



BEAULY

COMMUNITY COUNCIL

Constituted authority since 1977

Objections Re; Planning Application 12/02076/FUL

Glenoran House Station Road Beauly IV4 7EQ

Alterations and addition of two storey extension to Glenoran House and a proposed single storey dwelling house within the garden ground.

1. Glenoran House sits in one of a group of architecturally exceptional houses in Station Road which are quite evenly spaced and give an open aspect to the area when approaching the centre of the village. The bulk and size of the proposed extensions would therefore totally unbalance this vista and be detrimental to the overall character of the village.
2. It would be completely out of keeping with the other building in the area.
3. The proposed extension is of such a size and scale that it could be considered more as a commercial enterprise rather than for family use
4. The NE side of the proposed extension will be against the boundary wall of Riverdale House. This being a proposed 1.5 story extension with a relatively high roof matching the roof line of the original building, it will substantially over-shadow the neighbouring Riverdale House and reduce light coming from the south and west side.
5. The proposed addition of a separate cottage and the increased number of apartments will increase the number of vehicles exiting the site. In addition the large amount of construction vehicles for a building of this size gives us concern for road safety at the entrance at the main road which already suffers from a high volume of traffic and is relatively close to the school children's crossing point.
6. The proposed extension to the parking area needed for 7 apartments and a separate cottage will have an environmental impact as a result of the loss of open green space and 2 mature trees.
7. The sub-soil is of a soft clay nature. Previous experience of construction work in this area has resulted in vibration causing damage to nearby properties. Given the size of the proposed extension, this will require heavy construction equipment which may damage the fabric of the nearby properties.
8. We note SEPA's flood concerns that have been submitted separately, but we would add that the nearby Bridge End Burn is designated as Salmon & Trout spawning run. Ness & Beauly Fisheries Trust in conjunction with Beauly Community Council is trying to open and clean this area up. Any construction work in this area should ensure there will be no shift in the sub-strata which may cause fertilisers or toxins currently locked into the ground to leach into the river Beauly or the nearby Bridge End burn. The trees along this the river side and Bridge End burn should not be harmed.
9. The applicant should be made aware that there is an old public footpath between the boundary fence and the river which is not marked on the applicants site map but which Beauly Community Council have aspirations to re-open for public use should funds become available.

Mr Tony Boyland.

On behalf of Beauly Community Council.

20 June 2012

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