

Responsible Officer – Craig Jardine - LLTNP

Planning Application Ref No 2018/0157/DET

Applicant Cameron House (Loch Lomond) Ltd

Proposal erection of temporary lodge visitor reception and upgrading of existing southern access road, installation of lighting to facilitate its temporary use as the principal public access to the resort. Location Land between Old Luss Road and Cameron House Resort Balloch G83 8QZ.

Reference 1 – WDC response to Cameron House Application, dated 22/06/2018

Reference 2 – Applicants Covering Letter, dated 29/06/2018

Traffic increase evaluation

Below are figures obtained from Cameron House on their membership numbers and customer numbers who will be using their facilities and will generate the following vehicular traffic on Old Luss Road:

- a) customers of the boat house restaurant (200 covers) and lounge bar (information supplied by restaurant supervisor)
- b) marina boat owners which has 240 berths and is full. (Information supplied by marina reception)
- c) golf members wee demon 212 with over 900 additional golfer who are entitled to play. (Information supplied by the Carrick golf course staff)
- d) the frequent shuttle car/bus service to their site further up the A82 at the Carrick
- e) timeshare lodges 87 each with at least 2 car parking spaces. (Information taken from plan submitted by applicant and google maps)
- f) employees cars (restaurant, bar, marina, Golf, lodges)
- g) miscellaneous i.e. sea plane, sightseer visitors etc..

As can be seen from the above numbers it is obvious that there is the potential for a massive vehicular increase to the current traffic using Old Luss Road.

Potential daily increase $200+240+(87 \times 2)174+212+(d,f,g \text{ estimate } 150)$
Total 976 (not including over 900 people who have access to the wee demon)
Movements $976 + 976 = 1952$

Conservative estimate daily increase $100+60+150+100+100$

Total 510
Movements 1020

Total daily movements conservative	Estimate	1020
Current daily movements	Estimate	200

Routes affected

This planning proposal will reroute many hundreds of cars, explained above, down the following roads adding to the already congested traffic area of Balloch.

A811 to/from Stoneymollan roundabout on the A82
A811 to/from Jamestown /Stirling
To/from Balloch Road
To from B875 to Vale of Leven hospital and Alexandria town centre
To/from Old Luss Road
To/from Ben Lomond Way Lomond Shores

In their reply to Cameron house application, Item Ref.1, Item 1a, WDC Roads refer to the rerouted traffic as 'an increased volume of trips, the impact is considered not significant'. This is a pathetic statement in an effort to hide the real increase in numbers. Their report should at least quote numbers that can be substantiated.

Flooding of Old Luss Road

The road floods at the junction to Lower Stoneymollan as shown Figs.1&2 below. This leads to flooding of driveways and gardens as shown in Figs.3&4.



Figure 1



Figure 2



Figure 3



Figure 4

The most recent floods which took place early June were reported to WDC roads. WDC roads indicate they have taken improvement actions, however they have not been successful as the road flooded twice in June after doing this work as reported to them at the beginning of June. The road is impassable here when flooded, contrary to WDC statement of solving the flooding problem. See Figs.1&2.

This means it is and will continue to be a safety hazard to vehicles and pedestrians.

It should be noted that Scottish Water have successfully solved sewage problems and identified that the sewage and road drains here are independent of each other (ie NOT combined). Therefore, the flooding of Old Luss Road is as a result of

- drains/gully configuration
- ditch, burn and sediment tank maintenance
- partial culvert blockage

and therefore WDC have still to solve the road drainage and flooding problems and this should be addressed.

Current parking provisions

Old Luss Road suffers from parking issues and therefore increased volume of traffic would create traffic chaos not only for the residents and emergency vehicles trying to access the emergency entrance to Lomond Shores but all the additional vehicles being rerouted onto the road. See photographs at Figs. 5, 6&7.

Fig.5 shows McDonalds Staff and customers cars parked opposite the Queen of the Loch junction

Fig.6 shows cars parked in Old Luss Road when Loch Lomond car parks are full.

Fig.7 shows hillwalkers cars parked on Lower Stoneyrollan junction.



Figure 5



Figure 6



Figure 7

Increased safety issues for Pedestrians

In Ref.1 it is apparent that WDC Roads and the applicant have not included any provisions for pedestrians and the recognised Public footpath section of the John Muir Way extensively used by walkers. See Figs.8&9.



Figure 8



Figure 9

Road and footpath condition

In Ref.1, WDC also refer to Old Luss Road as the former Trunk Road A82, yes it was, but it has not been upgraded or maintained since 1974 , 44 years ago, apart from some lighting upgrades recently for the footpath section of the John Muir Way on Old Luss Road. The road at this point has only one footpath which is unusable for pedestrians, especially the disabled and prams/buggies .

Fig.10 below shows the appalling condition of the pavement on Old Luss Road.



Figure 10

Missing Figures

Having reviewed the submitted planning proposal I have serious concerns about the lack of actual or estimated figures produced by both the applicant and WDC roads.

The applicant does not print or record anywhere within the document any traffic movements.

WDC have no reference to the increased movements on the traffic routes affected on their roads assessment document.

My conservative estimate which is calculated using information provided by their operational staff and the applicants plans indicate movements of 1020 per day.

This is a massive increase in traffic to this already congested area.

As neither the applicant or WDC roads have produced any movements figures I am requesting that a full traffic survey of the area is performed.

Missing Letter

Having read the above application again on a search for figures relating to the increased traffic flow into Balloch I cannot find an important document in the planning submission.

In the applicant's covering letter it states under the heading Upgrading of the existing southern access road, the third paragraph 'The accompanying letter from WYG considers the traffic implications of this component of the application proposal.'

There is no letter from WYG and no conclusion which states that the proposals would not result in any adverse capacity or safety issues.

Therefore the planning proposal is invalid as the documentation is incomplete as it refers to a very important letter which is not present in the submission for inspection by all interested parties.

I object to this application for all of the above reasons.

Submitted by

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