



BEAULY COMMUNITY COUNCIL

Constituted 1977

Mr K. Gibson,
Snr Planning Officer
Highland Council.

Dear Sir,

11 May 2015

Re; Objection to Planning Application 15/01520/FUL
1 Bridgend Filling Station, Beaulieu IV4 7EH. Alterations and erection of new building.

This application states that it is intended to improve trade to the filling station shop & launderette and to add in a Post Office Sorting Office. This will inevitably increase traffic volumes quite considerably, especially for access to the PO. There is a noticeable increase in the number of vehicle "shunts" in this area since the Co-Op store opened and Beaulieu residents are very concerned for pedestrian safety.

Beaulieu Community Council object to the above planning application for the following safety reasons:-

1. Traffic Safety. Granting this application, will increase vehicle traffic to/from the filling station. This can only worsen the current traffic problems at the two adjacent junctions being the Co-op store & Residential areas behind it, and the parallel entrance/egress of the filling station.
2. Pedestrian Safety. Highland Council Officers is currently developing plans for a controlled pedestrian crossing over the busy A862 which will probably be very close or midway between the two filling station entrances. With two entrances and exits at the filling station it is not clear at this time if cars leaving the site from either of the site exits will be able to see the pedestrian controlled lights.
3. Safer Routes to School. The footpath in front of the filling station forms part of the "Safer Routes to School" initiative. The School children currently have to cross the two unmarked in/out junctions at the filling station, so they will be further compromised by the increased in/out traffic volume at this site.
4. Proposed new build (workshop). The planning application does not define what its primary use is, although it lists a "hazard area" inside. This site is within a residential area and currently sells bottled gas cylinders. Will this workshop be licensed to store gas cylinders inside the building or will they be storing any other hazardous material or using noisy machinery?

Suggestions to 1. 2. & 3. above..

Before granting this application, we believe Highland Council Highways Dept. really needs to consider these vehicle junctions in broader terms. So that the vehicle exits at the Filling Station and the Co-op store/resident's junction and the impending pedestrian controlled crossing, are considered in the whole and not individually, to devise a better traffic flow arrangement. At present, the filling station has two entrances and 2 exits (two-way traffic on-site). Perhaps some improvement in safety could be made by making the filling station site have dedicated in & out ends. We would also like to see something like yellow box "Safer route to School" markings on the site exits to stop vehicles stopping and parking over the pedestrians crossing points at the filling station.

cont..

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5. Other Observations..

5.1 Launderette. The current launderette is always busy and provides “service washes” for the local hotels and guest houses as well as a self-serve section for local residents. We cannot envisage how, by reducing the current Launderette to 1/4 of its current size, that it can still provide the same services. Therefore we believe the planning application should state what services they intend to drop, if any.

5.2 Post Office/ Sorting Office. At present, up to 5 Royal Mail vans inconveniently park overnight at the Phipps Hall.

We are concerned that in the evenings and weekends there will be less free parking spaces on the new site taken up by overnight and weekend parking of Post Office vehicles. Will there be any restrictions to “overnight & weekend parking”?

5.3 Post Office/ Sorting Office. At present there is irregular loading and unloading of Royal Mail vans at the current Post Office, where they park on the pavements.

Since the PO/Sorting Office is designated to be at the opposite end of the site to the parking areas, we feel these vans are more likely to park dangerously in a ‘free-fall’ style outside the sorting office rather than in the allocated parking spaces, whilst loading/unloading. Are there any restrictions for loading/unloading on the site?

We feel that Highland Councils Planning and Highways Dept. need to liaise with all parties involved in this application, to minimise the risks and impact caused by initially the building contractors etc involved and, especially, any potential risks to local school children using this route. And eventually the anticipated increased traffic if this development proceeds.

Yours faithfully,



Anthony G Boyland
Joint Chair, Beaulieu Community Council.

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