



BEAULY COMMUNITY COUNCIL

Constituted 1977

Keith Gibson,
Planning Dept..
Highland Council,

12 July 2013

Re; Planning Application 13/02240/FUL. House of Beaulieu. 3 unit Sub-divisions, alterations and car park.

Beaulieu CC held a meeting on 10 July attended by 7 Members and 13 local residents to discuss the above planning application. Some residents wished to speak on the subject and were given a few minutes each to voice their opinions. The members then discussed and agreed our response to the application as detailed below.

In general Beaulieu CC would not object to the Co-op operating a supermarket from this site except that we think this planning application is too short on detail being more notable for what it leaves out rather than what is included. It is therefore difficult at this stage to accept the plan as is. It might be preferable for the Planning Dept. to defer their decision until such time that Beaulieu CC and indeed your members have more clarity of the overall plan as detailed in our comments below..

1. Change of use ?

It is completely unclear if this application is for a "Change of Use" or not. The "Change of use" box is ticked on the application sheet but we know this was a general retail store before, albeit for a far more specialist fancy goods and much lower volume of clientele and completely different opening times to that of the current Co-op store in the centre of Beaulieu.

2. Public Access.

We fully endorse the comments made by TEC Services on 4th July 2013 regarding the access to this site for vehicles and pedestrians. However it does not go far enough.

2.1 We would like assurances that Priory Way road and the nearby side roads will be marked to inhibit customer parking. This is the only access into a large estate with many children crossing and playing in the area.

2.2 At the very least there should be a pedestrian controlled crossing from Priory Way towards Beaufort Gardens and Aird Rd estate. A pedestrian crossing was originally planned when the Scotia estate was first developed around 2005/6. With the anticipated footfall increase, especially from Beaufort Gardens estate and the adjacent & opposite bus stops, as well as the railway station, this should now be a top priority. It could also form part of the "Safer routes to School" initiative.

2.3 There has to be some rationalization and improvement of the parallel exits into Station Rd from the Priory Way estate and the adjacent Filling Station. There is currently a conflict of cars turning in and out of these 2 areas. Priory Way estate will soon include another 50 residential units when the Simpson Estate build is completed. With the anticipated increase of vehicles to the Co-op supermarket as well, we believe this exit into Station Rd will become exceedingly dangerous.

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Vice-Chair

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- 2.4 The entrance to the car park needs to be wider to enable easier swing-in and out for two-way traffic and parking cars at 90deg to the access road.
 - 2.5 There is no distinction on the plan where the boundaries of the car parks will be for the 3 separate units or the number of spaces reserved for these units.
 - 2.6 There is no detail on the plans as to where the footpaths will be.
 - 2.7 There is no statement on the estimated volumetric of footfall or vehicles per hour likely to use the site.
3. Tree & Shrub removal.
The proposed tree removal is not opposed as these are 3 semi-mature silver birch, one ash and one semi-ornamental fir tree. However it would be better to plant 8 trees instead of four.
- 3.1 There is nothing marked on the plan as to where these trees will be re-planted or of what type. We therefore suggest these trees should be of the large hardwood varieties in sympathy with the surrounding trees.
 - 3.2 Three of these trees could be planted to fill the current gaps in the mature trees slightly closer to the main road and the other 5 could be planted as a screen and site delimiter on the south-west side between the car park and the fence adjoining the Simpsons housing site.
 - 3.3 There is no information given on what other shrubs and other groundwork clearance will need to be made on the entrance side of the store.
4. Neighbouring residential area.
Priory Place is a quiet residential area. It is immediately to the rear and north west & east of the proposed co-op store. We would therefore wish to see the following conditions attached before planning permission is granted.
- 4.1 Delivery times should be limited between 9am and 6pm Mon-Sat. and 11.30am – 4pm Sunday.
 - 4.2 The Co-op should endeavour to keep the noise of the loading/unloading to an absolute minimum.
 - 4.3 There must be no bottle banks.
 - 4.4 The Alarm system should be completely silent.
 - 4.5 We assume there will be a separate application for flood lighting but the on/off lighting times also need to be clearly specified
 - 4.6 We request that the lighting is designed with suitable baffles or shielding to ensure it does not shine into any resident's gardens or houses.
5. Storage & safety.
The plan does not show any area to be used for storage of packaging or waste. The existing Co-op in Beaully has at times, a considerable amount of cardboard stored behind their premises and the proposed store will be 3 times larger.
- 5.1 We would like to see clearly designated area on the plan where cardboard packaging will be stored, which should be somewhere not visible to nearby residents or vehicles accessing the residential area.
 - 5.2 We would like a detailed fire precautions plan for the cardboard storage area.
 - 5.3 We would like to see details on the plan of where the Co-op intend to store discarded food.

Cont..

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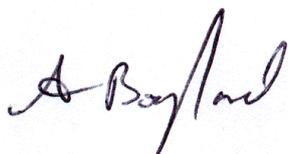
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- 5.4 The discarded food area should not be visible to nearby residents or through traffic and an agreement should be made that any smell from baking or discarded food will be trapped or filtered inside the site.
6. Street Signage.
There is no detail on the signage. We would expect this to be forthcoming as a separate planning application before the store is opened.
7. Powder coating and wall colour.
Although some areas are planned to have a powder coating or paint applied it appears inconsistent by specifying Grey or White only in some areas with some brown windows elsewhere. It would be preferable if the whole building was painted or coated in the same uniform colour scheme. This should be as near compatible with the cream colour walls of the surrounding houses in the adjacent Scotia & Simpsons estates.
8. Three Separate Units.
There is no explanation as to what the 3 separate units will be used for. If they are intended for office or retail use for example, would you please confirm that they will be subject to individual planning applications at some future time.

We appreciate that some of these point could be addressed at a planning meeting and added as "conditions" but there are others such as the access issues, storage, trees and lack of detail on the plans, that if passed 'as is' would effectively give the Co-op carte-blanche to do pretty well anything they wish. I trust therefore you will address these issues prior to granting planning permission and keep Beauly Community Council informed as and when more details are forthcoming.

On behalf of Beauly Community Council



Tony Boyland.
Chairman.

All correspondence should be sent to the Secretary, Belle Maxwell at the address below or by email to bellemaxwell@btinternet.com

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