slow down because when approaching from the north they will not have right of way. We have seen how effective mini-roundabouts can be at the junction of Station Road and Ochil View in Kinross and believe that a mini-roundabout at the B996 junction with the development's access road would have a similar effect. We see this as a low cost way of resolving the issue and therefore ask Perth & Kinross Council to make the installation of a mini-roundabout a condition and that this should be done right at the start of work on the project when the access road is being constructed.

Subject to that one condition, the Community Council is happy to give its support to these developments.

Yours faithfully



A Johnston  
Planning Convener  
Glenfarg Community Council

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