



# BEAULY COMMUNITY COUNCIL

*Constituted 1977*

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Keith Gibson,  
Planning Dept..  
Highland Council,

8 January 2014

Sir,

Objection to Planning Application 13/04548/FUL Cottage flats and bungalows

Beaulieu CC held a special meeting on 6 January 2014 attended by 6 of our 8 Members to discuss the above planning application.

After due consideration and by a unanimous decision by all the members present, Beaulieu CC resolved to object to the above planning application for the reasons listed below, with explanations for their reasoning.

Reasons and explanation for objection.

- 1. The application does not conform to the outline plan 08/00559/OUTIN for mixed housing & business units.** This current application is in the area which was designated for 3 retail units. See dotted area on Plan 11/03139 and advertisement board picture attached. This application removes the "Business use" criteria.
- 2. The site exceeds original number of planned build units as specified on the plans 10/00055/MSCIN and 11/03549/FUL.** The original plans were for 9 houses and 8 low cost flats (Albyn). A further block of 8 flats were added under application 11/03139/FUL and a further 12 cottage flats (with internal courtyard area) added under 12/04082/FUL which replaced the area designated for 4 detached houses. Making a total on-site to date of 5 detached houses and 28 flats or 33 residential units in all. This application will add a further 8 flats to the above total.
- 3. Over intensity of development.** The proposed development and concentration of units on the site will make it far too compressed and cluttered when added to the existing (permitted) volume of developments on a small site.
- 4. Lack of local amenity space.** For a development of this volume and density there should be an area set aside for a shared amenity greenspace and a small children's play park, both maintained by the developer. The proposed application is a divergence and removal from plans (such as 11/03139/FUL) of an open area with trees, shown between the rear of the low cost (8 Albyn) flats and the rear of the previously planned retail/business units.

cont..

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**Chair:**

*Tony Boyland  
5 Priory Crescent  
Beaulieu  
782998*

**Vice-Chair**

*Rosie McDonald  
5 Priory Court  
Beaulieu  
783501*

**Secretary:**

*Belle Maxwell  
9 Viewfield Avenue  
Beaulieu  
783867*

**Treasurer:**

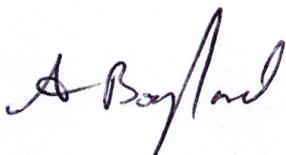
*Seona Fraser  
3 Braeview Park  
Beaulieu  
782815*

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5. **Inadequate emergency vehicle access..** The only vehicular access to the proposed flats is through a tight car park at the rear of the proposed development, whereas the main entrances to the flats are at the front. This is a totally inadequate access for use by emergency service vehicles.
  6. **Excessive traffic volume detrimental to local residents.** Most residences have on average 1.5 cars. The totally unplanned-for increase in traffic volume compared to the original number of planned residences will all be funnelled into the single site exit between Priory Way and Station Rd (A862). This will further compound the anticipated dangerous congestion at the main road junction when the Co-op store opens.
  7. **No consideration of Pedestrian access & safety.** Pedestrians will undoubtedly 'short-cut' through the trees to access the Railway Station, Bus Stop and Village rather than take the diverse route around the rear of the Co-op store (ex House of Beaully). Also, there are no barriers to stop vehicles leaving the highway (A862) and crashing down the slope into the estate. This site is at the entrance to Beaully, so it should have a substantial and attractive stone wall parallel to the public highway strong enough to stop cars and, a footpath from the SE end, leading to a staggered gated entrance in the wall to stop children running directly onto the main road.
  8. **Risk of Flooding.** This application will remove any vestiges of a "green" soak-away area within the site except the small private courtyard inside the 12 Flat complex. The whole site sits in a bowl, and has a high water table. The site already causes a considerable river to form across Priory Way during rainy weather. By concreting over the whole site with just buildings and car parks it will inevitably mean all surface water can only escape across Priory Way or lie in the low points within site.

In asking you to reject this application we suggest that the site owner should first make an application if they wish to remove **business use** from 08/00559/OUTIN Then submit a more "green" and environmentally friendly plan for the remainder of this site with due consideration of pedestrians access, safety and shared amenity space.

On page 2 & 3, I attach references to the significant previously granted planning applications that we know about and a picture of the 3 proposed retail unit advertisement.

On behalf of Beaully 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](mailto:bellemaxwell@btinternet.com)

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2008 08/00559/OUTIN

Granted Outline planning permission for mixed Residential and Business use.

2010 10/00055/MSCIN

Granted permission for 9 houses (5 around the perimeter and 4 in a centre block).

2011 11/03139/FUL

Granted permission (Jan 2012) for 8 Cottage Flats (adjacent to the railway line) Parking for 12 cars in front.

2011 11/03549/FUL

Granted permission (Dec 2011) for 8 Cottage Flats (believed to be low-cost starter homes) Parking for 12 cars in front.

2012 12/02193/ADV

Granted permission for Hording (Jul 2012) advertising 3 Business Units (believe was intended to include 3 flats above, but no details).

2011 – 2013 5 various private house applications granted (around perimeter) in accordance with part of the outline plan for 9 houses.

2012 12/04082/FUL

Granted permission for 12 Cottage flats (July 2012). Parking for 16 cars. Variation from plan that was designated for 4 houses. This was an increase of 8 units over original plan.



Previous site plan  
11/03139/FUL for  
8 cottage flats.

Showing..

1. Four Detached housing plots in the centre.
2. Three business units (dotted line) with separate road access.
3. Planned green space between the 8 flats and the three retail units.

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