



# BEAULY COMMUNITY COUNCIL

*Constituted 1977*

Email: [info@beaulycc.org](mailto:info@beaulycc.org)

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Mr K. Gibson,  
Snr Planning Officer  
Highland Council.

31 May 2016

Re; Objection to Planning Application 16/02060/FUL  
14 Houses. Land 95M SE Of Aird Road Play Area Aird Road Beauly.

At the meeting of Beauly Community Council on 30 May 2016, Beauly Community Council voted unanimously to object to this planning application for the following reasons.

1. Pedestrian and Traffic Safety.

- a. No plan has been submitted that describes where, if any, there will be a pedestrian footpath between the end of the existing footpath (outside #18 in Station Rd) and the start of a proposed footpath which is approximately ½ way to the Station House, although drawing SK(Rt11)001 implies by the orange line that it is included in the development plan as part of the development proposal.
- b. With an average 1.2 cars per household + service and refuse vehicles and the on-street parking on the bend after the Aird Rd junction, the highway is not wide enough for two way traffic around the bend between Aird Rd junction and the site entrance. Also the site does not describe the width of the adopted roadway, but it looks inadequate for 2 way traffic, especially service and refuse collection vehicles. Therefore, for this application to be viable, the road between Station Rd from the junction of Aird Rd into the site needs to be widened, especially around the bend.
- c. The priority at the junction of Aird Rd needs to be changed to include a stop sign and line markings at the end of Aird Rd because the natural tendency will be for traffic to go straight-on towards the new site without slowing down, but because of on-street parking etc., traffic coming from the Station Rd has a blind spot at that junction of the traffic coming from Aird Rd..

2. The Houses.

- a. The house design is to say the least unimaginative. There should be more variety between the house designs and should include bungalows to cater for people with a need for housing without stairs.
- b. There is no explanation of the green areas, if any, outside the houses.

Cont..

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**Chair:**  
*Rosie McDonald*  
5 Priory Court  
Beauly  
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**Vice-Chair**  
*James Campbell*  
24 Viewfield Avenue  
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01463 783939

**Treasurer:**  
*Seona Fraser*  
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3. The site.

- a. The plan does not explain how the site boundaries are to be defined.  
For example will there be green planting between the site and the Railway line?  
Is there any tree planting at all?  
How will the site be cordoned off from the Houses and Garages in Aird Road?

4. Flooding/Drainage

- a. The grassed area opposite Station House, from #18 Station Rd, floods regularly and will require adequate drainage.

Until these issues are resolved, Beauly Community Council will not support this planning Application.

Yours faithfully,



J. Stewart, Member, for Beauly Community Council.

All correspondence regarding this matter should be sent to:-

Email: [info@beaulycc.org](mailto:info@beaulycc.org)  
Or Post to 3 Braeview Park,  
Beauly  
IV4 7ED

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