

**Argyll and Bute Council**  
Comhairle Earra Ghaidheal agus Bhoid

*Customer Services*  
*Executive Director: Douglas Hendry*



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14 January 2015

## **NOTICE OF MEETING**

A meeting of the **PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 21 JANUARY 2015** at **11:00 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director - Customer Services

## **BUSINESS**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**  
Planning, Protective Services and Licensing Committee 17 December 2014 (Pages 1 - 12)
- 4. CIVIC GOVERNMENT (SCOTLAND) ACT 1982: BOAT HIRE LICENCES**  
Report by Head of Governance and Law (Pages 13 - 18)
- 5. MINISTRY OF DEFENCE: ERECTION OF NUCLEAR SUPPORT HUB BUILDING (NSH) ON CONCRETE PODIUM WITH ACCESS RAMP CONSTRUCTED OVER THE GARELOCH AND ASSOCIATED ON-SHORE BUILDINGS (TWO ACCESS CONTROL POINTS, UTILITIES BUILDING AND CYCLE SHELTER): HM NAVAL BASE CLYDE, FASLANE, HELENSBURGH (REF: 14/02508/PP)**  
Report by Head of Planning and Regulatory Services (Pages 19 - 56)
- 6. WAITROSE PLANNING CONTRIBUTION - PROJECT HIGHLIGHT REPORT AND UPDATE**  
Report by Head of Planning and Regulatory Services (Pages 57 - 64)

**7. UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL  
DECISION**

Report by Head of Planning and Regulatory Services (Pages 65 - 66)

**PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE**

Councillor David Kinniburgh (Chair)	Councillor Gordon Blair
Councillor Rory Colville	Councillor Robin Currie
Councillor Mary-Jean Devon	Councillor George Freeman
Councillor Alistair MacDougall	Councillor Neil MacIntyre
Councillor Robert Graham MacIntyre	Councillor Donald MacMillan
Councillor Roderick McCuish	Councillor Alex McNaughton
Councillor James McQueen	Councillor Sandy Taylor
Councillor Richard Trail	

Contact: Fiona McCallum

Tel. No. 01546 604392

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING  
COMMITTEE held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD  
on WEDNESDAY, 17 DECEMBER 2014**

**Present:** Councillor David Kinniburgh (Chair)

Councillor Gordon Blair	Councillor Neil MacIntyre
Councillor Rory Colville	Councillor Roderick McCuish
Councillor Robin Currie	Councillor James McQueen
Councillor George Freeman	Councillor Sandy Taylor
Councillor Alistair MacDougall	Councillor Richard Trail

**Also Present:** Councillor John McAlpine

**Attending:** Charles Reppke, Head of Governance and Law  
Angus Gilmour, Head of Planning and Regulatory Services  
Richard Kerr, Major Applications Team Leader

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were intimated from Councillors Mary-Jean Devon, Robert G MacIntyre, Donald MacMillan and Alex McNaughton.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

The Chair ruled and the Committee agreed to vary the order of business and consider item 10 (Financial Quarter Two Performance Scorecard Scrutiny) and item 11 (Draft Service Plans for Planning and Regulatory Services) of the Agenda pack after item 4 of this Minute to allow the Head of Planning and Regulatory Services to then leave to attend other meetings.

**3. MINUTES**

- (a) The Minute of the Planning, Protective Services Licensing Committee held on 19 November 2014 at 11.00 am was approved as a correct record.
- (b) The Minute of the Planning, Protective Services Licensing Committee held on 19 November 2014 at 2.00 pm was approved as a correct record.
- (c) The Minute of the Planning, Protective Services Licensing Committee held on 19 November 2014 at 2.20 pm was approved as a correct record.
- (d) The Minute of the Planning, Protective Services Licensing Committee held on 19 November 2014 at 2.40 pm was approved as a correct record.
- (e) The Minute of the Planning, Protective Services Licensing Committee held on 19 November 2014 at 3.00 pm was approved as a correct record.

\* **4. GAMBLING POLICY - FIXED ODDS BETTING TERMINALS**

Concerns have been raised nationally and locally in regard to Fixed Odds Betting Terminals (FOBT) and the potential harm associated with their use. Consideration was given to a report previously presented to the Argyll and Bute Licensing Board on 28 November 2014 which provided a review of issues linked to the use of FOBT as well as recommending consideration of a range of options which the Council may wish to adopt as a means of mitigating the potential negative impact of FOBT in Argyll and Bute.

**Decision**

The Committee agreed:-

1. To request that the Council lobby the Scottish Government to consider applying their devolved powers to reduce the impact on our communities of gambling generally and the use of FOBT in particular;
2. To request that the Council lobby the UK Government to:
  - Establish a regulatory link between gambling and public health eg to control irresponsible advertising of gambling activities, prevent clustering or allowing local authorities to consider over provision of betting shops and/or
  - Reduce the maximum number of FOBT in betting shops to reduce the stakes available for games and/or
  - Establish a role for local authority or Gambling Commission inspection of the machines once they are on site;
3. To draw the Council's attention to a model motion (published by the Campaign for Fairer Gambling), which could be considered for amendment for use by the Council attached at as Annex 1 to the report; and
4. To request that the Council refer the issue to COSLA via the Spokesperson for Community Wellbeing in order that the issue can be considered at the Community Wellbeing Executive Group and seek a coordinated approach from the Scottish local authorities to the Scottish Government and UK Government.

(Reference: Report by Executive Director – Customer Services, submitted)

**5. FINANCIAL QUARTER TWO PERFORMANCE SCORECARD SCRUTINY**

Consideration was given to a report presenting the financial quarter 2 (July – September) performance scorecard for Planning and Regulatory Services for their review and scrutiny.

**Decision**

The Committee:-

1. noted that the quarterly performance scorecards will be programmed into the

Committee's meeting schedule;

2. reviewed performance for the quarter; and
3. noted that feedback from the Committee meetings will be used to ensure ongoing improvement to the performance review and scrutiny process.

(Reference: Report by Head of Planning and Regulatory Services dated 27 November 2014, submitted)

## **6. DRAFT SERVICE PLANS FOR PLANNING AND REGULATORY SERVICES**

Consideration was given to the proposed Service Plan for 2015-16 for Planning and Regulatory Services.

### **Decision**

Approved the draft Service Plan for forwarding to the Policy and Resources Committee in February 2015.

(Reference: Report by Executive Director – Customer Services, submitted)

## **7. MR AND MRS JOHN INGHAM: ERECTION OF DWELLINGHOUSE - AMENDED DESIGN AND POSITION TO PLANNING PERMISSION REFERENCE 07/01531/REM (RETROSPECTIVE): 6 STONE VIEW, FORD, LOCHGILPHEAD (REF:13/01967/PP)**

The Major Applications Team Leader spoke to the terms of the report. The application site is located within the 'settlement area' for Torran and PDA 12/73. The site has been the subject of outline planning permission (04/01386/OUT) which set out an indicative approval for some 8 units served by an adoption standard road and a communal foul drainage system. Subsequently, reserved matters approval (07/01531/REM) was granted for Plots 2 – 8 and this has been partially implemented notwithstanding a failure to date to provide the requisite road to adoption standard. The current application seeks retrospective permission for a material amendment of the design and siting of the dwellinghouse on Plot 6. One objection has been received from the previous landowner of the development site. The siting, design and appearance of the property as built is considered to be acceptable having regard to the original considerations which were pertinent at the time application 07/01531/REM was approved, and satisfies the relevant provisions of policies LP ENV 19, emergent LDP policy and the Council's Sustainable Design Guidance. It is recommended that retrospective planning permission be granted subject to conditions which preclude occupation of the dwellinghouse until such time as outstanding matters in respect of access and services have been satisfactorily addressed.

### **Decision**

Agreed to grant retrospective planning permission subject to the following conditions and reasons:-

1. The development shall be implemented in accordance with the details specified on the application form dated 2<sup>nd</sup> October 2013 and the approved drawing reference numbers 001 and OGS 136 01 Revision C; unless the prior written

approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

*Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

2. The dwellinghouse shall not be occupied until the waste water connections from the dwelling are connected to the operational waste water treatment facility and the Sustainable Urban Drainage System is in place which was approved by planning permission ref. 07/01531/REM to the satisfaction of the Planning Authority.

*Reason: In the interest of public health, amenity and the environment.*

3. The development shall not be occupied until an appraisal of the wholesomeness and sufficiency of the intended private water supply and the system required to serve the development has been submitted to and approved in writing by the Planning Authority.

The appraisal shall be carried out by a qualified hydrologist and shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 which shall inform the design of the system by which a wholesome and sufficient water supply shall be provided and maintained. The appraisal shall also demonstrate that the wholesomeness and sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, shall not be compromised by the proposed development.

The development shall not be brought into use or occupied until the required water supply system has been installed in accordance with the agreed specification and is operational.

*Reason: In the interests of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.*

4. No occupation of the dwelling house shall occur until the specification of the roads within the development site (cross-hatched on the approved drawing 3 of 21 as herewith attached from the earlier consents 04/01386/OUT and 07/01531/REM) or for such modified length as otherwise agreed by the Area Roads Manager, has been submitted to and have been approved by the Area Roads Manager and Road Construction Consent has been issued and a Road Bond is in place.

*Reason : In order to ensure the provision of a standard of access commensurate with the scale of development in the interest of highway safety.*

5. The base course of all access roads and pavements within the red edged site leading from the present adopted public road to the point where it serves this dwelling within the development shall be completely constructed prior to the occupation of the dwelling - and the final wearing surface shall be applied within 3

months from the date of first occupation, or as otherwise agreed in writing by the Planning Authority.

*Reason: In the interests of road safety and to ensure that an adequate level of access is provided for the development, the application of the final wearing surface being required as Plot 6 is the last dwelling to be constructed having regard to the requirements of condition 5 relative to permission ref. 07/01531/REM.*

6. Notwithstanding the provisions of Condition 1, the proposed access from the plot shall be formed with visibility splays of 2.0 metres to point X by 20.0 metres to point Y from the centre line of the proposed access. The access shall be surfaced with a bound material. Prior to occupation of the dwellinghouse, the access hereby approved shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the access at point X to a point 0.6 metres above the public road carriageway at point Y. The visibility splays shall be maintained clear of all obstructions thereafter.

*Reason: In the interests of road safety.*

7. The parking and turning area shall be laid out and surfaced in accordance with the details shown on the approved plans prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

*Reason: In the interest of road safety.*

8. Within 1 month from the date of planning permission being granted details of the scheme of boundary treatment and the hard and soft landscaping works in relation to Plot 6 shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
  - i. location and design, including materials, of walls, fences and gates;
  - ii. soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub;
  - iii. the surface treatment of the roads and driveways beyond the limits of the adoptable standard road.

These details shall respect the approved Design Statement as defined in the decisions 04/01386/OUT and 07/01531/REM and in perpetuity, no walls, or fencing shall define the boundary of Plot 6 with the boundary of the scheduled area of the Standing Stone Ancient Monument to the immediate south, except as may be submitted to approved in writing by the Planning Authority.

All the boundary treatment, hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority which will ensure that boundary treatment and all hard surface works are in place prior to occupation of the respective dwelling. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the grant of planning permission unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the

development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

*Reason: To ensure the implementation of a satisfactory scheme of boundary treatment, hard surface works, and landscaping respecting the area, and in particular, the setting of the Scheduled Standing Stone.*

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), (or any Order revoking and re-enacting that Order(s) with or without modifications), nothing in Article 2(4) of or the Schedule to that Order, shall operate so as to permit, within the area subject of this permission, any development referred to in Part 1 and Classes 1A, 1B, 1D, 3A, 3B, 3D and 3E and Part 2 and Class 9 of the of the aforementioned Schedule, as summarised below:

#### PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1A: Any enlargement of a dwellinghouse by way of a single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement.

Class 1B: Any enlargement of a dwellinghouse by way of a ground floor extension consisting of more than one storey, including any alteration to the roof required for the purpose of the enlargement.

Class 1D: Any enlargement of a dwellinghouse by way of an addition or alteration to its roof.

Class 3A: The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such a building.

Class 3B: The carrying out of any building, engineering, installation or other operation within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse.

Class 3D: The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.

Class 3E: The erection, construction, maintenance, improvement or alteration of any gate, fence, wall or other means of enclosure any part of which would be within or would bound the curtilage of a dwellinghouse.

#### PART 2: SUNDRY MINOR OPERATIONS

Class 9: Stone cleaning or painting of the exterior of a building.

No such development shall be carried out at any time within this Part and these Classes without the express grant of planning permission.

*Reason: To protect the sensitive area and the setting of the proposed*



*dwellinghouse, in the interest of visual amenity and public health, from unsympathetic siting and design of developments normally carried out without planning permission; these normally being permitted under Article 2(4) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).*

10. The dwelling house shall not be occupied until a factoring agreement which provides for the long-term maintenance of the communal sewage treatment works (as approved under 04/01386/OUT and 07/01531/REM) has been devised in relation to all the approved dwellings within the red edged site and submitted for the prior written approval of the Council as Planning Authority, and furthermore this particular dwelling shall not be occupied until as such time as the intended occupier(s) and any successive occupier (s) have / has become a legally binding party to such an agreement.

*Reason : In order to provide for the long-term maintenance of the private communal sewage system in the interests of pollution control.*

(Reference: Report by Head of Planning and Regulatory Services dated 1 December 2014, submitted)

8. **CLASSIC EXPERIENCE (PITLOCHRY): VARIATION OF CONDITIONS 4, 5, 6(A) AND 6(B) OF PLANNING PERMISSION REFERENCE 07/01531/REM (ERECTION OF 7 DWELLINGHOUSES, FORMATION OF ACCESS AND INSTALLATION OF FOUL DRAINAGE TREATMENT PLANT) TO ENABLE DWELLINGS ON PLOTS 2, 3, AND 4 TO BE SERVED BY AN EXISTING PRIVATE ACCESS AS CONSTRUCTED: HOUSING AT TORRAN FARM, FORD, LOCHGILPHEAD (REF:14/01904/PP)**

The Major Application Team Leader spoke to the terms of the report. This application seeks to amend the terms of planning permission reference 07/01531/REM which granted planning permission for the erection of seven dwellings, formation of access and installation of foul drainage plant. The proposal seeks to vary the terms of Conditions 4, 5, 6a and 6b relative to this planning permission 07/01531/REM in a manner which removes the requirement for Plots 2, 3 and 4 to be served by an adoption standard road. The proposal is contrary to the provisions of policy LP TRAN 4 of the adopted Local Plan, and the proposed provisions of draft policies LDP 11 and SG LDP TRAN 4 of the emerging Argyll and Bute Local Development Plan and recommended for refusal for the reason stated in the report of handling.

### **Decision**

Agreed to refuse planning permission for the following reason:-

1. The proposal would result in a new residential development which is served by a access regime that is sub-standard in so far as its design would not be commensurate to the scale of development it is to serve, having regard to the standards set out within Policy LP TRAN 4 of the adopted 'Argyll and Bute Local Plan' 2009 which sets out that new development of five or more dwellings is to be served by an adoption standard public road over which the public have a right of access. The lack of an adoption standard access would not be in the interests of road safety or the longer-term maintenance of a means of access intended to serve existing and consented development of up to 15 dwellings, and would be

prejudicial to remaining development capacity within Potential Development Area 12/73.

(Reference: Report by Head of Planning and Regulatory Services dated 4 December 2014, submitted)

**9. CELTIC SEA LTD: ERECTION OF 50KW WIND TURBINE (34 METRES TO BLADE TIP): CELTIC SEA LTD, ARDUAINE, BY OBAN (REF: 14/00403/PP)**

The Major Applications Team Leader spoke to the terms of the report. Planning permission is sought for the erection of 1 x 34 metre (to blade tip) wind turbine within the Celtic Sea Ltd's land base at Arduaine, on the coast of Loch Melfort. The site is situated within the Knapdale and Melfort Area of Panoramic Quality and the Argyll and Bute Landscape Wind Energy Capacity Study identifies the site subject of the application as being within Landscape Character Type 7b 'Craggy Coasts and Islands'. The proposal has elicited 34 objections, many from residents of the surrounding area plus an objection from Kilninver and Kilmelford Community Council. A number of concerns raised by the objectors are shared by the Planning Service assessment. The proposal would be contrary to Development Plan Policy and the approved Wind Energy Capacity Study which seeks to safeguard designated scenic areas from inappropriate development which would undermine the visual quality and landscape character of such areas. Benefits in terms of the contribution which the proposal would make to renewable energy generation targets and the economic benefit to the business concerned would not outweigh the identified shortcomings of the proposal which was recommended for refusal for the reasons stated in the report of handling. Members were advised that if they were minded to approve this application then a pre determination hearing was recommended in view of the number of objections made to this application.

**Motion**

To agree to refuse planning permission for the reasons stated in the report of handling.

Moved by Councillor David Kinniburgh, seconded by Councillor George Freeman

**Amendment**

To agree to hold a hearing in advance of determination of this application.

Moved by Councillor Robin Currie, seconded by Councillor Neil MacIntyre

The Motion was carried by 6 votes to 4 and the Committee resolved accordingly.

**Decision**

Agreed to refuse planning permission for the following reason:-

1. The erection of a 34m high (to blade tip) wind turbine, by virtue of its siting, height and motion, close to a sensitive coastal edge with recognised scenic qualities, would introduce an incongruous feature into the Knapdale and Melfort Area of Panoramic Quality, which is an area specifically identified as being worthy of special protection in view of its landscape and scenic qualities, which are derived

in part from the relationship between the land and the sea, which recognises that coastal locations are vulnerable to change and are subject to particular sensitivity to inappropriate forms and scales of development. As recognised by the 'Argyll & Bute Landscape Wind Energy Capacity Study' (2012) this sensitive landscape does not lend itself to a turbine of this height in such proximity to the coast, as its scale and movement would impose significant change upon its immediate surroundings and would impact adversely upon the wider landscape, including an important coastal tourist route.

The proposal is contrary to Policies STRAT DC 5, STRAT DC 8, STRAT RE 1 and STRAT SI 1 of the approved 'Argyll and Bute Structure Plan' and Policies LP CST 2, LP ENV 1, LP ENV 10 and LP ENV 19 of the adopted 'Argyll and Bute Local Plan', and to Policy LDP 6: and Supplementary Guidance SG LDP REN 1 of the 'Argyll & Bute Council Proposed Local Development Plan' (as modified post-Examination 2014) and to the guidance set out in the 'Argyll & Bute Landscape Wind Energy Capacity Study' (2012). There are no other material considerations of sufficient weight, including the contribution which the development could make to renewable energy generation, offsetting the energy costs for the existing business, or to addressing the consequences of climate change, which are of sufficient weight to warrant anything other than the application being determined in accordance with the provisions of the development plan.

(Reference: Report by Head of Planning and Regulatory Services dated 3 December 2014, submitted)

Councillor James McQueen left the meeting during consideration of the foregoing item and did not return until after the vote had been taken.

**10. MR BRIAN NEISH: ERECTION OF WIND TURBINE (61 METRES TO BLADE TIP) WITH ASSOCIATED ACCESS TRACK AND HARDSTANDING AREA: LAND NORTH EAST OF BARBRECK FARM, KILCHRENAN, TAYNUILT (REF: 14/01844/PP)**

The Major Applications Team Leader spoke to the terms of the report. The proposal is located east of Kilchrenan south of the C31 public road and some 1.4km from Loch Awe and approximately 700m north of Barbreck. The site sites in Sensitive Countryside as per the development plan development control zone Policy STRAT DC 5, however the most appropriate policy assessment for the type of development proposed is against Policy LP REN 1. There has been substantial and primarily local objection to the proposal, including formal objection from Avich and Kilchrenan Community Council. Support expressed by two individuals is recorded in the report, although since that was produced a Mr R Blennie has added his support. Reference was made to supplementary report number 1 which advised of a further representation of support. It is considered that the proposal raised substantive concerns over its adverse landscape and visual effects, lack of information regarding the practicality and management of the transport of materials, plant and machinery to the site with no details of the impacts on the public road, and a further lack of information relating to the extent of impacts on archaeology. As such the proposal is not considered consistent with policies LP ENV 1, LP ENV 17, LP ENV 19, LP TRAN 4 and LP REN 1 of the Argyll and Bute Local Plan (2009) nor with Policy LDP 6 and Supplementary Guidance SG LDP REN 1 of the Argyll and Bute Council Proposed Local Development Plan (as modified post-Examination 2014). Furthermore the proposal does not satisfy the guidance given in the Council's Landscape Wind Energy

Capacity Study 2012 and was recommended for refusal for the reasons stated in the report of handling. Members were advised that if they were minded to approve this application then a pre determination hearing was recommended in view of the number of objections made to this application.

### **Motion**

To agree to refuse planning permission for the reasons stated in the report of handling.

Moved by Councillor David Kinniburgh, seconded by Councillor George Freeman

### **Amendment**

To agree to hold a hearing in advance of determination of this application.

Moved by Councillor Rory Colville, seconded by Councillor Gordon Blair

The Motion was carried by 6 votes to 4 and the Committee resolved accordingly.

### **Decision**

Agreed to refuse planning permission for the following reasons:-

1. The proposal is to site a 61m high wind turbine within a relatively complex and intimate landscape type which the 'Argyll & Bute Landscape Wind Energy Capacity Study' considers to have 'high-medium' landscape sensitivity to the 'medium' typology assessed in the study. The LWECS identifies that 'medium' typology turbines of between 50m and 80m will be difficult to assimilate in areas of smaller scale landform, with smaller scale patterns of land use, as they are likely to exert visual influence over wider landscape settings. The turbine proposed, would produce a focal point disproportionate to the scale of the landscape by virtue of its location, height, rotor diameter and the motion of the blades. Development on this scale would detract from the landscape character of its immediate surroundings and its presence would impact adversely on the scenic qualities of the wider landscape designated as an 'Area of Panoramic Quality'. The proposal would exert an unwelcome and inappropriate visual presence in the landscape as experienced by users of the C31 and residents and visitors to Kilchrenan, and would have adverse consequences for visual amenity and degrade designated scenic assets within the wider 'Area of Panoramic Quality'. The foregoing environmental considerations are of such magnitude that they cannot be reasonably offset by the projected direct or indirect benefits which a development of this scale would make to the achievement of renewable energy generation as a component of sustainable development, or the attainment of wider climate change related commitments. It is therefore inconsistent with the provisions of the Scottish Planning Policy 2014 and Scottish Government's Specific Advice Sheet on Onshore Wind Farms; Policies STRAT SI 1: Sustainable Development; Policy STRAT DC 8: Landscape & Development Control; Policy STRAT RE 1: Wind Farm/Wind Turbine Development of the 'Argyll & Bute Structure Plan' (approved 2002), to Policy LP ENV 1: Development Impact on the General Environment; LP ENV 10: Development Impact on Areas of Panoramic Quality; LP ENV 19 Development Setting, Layout and Design (including Appendix A Sustainable Siting and Design Principles) and LP REN 1

Wind Farms and Wind Turbines; of the 'Argyll & Bute Local Plan' (2009); Policy LDP 6: Supporting the Sustainable Growth of Renewables and Supplementary Guidance SG LDP REN 1 of the 'Argyll & Bute Council Proposed Local Development Plan' (as modified post-Examination 2014) and guidance set out in the 'Argyll & Bute Landscape Wind Energy Capacity Study' (2012).

2. The proposal will involve the conveyance of abnormal loads along the B845 and C31 a route which is sub-standard in width and alignment. The applicant has not submitted sufficient details to enable the planning authority to conclude that this access route can support the size of vehicles required for the delivery and erection of turbine components. A transport management plan has been requested from the applicant but has not been forthcoming. It is not known how these loads will impact on the road infrastructure, what if any improvements will be required, if any third party land will be necessary for these works, and if so the availability of such land. In the absence of any satisfactory information being advanced for the risk presented to the route by the type of traffic associated with the proposal, the development does not benefit from an identified satisfactory means of access for either construction or for decommissioning purposes, contrary to the provisions of Policies LP TRAN 4: New and Existing, Public Roads and Private Access Regimes and LP TRAN 5: Off-Site Highway Improvements of the 'Argyll & Bute Local Plan' (2009) and Supplementary Guidance SG LDP TRAN 4: New and Existing, Public Roads and Private Access Regimes and SG LDP TRAN 5: Off-Site Highway Improvements of the 'Argyll & Bute Proposed Local Development Plan' (as modified post-Examination 2014).
3. The proposal has the potential to have significant adverse impacts on the historic environment by virtue of the development not being able to secure a satisfactory relationship with the settings of surrounding assets. The applicant has submitted an assessment of the proposal against the historic assets of the area which concludes that these impacts will be acceptable when set against the benefits of the proposed wind turbine. However, these conclusions are not substantiated by wire lines, photomontages or any other evidence which would enable the planning authority to conclude with certainty that the settings of historic assets would not be inappropriately degraded by development on this scale. Given the lack of suitable evidence to justify the conclusions of section 8 of the Supporting Statement there remains uncertainty as to the extent to which the development respects the settings of historic environment assets. In the absence of evidence to the contrary, the proposal should be regarded as being contrary to the provisions of Policies STRAT DC 9: Historic Environment and Development Control and LP ENV 17: Development Impact on Sites of Archaeological Importance of the 'Argyll & Bute Local Plan' and Policy LDP 3: Supporting the Protection, Conservation and Enhancement of our Environment and Supplementary Guidance SG LDP ENV 20 of the 'Argyll & Bute Proposed Local Development Plan' (as modified post-Examination 2014), and to the advice issued by Historic Scotland on 'Managing Change in the Historic Environment – Setting' (2010) which recommends viewshed analysis and graphic presentations be employed in the assessment of development impact upon the settings of historic environment assets.

(Reference: Report by Head of Planning and Regulatory Services dated 27 November 2014 and supplementary report number 1 dated 15 December 2014, submitted)

**11. UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL DECISIONS**

A report advising of a recent appeal decision by the Scottish Government Directorate for Planning and Environmental Appeals was considered.

**Decision**

Noted the contents of the report.

(Reference: Report by Head of Planning and Regulatory Services dated 17 December 2014, submitted)

The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following 3 items of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 13; 13; and 13 respectively of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

**12. ENFORCEMENT REPORT - 11/00117/ENOTH2**

Consideration was given to enforcement case reference 11/00117/ENOTH2.

**Decision**

Agreed to note the position and take no action.

(Reference: Report by Head of Planning and Regulatory Services dated 3 December 2014, submitted)

**13. ENFORCEMENT REPORT - 13/00276/ENOTH2**

Consideration was given to enforcement case reference 13/00276/ENOTH2.

**Decision**

Agreed to the recommendations detailed in the report.

(Reference: Report by Head of Planning and Regulatory Services dated 3 December 2014, submitted)

**14. ENFORCEMENT REPORT - 13/00307/ENBOC2**

Consideration was given to enforcement case reference 13/00307/ENBOC2.

**Decision**

Agreed to the recommendations detailed in the report.

(Reference: Report by Head of Planning and Regulatory Services dated 4 December 2014, submitted)

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**ARGYLL AND BUTE COUNCIL****PLANNING, PROTECTIVE  
SERVICES AND LICENSING  
COMMITTEE****CUSTOMER SERVICES****21 JANUARY 2015**

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**CIVIC GOVERNMENT (SCOTLAND) ACT 1982****BOAT HIRE LICENCES**

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**1. EXECUTIVE SUMMARY**

- 1.1 The Marine Accident Investigation Branch Report (the Report) on the investigation of the foundering of the passenger ferry "Vixen" at Ardlui Marina, Loch Lomond, on 19 September 2012 was published on 20 June 2013. The Report is available at;  
[www.maib.gov.uk/publicaitons/investigation\\_reports/2013/vixen.cfm](http://www.maib.gov.uk/publicaitons/investigation_reports/2013/vixen.cfm)
- 1.2 The Report made two recommendations in relation to Argyll and Bute Council to prevent similar accidents occurring in the future. These recommendations are that Argyll and Bute Council:-
- (a) adopt the Inland Waters Small Passenger Boat Code as the standard applied for small passenger boats carrying fewer than 12 passengers on categorised waters; and
  - (b) require such boats to be regularly surveyed by a competent person employed by a Certifying Authority or similar organisation as may be recommended by the Maritime and Coastguard Agency.

**2. RECOMMENDATIONS**

- 2.1 That Argyll and Bute Council's Standard Conditions for Boat Hire Licences will be amended to:
- (a) adopt the Inland Waters Small Passenger Boat Code as the standard to be applied for small passenger boats carrying fewer than 12 passengers on categorised waters
  - (b) adopt the Code for Design, Construction and Operation of Hire Boats let for hire on inland waterways
  - (c) require boats which are the subject of the Boat Hire Licensing regime to be regularly surveyed by a competent person, as approved by the Maritime and Coastguard Agency.

It should be noted by Members that amended conditions will apply to boat hire operators across the whole of the Argyll and Bute Council area.

- 2.2 Argyll and Bute Council will continue to liaise with West Dunbartonshire and Stirling Councils to promote safe boating, by assisting those local authorities where requested, with establishing effective boat hire licensing schemes in their areas of Loch Lomond.
- 2.3 Argyll and Bute Council, together with West Dunbartonshire and Stirling Councils will consolidate the joint working already undertaken with the Marine and Coastguard Agency (MCA) in the application of relevant legislation to improve the safety of small commercial passenger boats on Loch Lomond.

### 3. BACKGROUND

- 3.1 The Civic Government (Scotland) Act 1982 (the Act) provides at section 38 for boat hire licensing as an optional activity. On 1st July 1997, Argyll and Bute Council resolved that boat hire would be a licensable activity within the authority area. The effect of this is that a licence issued by the authority is required *'for the use of a vessel, in the course of a trade or business carried on in or from any place within the area of the authority, for the purpose of letting it on hire or carrying for reward 12 or fewer passengers.'* However, Stirling and West Dunbartonshire Councils, which control the remaining parts of Loch Lomond, do not currently require this activity to be licenced.
- 3.2 Members will be aware that the enforcement of the licensing provisions of the Act is a function exercised by Police Scotland and not by council officers or any other external agency.
- 3.3 The passenger ferry "Vixen" foundered at Ardlui Marina, Loch Lomond on 19th September 2012. At that time, she was carrying 6 passengers from Ardleish to her home marina at Ardlui. The "Vixen" was not licenced with Argyll and Bute Council in terms of the Civic Government (Scotland) Act 1982. Argyll and Bute Council would have been the appropriate authority for the owners to have sought a license for the vessel.
- 3.4 The Report identifies a number of safety issues which directly contributed to the accident at Ardlui Marina:
  - 1) The weed hatch cover at the stern of the "Vixen" was in poor condition and would have done little to prevent water ingress. It was almost certainly the source of the flooding;
  - 2) "Vixen's" effective freeboard around the weed hatch was reduced by the fact that, since all of the passengers sitting at the stern, the weight of water accumulated in the bilge and the dynamic trim while the boat was underway. This factor was considered to be sufficient to submerge the defective weed hatch, causing "Vixen" to flood;
  - 3) The Inland Waters Code does not have statutory effect but it is the most relevant safety standard for small passenger vessels



operating in Loch Lomond. "Vixen" did not meet the Code's requirements and, because it had insufficient freeboard, was effectively overloaded when carrying six passengers and their rucksacks;

- 4) With no regulatory oversight to enforce a minimum standard, the owners maintained "Vixen" to their own requirements. This accident demonstrated that these standards were insufficient for the safe operation of a commercial ferry; and
- 5) "Vixen's" owners had not ensured that the safety critical systems on board were understood and correctly operated by the vessel's skippers; that the systems were maintained effectively, or when appropriate; that details of known equipment defects were circulated to the duty skipper.

3.5 The Report notes other safety issues identified during the investigation which have also been included as recommendations. Of particular note to Argyll and Bute Council are:-

- 1) "Vixen" was not licensed with Argyll and Bute Council.
- 2) While local government authorities have the legislative ability to operate a boat hire licensing scheme and access to a standard (the Inland Waters Code) which can be applied, a number of such authorities have yet to allocate the appropriate resources necessary to survey such vessels and monitor compliance;
- 3) The National Park Authority's aims for promoting safe boating (by ensuring that vessels carrying members of the public are operated safely), would best be achieved by supporting the local government authorities bordering Loch Lomond to establish effective boat hire licensing schemes; and
- 4) The Maritime and Coastguard Agency and the local government authorities should work together to apply their different legislation and encourage the support of the Certifying Authorities to improve the safety of small commercial passenger boats on Loch Lomond. This initiative should be supported by the Park Authority enforcing the requirements of its existing byelaws.

#### **4. IMPLEMENTATION OF REPORT RECOMMENDATIONS**

4.1 Following the publication of the Report in June 2013 officers have proactively participated in joint working with West Dunbartonshire and Stirling Councils, the National Park Authority and the Maritime and Coastguard Agency.

4.2 The aim of this joint approach was to ensure that all of the recommendations in the Report would be implemented and that all

participants would work to achieve consistent licensing regimes for boat hire on Loch Lomond.

- 4.3 A critical objective of the project is that all three licensing schemes will be subject to comply with consistent standard and levels of scrutiny; so that an operator will not be motivated to apply for a licence with a local authority with a lower level of scrutiny i.e. the same licence conditions will be applicable to all boat hirers operating on Loch Lomond.
- 4.4 Officers of Argyll and Bute Council's Governance and Law service have been involved in numerous meetings with representatives of West Dunbartonshire and Stirling Councils focussed on assisting those councils in the design and implementation of their boat hire licensing regimes. This has been a constructive but challenging project and although significant progress has been made, neither West Dunbartonshire nor Stirling Councils have as yet introduced their own licensing scheme. Despite these circumstances, and acknowledging the public safety issues raised by the Report, it is proposed that Argyll and Bute Council should introduce enhanced licence conditions for boat hire, rather than defer this action any further.
- 4.5 Once implemented the schemes administered by West Dunbartonshire and Stirling Councils will ensure that boat hire is regulated in their areas to the same extent as in the Argyll and Bute area.
- 4.6 Argyll and Bute Council will apply the safety recommendations from the MAIB to all boat hire operations within the council area. Following the amendment of the standard conditions for boat hire in Argyll and Bute, council officers will continue to work in conjunction with their peers in West Dunbartonshire and Stirling Councils, as well as those in the National Park Authority and the MCA, to ensure the continuing development, consistency and effectiveness of the licensing regimes in the Loch Lomond area.

## **5. CONCLUSIONS**

- 5.1 Introducing the proposed amendments to Argyll and Bute's boat hire licensing regime will aid this and other local authorities in ensuring that there is effective oversight of commercially operated passenger vessels on Loch Lomond and in other waters within the licensing authority area.
- 5.2 Adopting Codes noted in this report as standards to be applied for relevant vessels will assist in ensuring that those vessels are equipped and maintained to a suitable safety standard on waters in this area.
- 5.3 The introduction of a requirement that regular surveys of relevant vessels be carried out by a competent person employed by a certifying Authority, or similar organisation as may be recommended by the MCA, will assist in ensuring that relevant vessels in the area meet the standards required by the Codes proposed to be adopted. It is expected that the MCA will

recommend organisations similar to Certifying Authorities which can provide suitable surveying for vessels located in the licensing authority area.

## **6. IMPLICATIONS**

- 6.1 Policy - Argyll and Bute Council has resolved that boat hire is a licensable activity within the authority area. The amendment of the current licence conditions is consistent with that resolution.
- 6.2 Financial – there is no proposal at this time to alter Argyll and Bute Council’s licence fee for boat hire although it may in the future, be desirable to align licence fees charged by Argyll and Bute, West Dunbartonshire and Stirling Councils to provide a consistent approach.
- 6.3 Legal – the revised licence conditions will meet the terms of the existing Council resolution and the requirements of the Civic Government (Scotland) Act 1982.
- 6.4 HR – limited staff resources will be required to continue joint working.
- 6.5 Equalities – it is not envisaged that implantation of any of the proposed actions would result in a breach of the council’s Equality duties.
- 6.6 Risk – the MAIB have an expectation that Argyll and Bute Council will implement the recommendations of its report in order to reduce the risks associated with the incident involving the Vixen. Although the Council has attempted to address the recommendations using a joint approach it is suggested that those recommendations which apply specifically to Argyll and Bute should be implemented without further delay in order to reduce potential risk for the Council.
- 6.7 Customer Service – implementation of the recommendations will help to improve public safety and services by imposing higher levels of compliance and will offer clearer guidance to relevant businesses.

### **Executive Director of Customer Services**

**Policy Lead:** David Kinniburgh

**Date of Report:** 24<sup>th</sup> December 2014

**For further information contact:** Kate Connelly 01546 604116

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**Argyll and Bute Council**  
**Development and Infrastructure Services**

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 14/02508/PP

**Planning Hierarchy:** Local Application

**Applicant:** Ministry Of Defence

**Proposal:** Erection of Nuclear Support Hub building (NSH) on concrete podium with access ramp constructed over the Gareloch and associated on-shore buildings (two access control points, utilities building and cycle shelter)

**Site Address:** H M Naval Base Clyde Faslane Helensburgh

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**DECISION ROUTE**

(i) **Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997**

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

Erection of nuclear support hub;  
Erection of utilities building.

**(ii) Other specified operations**

2 no. access control points (permitted development under class 75 of the General Permitted Development Order);  
Cycle shelter (permitted development under class 75 of the General Permitted Development Order);  
Erection of security fencing and gate (permitted under Class 92 of the General Permitted Development Order)  
Connection to existing private water supply  
Connection to existing private sewerage supply

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**(B) RECOMMENDATION:**

It is recommended that planning permission be approved as a minor departure from policy LP SERV 1 subject to conditions.

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**(C) HISTORY:** None relevant to this planning application.

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**(D) CONSULTATIONS:**

Roads – Helensburgh and Lomond (dated 26/11/14): No objections.

SEPA (dated 19/12/14): No objections.

Environmental Health – Helensburgh and Lomond (dated 11/11/14): This type of development may give rise to noise nuisance during both the construction and operation phase. It was noted from the supporting documents that detailed noise assessments will be undertaken when the contractor and all plant and equipment is known. No objections in principle, however, noise assessments require to be submitted to this department for perusal. Contaminated land conditions also proposed.

Flood Risk Assessor (dated 26/11/14): No objections subject to conditions.

Biodiversity Officer: (dated 12/1/15): No objections. The recommendations of the biodiversity officer are covered within the mitigation proposed within the supporting Environmental Appraisal Report. A condition requiring these mitigation measures to be implemented is proposed.

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**(E) PUBLICITY:**

ADVERT TYPE:  
Regulation 20 Advert Local Application  
EXPIRY DATE: 04.12.2014

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**(F) REPRESENTATIONS:**

At the time of writing 732 objections had been received in connection with this planning application. Details of the representees are attached as an appendix to this report. It should be noted that three of the electronic submissions were marked as support but on reading the comments it was clear that they were in fact objections.

**(i) Summary of issues raised**

Opposed to nuclear weapons;  
Comment: This political comment is not material to the determination of this planning application.

Do not want radioactive waste dumped in Scotland;  
Comment: This political comment is not material to the determination of this planning application.

Opposed to the extension of the nuclear facility at Faslane;

Comment: This political comment is not material to the determination of this planning application.

There have been unauthorised discharges of coolant from nuclear submarines at Faslane on many occasions.

Comment: This would be a matter for SEPA and is not material to the determination of this planning application.

Concern over potential leakages of nuclear waste;

Comment: SEPA have been consulted on this application and have offered no objections.

The Health and Safety record at the base is already a concern;

Comment: The Health and Safety record at the base is not material to the consideration of this planning application.

Possible environmental and safety issues so close to a major population centre;

Comment: No objections have been received from statutory consultees on environmental and safety issues.

The proposed facilities at Faslane are not adequate for handling waste coolant from a submarine following a fuel cladding failure;

Comment: This issue is governed by separate legislation and is not a material planning consideration.

The Council should appoint suitably qualified, independent experts to assess the comparative risk of each alternative way of handling and processing the waste;

Comment: The Council has statutory consultees to provide advice on specialist areas.

Whilst the supporting statement says that there will be no storage of radioactive waste on site, it will be held at Faslane for considerable periods of time before, during and after processing;

Comment: See assessment.

Adverse impact on residential amenity including noise nuisance and smell;

Comment: A condition is proposed requiring noise assessments to be submitted prior to the commencement of development. Issues relating to smell have not been raised within the supporting statement or by statutory consultees.

The development is of poor aesthetic quality;

Comment: It is considered that the proposed development would be in keeping with the surrounding heavy industrial environment.

The development would have an adverse visual impact;

Comment: It is considered that the proposed development would be in keeping with the surrounding heavy industrial environment.

The development would cause water pollution;

Comment: SEPA have offered no objections to the application.

The development would have a negative impact on the local economy;

Comment: The Faslane Naval base provides a large number of jobs within the Helensburgh area which is considered to have a positive impact on the local economy.

The development would have an adverse environmental impact;

Comments: The supporting information submitted with the planning application indicates that there would be minimal impact on the environment and there have been no adverse comments from statutory consultees.

The proposal would be harmful to marine life;

Comments: The supporting information submitted with the planning application indicates that there would be minimal impact on marine life and there have been no adverse comments from statutory consultees.

The development represents an unacceptably high density / overdevelopment of the site;

Comment: This is already a densely developed site with a heavy industrial appearance. In these circumstances, it is not considered that the development under consideration would make a significant difference to this

The development will have a negative impact on the tourist trade;

Comment: The current proposal represents the consolidation and upgrading of more outdated facilities which currently exist on the site. It is not considered that this development which is within an existing, operational naval base would have a significant impact on tourism.

Problems with parking, traffic and road safety due to the transfer and delivery of dangerous materials;

Comments: The current proposal represents the consolidation and upgrading of outdated facilities which currently exist on the site. Therefore the Roads Officer considers that the development would have minimal impact on internal base parking. The supporting statement indicates that the transfer and delivery of material would mainly be sea based with small additional amounts of material coming from within the base itself. This replaces an existing facility and there would not be a material increase in the small amounts of low grade radioactive waste currently transported off-site. This would not therefore contribute to problems with parking, traffic and road safety.

Increased activity on the site would put further strain on small rural roads. These roads are unsafe for the transport of hazardous materials.

Comment: The supporting statement indicates that the transfer and delivery of material would mainly be sea based with small additional amounts of material coming from within the base itself. This replaces an existing facility and there would not be a material increase in the small amounts of low grade radioactive waste currently transported off-site. This would not therefore contribute to increased activity on rural roads.

Increased risk to public from hazardous materials;

Comment: The supporting statement advises that the current proposal will update and consolidate existing processes undertaken on the site thereby reducing the risk to the public. SEPA have no objection to the application and separate legislative process will control issues relating to hazardous materials outwith the remit of the planning system.



Note: All representations can be read in full via the Council's Public Access system.

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**(G) SUPPORTING INFORMATION**

**Has the application been the subject of:**

- (i) **Environmental Statement:** No.
- (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) **A design or design/access statement:** No
- (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** Yes

Planning Statement

Phase 1 Geo Environmental Desk Study

Drainage Impact Assessment Environmental Appraisal Report

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**(H) PLANNING OBLIGATIONS**

- (i) **Is a Section 75 agreement required:** Not required.

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- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No
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**(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

**(i) List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements  
STRAT DC 10 – Flooding and Land Erosion

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment  
LP ENV 6 – Development Impact on Habitats and Species  
LP ENV 12 – Water Quality and Environment  
LP ENV 19 – Development Setting, Layout and Design

LP CST 1 – Coastal Development on the Developed Coast

LP BUS 1 – Business and Industry Proposals in Existing Settlements  
LP BAD 1 – Bad Neighbour Development

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems  
LP SERV 3 – Drainage Impact Assessment (DIA)  
LP SERV 4 – Water Supply  
LP SERV 5 – Waste Related Development and Waste Management Sites  
LP SERV 7 – Contaminated Land  
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development

LP TRAN 6 – Vehicle Parking Provision

Appendix C – Access and Parking Standards

**(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll and Bute Proposed Local Development Plan

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact**

**Assessment:** No. A screening opinion was issued on 4/2/14 advising that an Environmental Impact Assessment was not required.

In addition the proposal was not considered to fall within part 3 of Schedule 1 as it does not involve nuclear fuel reprocessing. The works are not for the production or processing of high-level radioactive waste. The project would provide facilities for the treatment and disposal of liquid and solid low level radioactive waste. Any material that cannot be treated on site will be transported off-site to approved locations.

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**(L) Has the application been the subject of statutory pre-application consultation (PAC):** No

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**(M) Has a sustainability check list been submitted:** No

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**(N) Does the Council have an interest in the site:** No

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**(O) Requirement for a hearing (PAN41 or other):**

In deciding whether to exercise the Council's discretion to allow respondents to appear at a discretionary hearing, the following are of significance:

- How up to date the Development Plan is, the relevance of the policies to the proposed development and whether the representations are on development plan policy grounds which have recently been considered through the development plan process.
- The degree of local interest and controversy on material considerations together with the relative size of community affected set against the relative number of representations, and their provenance.

The application has been the subject of 732 objections. Approximately 97% of the representations do not originate from the local area. Many of the representations relate to issues arising from the radioactive decontamination process and general opposition to nuclear weapons. As this is a planning application, the acceptability of the proposal relates to land use issues and its compliance with the adopted development plan. The proposed Local Development Plan which has recently been endorsed by the Scottish Government Reporter maintains a similar policy approach to the adopted Development Plan. The policy approach applied to this application is therefore up to date. In addition all technical issues have been resolved with statutory consultees. The proposal is considered to be a minor departure to Policy LP SERV 1. This relates to the fact that HMNB Clyde is served by its own well established private sewerage system. This is a justifiable minor departure and is not considered to be one of the primary determining issues on this application. In these circumstances, it is considered that a Hearing would not add value to the land use planning aspects.

It is therefore recommended that Members do not hold a hearing prior to the application being determined.

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**(P) Assessment and summary of determining issues and material considerations**

Planning permission is sought for a Class 4 Nuclear Support Hub to be located within HMNB Clyde. HMNB Clyde currently uses two facilities to decontaminate solid and liquid radioactive waste arising from the operation of nuclear powered submarines. The

two current facilities are referred to as the Active Processing Facility (APF) and the Radioactive Effluent Decontamination Facility (REDF) and these are housed in separate buildings which are approaching the end of their life. Upon the successful completion of the proving period for the NSH, the work spaces comprising the REDF and APF will all be decommissioned and de-authorized under the appropriate Regulatory regime. Following this, the existing REDF Building is intended for demolition and land remediation and the existing effluent discharge pipe will be removed. The APF facilities comprise work spaces within Cochrane Building and this is not scheduled for demolition.

The process generates an effluent which is mainly composed of primary circuit water discharged during submarine reactor plant warm up and during maintenance and liquid effluent generated from the cleaning of contaminated tools and equipment. Further small quantities of active effluents generated by the sampling of reactor plant circuits are also received from the HMNB Labs at Faslane.

The effluent is treated by a 2 step process of filtration and ion exchange before discharging to the Gareloch. The radioactive treatment process methods are not a planning consideration other than ensuring that SEPA are content with the proposed outfall. Other more technical details relating to the process are regulated by SEPA under separate arrangements.

The Nuclear Support Hub would be constructed within the Gareloch adjacent to the existing shiplift and would sit on a podium supported by piles. This building would contain the Effluent Treatment Plant and supporting services and would have an outfall to the Gareloch.

The main determining issues in this application are whether the proposal is in accordance with the policies of the Development Plan and in particular those relating to settlement strategy and business and waste uses. Further considerations include the provision of infrastructure and flood implications. These issues are all considered in detail in the appendix of this report.

It is considered that the proposal would accord with the development plan other than being a minor departure from Policy LP SERV1 due to the base being serviced by a private sewerage system. This is because the site is classified as a large scale development located within a settlement with a population of more than 2000. There are no adverse material considerations including the policies of the emerging Local Development Plan which would indicate that an alternative recommendation be made. The proposal is therefore recommended for approval subject to conditions as a minor departure from Policy LP SERV 1.

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**(Q) Is the proposal consistent with the Development Plan:** No. The proposal represents a minor departure from Policy LP SERV 1.

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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

It is considered that the proposal would accord with all policies within the development plan with the exception of Policy LP SERV 1. Policy LP SERV 1 requires that large scale proposals within settlements with a population of greater than 2000 are connected to the public sewage system, however, this is considered to be a justified minor departure as there is already a private sewage treatment plant within the Base which has capacity and already operates in a nuisance free manner which will serve the development.

There are no other adverse material considerations and it is therefore considered that planning permission should be granted.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan**

The proposal is minor departure from policy LP SERV 1 in that the proposal which is a large scale development within a settlement with a population of greater than 2000 would drain to a private sewerage treatment plan. This sewerage treatment plant is already operational and serves the Faslane Base in a nuisance free manner and in these circumstances it is considered reasonable to depart from the policy.

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**(T) Need for notification to Scottish Ministers or Historic Scotland: No required.**

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**Author of Report:** Sandra Davies

**Date:** 8/1/15

**Reviewing Officer:** Angus Gilmour

**Date:** 8/1/15

**Angus Gilmour**  
**Head of Planning and Regulatory Services**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.14/02508PP**

1. The development shall be implemented in accordance with the details specified on the application form dated 16/10/14 and the approved drawing reference numbers:

MMD-330242-A-DR-NSH-SP-4000 – Rev P1;  
MMD-330242-A-DR-NSH-SP-4001 – Rev P1;  
MMD-330242-A-DR-NSH-SP-4003 – Rev P1;  
MMD-330242-A-DR-NSH-ZZ-4110 – Rev P1;  
MMD-330242-A-DR-NSH-ZZ-4111 – Rev P1;  
MMD-330242-A-DR-NSH-00-4100 – Rev P1;  
MMD-330242-A-DR-NSH-01-4101 – Rev P1;  
MMD-330242-A-DR-NSH-ZZ-4004 – Rev P1;  
MMD-330242-A-DR-NSH-ZZ-4120 – Rev P1;  
MMD-330242-A-DR-NSH-ZZ-4121 – Rev P1;  
MMD-330242-A-DR-NSH-02-4102 – Rev P1;  
MMD-330242-A-DR-NSH-XX-4190 – Rev P1;  
MMD-330242-A-DR-NSH-XX-4191 – Rev P1;  
MMD-330242-A-DR-NSH-XX-4192 – Rev P1;  
MMD-330242-A-DR-NSH-XX-4193 – Rev P1;  
B1510101 (17) 101-1 B  
B1510101 (17) 901-1 B  
B1510101 (28) 101-1 B  
B1510101 (28) 102-1 B  
B1510101 (28) 201-1 B  
B1510101 (28) 301-1 B  
B1510101 (28) 302-1 B  
B1510101 (28) 303-1 B  
B1510101 (28) 304-1 B  
B1510101 (28) 401-1 B  
B1510101 (28) 701-1 B  
B1510101 (28) 702-1 B  
B1510101 (28) 703-1 B  
B1510101 (95) 102-1 B  
B1510101 (95) 701-1 B

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to the commencement of development a Noise Assessment covering construction noise shall be submitted to and approved in writing by the Council as Planning Authority.  
Reason: In order to ensure that any noise caused during the construction phase is within acceptable limits.
3. Ecological mitigation shall be undertaken in accordance with Table 5C of the Environmental Appraisal Report dated October 2014.  
Reason: In order to ensure that the development causes no unacceptable harm to the natural environment.

4. Prior to the commencement of development the Site Waste Management Plan referred to in the Planning Supporting Statement dated October 2014 shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with these details unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that there is acceptable provision for waste on the site.

5. No development shall commence until such time as plans showing finalised soffit and podium levels have been submitted to and approved in writing by the Planning Authority.

Reason: In order to satisfactorily address the flood risk on this site.

6. Development shall not commence until an assessment of the condition of the land and seabed within the application area has been undertaken and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site and identify any potential risks to human health, the water environment, property or designated ecological sites. Where contamination is identified then a detailed remediation scheme must be prepared subject to the approval in writing of the Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria.

Reason: In order to ensure that contaminated land issues are fully considered prior to the commencement of development.

7. Any remediation scheme required by condition 6 must be carried out in accordance with its terms prior to the use of the site with the exception of those actions required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. A verification report confirming completion shall be submitted for the approval in writing by the Planning Authority.

Reason: In order to ensure that where remediation is required it is carried out in accordance with the approved remediation scheme.

8. Mitigation during the construction period shall be undertaken in accordance with Table 5G of the Environmental Appraisal Report dated October 2014.

Reason: In order to ensure that the development causes no unacceptable harm to the water environment.

## NOTES TO APPLICANT

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.



3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
4. Please see consultation response from SEPA dated 19/12/14.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 14/02508/PP**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

The site lies within the settlement boundary of Garelochhead which is classified as a Small Town / Village within the adopted Local Plan. Within settlements of this size Structure Plan policy STRAT DC1 notes that large scale development may be supported in exceptional cases. In terms of Local Plan schedule B1, the development is classified as large scale as it would have a footprint of greater than 600 square metres. As this development is within the HMNB Clyde facility which is now identified as a strategic industrial location in the forthcoming Local Development Plan a development of the scale is considered to be acceptable.

Policy LP BUS 1 refers to business and industry proposals within existing settlements. This policy is supportive of Class 4 developments where:

*(A) the proposal is consistent with Structure Plan policy STRAT DC1 including Schedules B1 and B2;*

*(B) Greenfield sites to be avoided if brownfield sites are available;*

*(C) Point (C) refers to residential locations and the developments impact on amenity.*

While the immediate vicinity of the site is not a residential area, the development would be located on the water and there is therefore the potential for sound to carry towards residential properties. The local Environmental Health Officer has been consulted and has advised that this type of development has the potential to give rise to noise during both the construction and operation stage. In this regard Environmental Health would wish to review proposed noise assessments referred to in the supporting statement. A pre start condition is therefore proposed;

*(D) The proposal is consistent with other Structure Plan or Local Plan policy;*

*(E) Technical standards in terms of parking, traffic circulation, vehicular access are met in full;* The local roads officer has no objections to the proposal as it is replacing an existing facility at the base.

*(F) The design, scale and siting of the new development respects the landscape / townscape character and appearance of the surrounding area.* The character of the building is considered acceptable in this heavy industrial setting.

Subject to compliance with other development plan policies, considered later in this report, the proposal would comply with Policy LP BUS 1.

As this proposal has a coastal location it also requires to be assessed against policy CST 1 which refers to coastal development on the developed coast. This development clearly requires a coastal location and will provide economic benefits to the local community by providing a modern facility important to the future of the Naval Base. The proposal would therefore accord with Policy LP CST 1.

**B. Location, Nature and Design of Proposed Development**

The site is located within a secure area at HMNB Clyde. The proposal is for the construction of a Nuclear Support Hub which would be located adjacent to the area where the submarines dock. The development would provide an integrated facility for the treatment of radioactive waste associated with the nuclear submarine operations at

Faslane. The information submitted in support of this application confirms that the current proposal will consolidate and replace two existing facilities located at the naval base.

The proposed two storey building would be located in the water and would sit on a concrete podium which would be connected to the existing shoreline by means of a vehicular access. In addition three ancillary buildings are proposed on the land. These are 2 no. Access Control Point Buildings and a Utility building. A cycle shelter would also be provided.

The main facility will provide the following key components:

- Effluent Treatment Plant including graded filtration and ion exchange;
- Covered area for the receipt and discharge of truck mounted Primary Effluent Tank;
- Floating pontoon for the mooring of up to two PET barges;
- Control room
- Central monitoring and administrative area;
- Radiochemistry and Non Active laboratories
- Facilities for the repair of active equipment;
- Office, changing, health physics and washroom / shower facilities;
- Associated plant rooms including ventilation, compressed air and demineralised water storage;
- Hard-standing, security fencing and lighting;
- Discharge pipeline and outfall;
- Solid waste handling plant including: Active Process Area, Decontamination Room; Facility for segregation, shredding and compaction of items into Low Level Waste LLWF and BNFL Drigg (in line with current arrangements);
- Storage areas for various incoming / outgoing materials.

The building would have a very functional, industrial design with a very shallow sloping roof. The walls would be clad in Kingspan Insulated wall panels in a grey white colour. The roof would be clad in Kingspan insulated roof panel range. The roof would also contain a number of photo-voltaic solar panels. Policy LP ENV 19 requires development to be sited and positioned so as to pay regard to the context within which it is located. The Faslane naval base has a heavy industrial appearance and the proposed development would be in keeping with this. In terms of longer distance views into Faslane, the proposed building would be dwarfed by the scale of the adjacent shiplift. It is considered that the proposal would accord with Policy LP ENV 19.

The proposal also falls within the description of a Bad Neighbour Development as it is a use which would treat waste materials. It is proposed that the NSH would be operational over a 24 hour period. However, the supporting Environmental Appraisal Report notes that the noise assessment has concluded that operational noise would not be likely to significantly affect the closest sensitive noise receptor given the distance and relatively high existing ambient noise. With regard to smell, the agent has advised that process would not have adverse impacts on amenity caused by odour. Subject to satisfactory noise assessments being submitted to Environmental Health, it is considered that the proposal would comply with Policy LP BAD1.

## **C. Flood Risk / Drainage Issues**

A Flood Risk and Drainage Impact Assessment has been submitted in support of this application. This identifies that the principal source of flooding on this site is from coastal flooding and possibly wave overtopping. The risk of flooding due to pluvial, fluvial or ground water events is not considered likely.

During the processing of this planning application it has been ascertained that the 200 year event is most appropriate for this type of development. Additional engineering calculations have been requested by the Council's Flooding consultant in order to confirm the final level of the soffit and podium. The submitted plans indicate that these are currently 4.5 mAOD and 5.5 mAOD respectively and it is the Council's Flooding consultant's view that the finalised levels will be very close to these. It is considered that if a change in level is required it will be non material to the overall proposal. In these circumstances it is considered that a condition requiring the submission of final levels for the approval of the Planning Authority would be acceptable. Subject to the fulfilment of this condition, the proposal would comply with Structure Plan Policy STRAT DC 10 and Policy LP SERV 8.

**D. Road Network, Parking and Associated Transport Matters.**

Policy LP TRAN 6 requires that appropriate levels of off-street parking be provided for development. The supporting planning statement notes that as this facility will replace two existing facilities which are already on site and the staff currently employed at these facilities will be relocated to the new NSH facility there would be no requirement for additional parking. In these circumstances, the Road Network Manager has offered no objection and the proposal is therefore considered to comply with Policy LP TRAN 6.

**E. Infrastructure**

Policy LP SERV 5 addresses waste related development and waste management in developments. This development can be defined as a medium scale waste related development as its size falls between 500 square metres and 0.25 ha. Part (C) of this policy notes that "other than in exceptional circumstances there shall be resistance to waste related development involving:

1. The importation into and subsequent storage of radioactive waste products at any sites within Argyll and Bute."

The Supporting Planning Statement (p20) contends that that the proposal complies with this policy as it will not involve the storage of radioactive active waste.

It is accepted that the purpose of the proposed development is not to store radioactive waste, however it is considered that radioactive waste would be imported from submarines on their return from sea. It is considered that this is an exceptional case as it replaces and updates an existing facility at an operational nuclear submarine base which contributes significantly to national security and the economy of the area. It is therefore considered that part C of this policy has been complied with.

Part E of this policy also requires development to make provision for the storage, recycling, separation and collection of waste from within the development. The supporting statement notes that a Site Waste Management Plan will be provided prior to the commencement of work. This is considered acceptable and condition is proposed to ensure that the Planning Authority has sight of this plan prior to the commencement of development.

A Flood Risk and Drainage Impact Assessment has been submitted in accordance with Policy LP SERV 3. This requires the submission of a Drainage Impact Assessment for developments over a certain scale.

The foul drainage from the site would be connected up to the Base's own sewage treatment works. This represents a minor departure from policy LP SERV 1 which requires a public connection where significant (large scale) development is proposed within a settlement with a population of greater than 2000. However, as this development is within the secure Faslane Naval base which currently has its own sewage treatment plant which operates without nuisance, the foul drainage arrangements are considered acceptable in these circumstances.

The Faslane Naval Base has a private water supply fed from three private reservoirs. The water supply to the reservoirs is public from Scottish Water infrastructure. Policy LP SERV 4 is supportive of private water supplies where a public supply cannot be made available subject to the supply being of adequate quantity and quality to serve the proposed development. In the supporting planning statement it is stated that the projected levels of water use would not affect the capacity of the existing system. Taking account of the above, it is considered that the proposal would accord with Policy LP SERV 4.

#### **F. Contaminated Land**

Policy LP SERV 7 requires that where a site is known to be contaminated or where there is a reasonable prospect of contamination, the applicant will be required to undertake a contaminated land assessment. An initial assessment has been undertaken within the supporting environmental assessment and this indicates that further investigation is required prior to the commencement of works. Conditions relating to contaminated land investigations and remediation strategies, where required, have been recommended by the Council's Environmental Health section. Subject to the satisfactory discharge of these conditions policy LP SERV 7 will be complied with.

#### **G. Natural Environment Issues**

Policy LP ENV 6 – Development Impact on Habitats and Species requires that full consideration be given to legislation, policies and conservation issues relating to habitats and species with various levels of statutory and non-statutory protection. Policy LP ENV 12 requires and an assessment of development potential affecting water quality and environment. The supporting Environmental Appraisal Report contains sections on Ecology and the Water Environment. This advises that an environmental appraisal of the proposed works was undertaken through a combination of desk based review and field survey to gather baseline data. As access to the Gareloch was not possible only a desk based survey was undertaken in the area. As a result of these surveys a scheme of mitigation has been recommended which is it considered will ensure that no significant residual impact will occur in relation to protected species and birds using the site. Subject to the implementation of these mitigation measures it is considered that the proposal would comply with Policy LP ENV 6. A planning condition is therefore proposed in this respect.

In terms of water quality, Policy LP ENV 12 resists development that may have a significant environmental impact on the water environment which cannot be fully mitigated so as to ensure the non-deterioration of waterbody status as required by the EU Water Framework Directive. A desk based assessment of water quality, drainage and flood risk assessment was undertaken within the supporting Environmental Appraisal Report. This examines the potential for issues to arise during both construction and operational phases

During the construction phase, piling works and the construction of the new drainage outfall could result in the disturbance / mobilisation of bed sediments and potential contaminants in the inshore / offshore made ground. There is also the potential for runoff and pollution to be caused during construction. The Environmental Appraisal Report proposes a number of mitigation measures during the construction phase which will ensure that water quality is not adversely affected. Subject to these mitigation measures being implemented policy LP ENV 12 will be complied with.

During the operational phase, the main potential impact on water quality in the Gareloch is the discharge of treated liquid low-level radioactive effluent. In addition to the radionuclides in the effluent, a number of other non-radioactive chemical elements and compounds are also discharged into the Gareloch in the effluent. The operational discharges are already regulated by SEPA under the Radioactive Substances Act through Letters of Agreement and the treated effluent will require to comply with limits set by SEPA. Further mitigation measures during the operational phase will therefore not be required.

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Aileen Murray	11 Main Street Dalrymple Ayrshire KA6 6DF	O	05/12/2014
Ailsa Clark	17A Dell Road Campbeltown Argyll And Bute PA28 6JG	O	02/12/2014
Aisha Khan	148/20 Cowgate Edinburgh EH1 1RP	O	02/12/2014
Al Pattullo	12 Victoria Crescent Selkirk TD7 5DE	O	04/12/2014
Alan Bonnyman	41 Westbourne Gdns Glasgow G12 9PF	O	03/12/2014
Alan Brew	93 Beachview Court Aberdeen AB24 1WB	O	03/12/2014
Alan Cromar	3/02 10 James Watt Way Greenock Pa15 2an	O	03/12/2014
Alan King	1 Cammo Hill Edinburgh EH4 8EY	O	03/12/2014
Alan Laird	2 Birkenwood Cottages Kippen Stirlingshire FK8 3JH	O	03/12/2014
Alan Mcculloch	29 Frogmore Road Westbury BA13 3AT	O	30/12/2014
Alan Rose	42 Blenheim Crescent Ruislip Middlesex HA4 7HB	O	03/12/2014
Alan Sinclair	6 Kirkwell Road Cathcart Glasgow G44 5UL	O	28/12/2014
Alan Smith	61 Woodside Drive Forres IV36 2UF	O	04/12/2014
Alanna Brown	2 The Elms Glenmore Road Oban Argyll And Bute PA34 4ND	O	03/12/2014
Alastair Cunningham	39 Loanhead Road Linwood Paisley PA3 3QN	O	03/12/2014
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Alexander Ferguson	12 Craig Terr Montrose Angus DD10 9RE	O	03/12/2014
Alexander McAra	Sidlaw House, Flat B Room 11 2 Vasart Place Glasgow G20 7SR	O	03/12/2014
Alexandra Steiner	Milverton Taunton TA4 1NF	O	03/12/2014
Ali Cairns	27 Hillside Crescent Edinburgh EH7 5EF	O	05/12/2014
Ali McCrossan	11 Glenacre Innellan Dunoon Argyll And Bute PA23 7TG	O	03/12/2014
Ali Menzies	56b, Old Edinburgh Road Inverness IV2 3PG	O	03/12/2014
Alison Campbell	11 Murthly Terrace Birnam Dunkeld PH8 0BG	O	02/12/2014
Alison Kerr	14 3f2 Upper Grove Place Edinburgh EH3 8AU	O	03/12/2014
Alison Ritchie	4 Smith Way Bishopbriggs Glasgow G64 1FD	O	03/12/2014
Allan Doull	80 Glasgow Road Strathaven ML10 6NF	O	03/12/2014
Allan Jones	21Deanshaugh Road Elgin IV30 4HU	O	03/12/2014
Allan Richford	44 Etive Place Irvine KA12 9LY	O	03/12/2014
Alley	27 Goodymoor Ave Wells BA5 2JH	O	03/12/2014
Allison Brooks	34 Brodie Park Crescent Paisley PA2 6EU	O	03/12/2014
Amanda Adams McGilp	17 Meadows Road Lochgilphead Argyll And Bute PA31 8AF	O	03/12/2014
Amanda Cameron	8 Hardie Court Broomridge Stirling FK7 0QU	O	03/12/2014
Amanda Hunter	Tigh-an-Droigheann Whiting Bay Isle of Arran KA27 8QT	O	03/12/2014
Amanda McCreath	79 High Street Rothes Moray AB38 7AY	O	31/12/2014
Amanda McGinley	75 Cowdenhill Circus Glasgow G13 2RD	O	03/12/2014
Amanda Pennington	4 Gwendrock Villas Wadebridge PL27 7AZ	O	03/12/2014
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Andrea Tolan	Millburn Avenue Renfrew PA4 8UL	O	03/12/2014
Andrew Batham	30 Burnside Place Carron Falkirk FK2 8ER	O	03/12/2014
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Andrew McNally	15 Bishops Park Inverness IV3 5SZ	O	03/12/2014
Andrew Simpson	6 Cammach Circle Portlethen Aberdeen AB12 4TT	O	03/12/2014
Andrew Walker	110 Cleveleys Avenue Lancaster LA1 5HT	O	03/12/2014
Andrew Wood	21 Victoria Avenue Haworth Keighley BD22 8HP	O	05/12/2014
Andy Hill	Highbury Farm Redbrook Monmouth NP25 4LX	O	03/12/2014
Andy Hinton	Oakbank Kemnay AB51 5RL	O	03/12/2014
Andy Robinson	8 Belle Meadow Court Barnstaple EX32 8RJ	O	04/12/2014
Angela Barron	123 Braehead Road Cumbernauld G67 2BJ	O	03/12/2014
Angela Smith	2 Southlands Rd Goostrey CW4 8JF	O	03/12/2014
Angus Ruthven	3 Bernisdale Place Glasgow G15 8BT	O	03/12/2014
Ann Harvie	Flat 4 Dairsie 43 Argyle Terrace Rothesay Isle Of Bute Argyll And Bute PA20 0BD	O	03/12/2014
Ann Marie Mcgill	11 Brigside Gardens Hamilton ML3 7BG	O	04/12/2014
Ann Paterson	2 Castlehill Cres Law, Carluke ML8 5LY	O	03/12/2014
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Anne Dean	24 Hughenden Gardens Hyndland Glasgow G12 9YH	O	03/12/2014
Anne Robinson	Email Address Only	O	16/12/2014
Anne Thomas	Drumsmittal Park Drumsmittal, North Kessock Inverness IV1 3XF	O	03/12/2014
Anneliese O'Brien	Laglingarten St Catherines Cairndow Argyll And Bute PA25 8AZ	O	03/12/2014
Annemarie Baxter	Briar Wells Garelochhead Helensburgh Argyll And Bute G84 0EL	O	02/12/2014
Annette Kupke	15 Braemar Avenue Dunblane FK15 9ED	O	03/12/2014
Annie Loughlin	North Lodge Craobh Haven Lochgilphead Argyll And Bute PA31 8QP	O	04/12/2014
Annie Tolland	131 Main Street Renton Dumbarton G82 4NL	O	03/12/2014
Anthony Doogan	Creag Dhuhb Knockderry Road Cove Argyll And Bute G84 0NT	O	02/12/2014
Antony Harrison	Highbank Tighnabraich Argyll And Bute PA21 2EB	O	03/12/2014
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Audrey McFarlane	19 Highcross Ave Coatbridge ML5 5NT	O	03/12/2014
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Barry Slater	6 Whitekirk Cottage Whitekirk EH42 1XS	O	03/12/2014
Barry Turner	39 Clerk Road Penicuik EH26 9HA	O	03/12/2014
Bernadette Shand	13 Huntly Drive Greenock PA16 0YP	O	03/12/2014
Bill Anderson	48b Brisbane St. Greenock PA16 8NP	O	03/12/2014
Bill Cornelius	Railway Cottage Morar Mallaig PH40 4PA	O	03/12/2014
Boyd Hagart-Alexander	Basement Flat 5 Bishop Terrace Brae Rothesay Isle Of Bute Argyll And Bute PA20 9DW	O	01/12/2014
Bradley	94 Fancy Farm Road Greenock, Inverclyde PA16 7NE	O	03/12/2014
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Brenda Carson	1/1 4 Cairnhill Drive Glasgow G52 3LQ	O	03/12/2014
Brenda Robb	West Laurel Cottage, Birgham Coldstream td12 4nf	O	04/12/2014
Brian MacDonald	8 Pict Avenue Inverness IV3 8LX	O	28/12/2014
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Bridget Cameron	Laurel House Cromarty IV11 8YR	O	03/12/2014
Bridie O'Dowd	27 Haldane Street Glasgow G14 9QW	O	04/12/2014
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Bryan Weir	32 Beaton Road Dalvait, Balloch Alexandria G838QQ	O	03/12/2014
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Catherine Mearns	31 Kestrel Crescent Greenock PA16 7BN	O	03/12/2014
Catherine Palmer	51 Crichton Road Rothesay Isle Of Bute Argyll And Bute PA20 9JT	O	02/12/2014
Cathie Higginson	16 Mottram Ave Manchester M21 7LP	O	03/12/2014
Catriona Manley	4/2 Leven Terrace Edinburgh EH3 9LT	O	03/12/2014
Catriona McLeod	Cnoc Na Lion Cornaigmore Isle Of Tiree Argyll And Bute PA77 6XA	O	03/12/2014
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Ceri Dyke	8 Croir Great Bernera Isle of Lewis HS2 9LZ	O	03/12/2014
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Colin Lafferty	4 Poplar Crescent Kirkcaldy KY2 5DQ	O	27/12/2014
Colin Lancaster	12 Hoylake Place Dundee DD2 3WR	O	03/12/2014
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Colin Smith	Upper Kinnadie Auchnagatt Ellon AB41 8XJ	O	03/12/2014
Colum Scriven	17a Hunterhill Road Paisley PA2 6SR	O	03/12/2014
Conal Jardine	0/2 21 Walton Street Glasgow G413LG	O	03/12/2014
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Craig Farlow	12 Lockyer Close Newton Aycliffe DL5 7QZ	O	03/12/2014
Craig McPheat	14 North View Bearsden GLASGOW G61 1NY	O	03/12/2014
Craig Mitchell	27 Craigieburn Road North Carbrain Cumbernauld G67 2LY	O	03/12/2014
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Daniel Kerr	16 Glen Affric St Leonards East Kilbride G74 2AF	O	03/12/2014
Darren Mullen	121 St Brides Way Bothwell Glasgow G71 8QF	O	04/12/2014
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David Bell	33 Cumbrae Drive Kilmarnock KA3 2JX	O	03/12/2014
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David Farrell-Shaw	80 Davaar Avenue Campbeltown Argyll And Bute PA28 6NH	O	28/12/2014
David Horton	115 Arrowe Road Wirral CH49 1RZ	O	02/12/2014
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David Killen	5 Woodborough Mews 7 Nippors Way Winscombe BS25 1HF	O	03/12/2014
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David Whitton	Email Address Only	O	16/12/2014
Dean Markham	5 Borebrae Newmilns KA16 9EJ	O	28/12/2014
Debbie Bott	2 Tweedbank View Tweedbank Galashiels TD1 3RA	O	03/12/2014
Debbie Noble	115 Glen Nevis Glasgow G74 2BJ	O	02/12/2014
Debz Robinson	73 Lloyd Street Page Hall Sheffield S48JA	O	04/12/2014
Dee Weaver	180 Boothtown Road Halifax HX3 6TU	O	03/12/2014
Dei Matheson	Hazelbank Nostie Bridge Kyle of Lochalsh IV40 8EQ	O	03/12/2014
Deirdre Henderson	Crocken Cottage Southend Argyll PA28 6RU	O	10/12/2014

Deirdre O'Reilly	Flat 2/2, 5 Randolph Road GLASGOW G11 7LF	O	03/12/2014
Denise Greenan	Flat C 3 Spiers Grove Glasgow G46 7RL	O	02/12/2014
Denise MacKenzie	104 Beechwood Avenue Clarkston Glasgow G76 7XG	O	01/12/2014
Derek Fleming	21 Montrose Terrace Whitingbay Isle Of Arran KA27 8QN	O	03/12/2014
Diane Swales	Flat 3 Dalziel Court 56 Dalziel Drive Glasgow G41 4NZ	O	03/12/2014
Dom Townsend	71 Crescent Road Glasgow G13 3RY	O	04/12/2014
Dominic Macneill	7 Alnwickhill Terrace Edinburgh EH16 6YD	O	03/12/2014
Don McGregor	Rosslea Hall Hotel Ferry Road Rhu Helensburgh Argyll And Bute G84 8NF	O	03/12/2014
Donald Mackenzie	The Old Shop Garve IV23 2PR	O	03/12/2014
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Donna Adams	24 Burnbutts Crescent Aberdeen AB12 3NU	O	04/12/2014
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Douglas Brierley	17 Somerville Drive Glasgow G42 9BE	O	03/12/2014
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Eddie Brophy	4 Drumadoon Drive Helensburgh Argyll And Bute G84 9SF	O	03/12/2014
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Eilidh Anderson	Eriskay Drumore Park Dalaruan Street Campbeltown Argyll And Bute PA28 6HF	O	03/12/2014
Elaine Hindle	0/2 46 Kilinside Road Paisley PA1 1RL	O	29/12/2014
Elaine Morrison	Salean Inveraray Argyll And Bute PA32 8XT	O	02/12/2014
Eleanor Reilly	80 Dimsdale Crescent 80 Dimsdale Crescent Wishaw ML2 8DS	O	05/12/2014
Elizabeth Appleton	47 Papillon Road Colchester CO3 3JG	O	04/12/2014
Elizabeth Arbuckle	15 Spence Street Glasgow G20 0AW	O	03/12/2014
Elizabeth Glaiser	81/5 Murrayburn Park Edinburgh EH14 2PS	O	28/12/2014
Elizabeth Morrison	13 Bonnybank Apartments 4 Forebank Street Dundee DD1 2PA	O	03/12/2014
Emily Eden	7 Newton Way Paisley PA3 4QG	O	03/12/2014
Emily Short	6 Shipland Houses Pluckley Ashford TN27 0PA	O	03/12/2014
Emma Hill	18 Ward Road Wolverhampton WV8 1SE	O	03/12/2014
Emma Hughes	41 Prosen Street Glasgow G32 8RU	O	03/12/2014
Eric Carbis	77 Tiree Crescent Polmont Falkirk FK2 0UX	O	28/12/2014
Eric Frew	4 Abbeydale Way Glasgow G73 4HW	O	03/12/2014
Eric Laing	8 Rosebank Place Dundee DD3 6UB	O	03/12/2014
Eryn Strachan	1/2 123 Shuna St Glasgow G20 9QP	O	08/12/2014
Euan Finlayson	2 Benvoullin Gardens Oban Argyll And Bute PA34 5DL	O	28/12/2014
Evelyn Pender Eadie	An Struan Garelochhead Helensburgh Argyll And Bute G84 0EL	O	03/12/2014
Evelyn Shaw	64e Whiteford avenue Dumbarton G82 3JD	O	03/12/2014
Federica Rossi	Achnasabhal Auchnasaul Farm Ardmaddy Oban Argyll And Bute PA34 4QY	O	03/12/2014
Fergus McLachlan	46 Queen Square Glasgow G41 2AZ	O	03/12/2014
Ferguson	235 Leith Walk Edinburgh EH6 8NY	O	04/01/2015
Fin Snarey	59 Sidney Road Beeston Nottingham NG9 1AN	O	03/12/2014
Fiona Boyle	77 Barone Road Rothesay Isle Of Bute Argyll And Bute PA20 0DZ	O	02/12/2014
Fiona Campbell	3 Longannet Cottages Kincardine Clacks FK10 4AP	O	03/12/2014
Fiona Hamilton	Achnagarron A886 Through Glendaruel From B8000 Junction At Leanach To Auchenbreck Farm Glendaruel Argyll And Bute PA22 3AJ	O	03/12/2014

Fiona Hermse	1f1 11 Wolseley Place Edinburgh EH8 7AD	O	03/12/2014
Fiona Kolontari	131 Pendeford Avenue Wolverhampton WV6 9EP	O	03/12/2014
Fiona McCall	76 Hill Street Wishaw ML2 7AT	O	03/12/2014
Fiona McGarva	Gallowhill House School Wynd Crieff PH7 3SF	O	03/12/2014
Fiona Montgomery	255 Old Edinburgh Road Uddingston Glasgow G71 6BL	O	03/12/2014
Fiona Turnbull	28 Dumbain Crescent Balloch G83 8DW	O	03/12/2014
Fran Sorce	Seven Acres Mill Cottage Kilwinning KA13 7RG	O	03/12/2014
Frances Halligan	63B Mary Street Dunoon Argyll And Bute PA23 7EG	O	03/12/2014
Frank Garden	23 Queens Lane Bridge Of Allan FK9 4NY	O	05/12/2014
Fraser Grimmond	36 Newliston Drive Glasgow City Of Glasgow G5 0LE	O	03/12/2014
Freda Satow	7b Royal Circus Edinburgh EH3 6TL	O	04/12/2014
Gareth Toms	11 Spring close view Sheffield S14 1RJ	O	03/12/2014
Garry Baird	67 Alexander Street Dunoon Argyll And Bute PA23 7BB	O	03/12/2014
Gary Benson	30 Millfield View Erskine PA8 6HE	O	04/12/2014
Gary Edmonds	139 Kirkwood Avenue Clydebank G81 2SL	O	04/12/2014
Gary Malcolmson	3/1 2 Auchentorlie St, Thornwood, Glasgow G11 7TP	O	04/12/2014
Gary Morgan	6 Holden Road Beeston Nottingham NG9 1AP	O	03/12/2014
Gary Mullen	23 Greenrig Uddingston G71 7TD	O	11/01/2015
Gary Porter	18 Carnegie Place Glenrothes KY6 2AX	O	03/12/2014
Gary Stratton	6 Tannery Court Cupar KY15 4JS	O	03/12/2014
Ged Dunsmore	Flat 1/1 15 West Argyle Street Helensburgh Argyll And Bute G84 8UU	O	04/12/2014
Gemma Smith	176 Earl Street Flat 2/2 Glasgow G14 0BU	O	03/12/2014
Geoffrey Allen	35 Stratford Close Cramlington NE23 8HW	O	03/12/2014
Geoffrey Duncan	67/5 Duke Street EH6 8HN	O	03/12/2014
George Gallacher	4 Cochrane Place Prestwick KA9 1PW	O	03/12/2014
George MacBride	60 Bellshaugh Gardens Glasgow G12 0SA	O	03/12/2014
George Peachey	43 East Kilbride Road Glasgow G73 5DU	O	03/12/2014
Gerard McKeever	Flat 2/2 70 Torrisdale Street Glasgow G42 8PJ	O	04/12/2014
Gerry Loose	Berth 1 Helenslea Bowling G60 5AJ	O	03/12/2014
Gerry Pearson	20 Pollock Lane Caulderwood East Kilbride G74 3BF	O	03/12/2014
Gillian Cummins	Staffa House Fionnphort Isle Of Mull Argyll And Bute PA66 6BL	O	03/12/2014
Gillian Lawrence	136/1 Gilmore Place Edinburgh EH3 9PL	O	03/12/2014
Gillian Sloan	Corriebeg Cottage Kinlocheil Fort William PH33 7NP	O	03/12/2014
Glenn Thomson	71 kingsbridge drive glasgow g44 4jr	O	04/12/2014
Glyn Collis	Seasgair Ascog Isle Of Bute Argyll And Bute PA20 9ET	O	02/12/2014
Gordon Daly	St James House Traquair Road Innerleithen EH44 6PD	O	02/12/2014
Gordon Greenall	Kimberley Cottage Golf Course Road Blairgowrie PH10 6LQ	O	03/12/2014
Grace Jeffrey	26 Elliston Crescent Glasgow G53 6QN	O	03/12/2014
Grace Lee	Ty Coogee Pendre Road Machynlleth SY20 8FA	O	03/12/2014
Graeme Clark	27 Sation Road Roslin EH25 9LP	O	03/12/2014
Graeme Findlay	2 Atholl Park Dunkeld PH8 0AG	O	03/12/2014
Graeme Harris	16 Collier Place Edinburgh EH16 4PZ	O	03/12/2014
Graham Prentice	84 Fraser Avenue Inverkeithing Fife KY11 1EH	O	03/12/2014
Grant Leckie	46 Cloan Crescent Bishopbriggs G64 2HW	O	03/12/2014

Gregor Lachlann-Waddell	64 Mwrog Street Ruthin Denbighshire LL15 1LF	O	03/12/2014
Harry Cairns	15 Kestrel Grove, Buckhaven Leven KY8 1ET	O	03/12/2014
Harry Forbes	7 Park Road Oban Argyll And Bute PA34 4GZ	O	03/12/2014
Harry Fullarton	80b Irvine Road Crosshouse Kilmarnock KA2 0HQ	O	03/12/2014
Hazel Lewry	12 Balmoral Place 12 East Kilbride G74 1EP	O	02/12/2014
Hazel Skeet	167 Lavender Avenue Coundon Coventry CV6 1DJ	O	04/12/2014
Heather Fawbert	22 Broompark Road Blantyre Glasgow G72 0DR	O	03/12/2014
Heather McGadie	12 Finglen Gardens Milngavie Glasgow G627RW	O	04/12/2014
Helen Cairns	52 Montgarrie Street Glasgow G51 4JL	O	03/12/2014
Helen Donaldson	7 Berryhill Place Shotts ML7 5HT	O	03/12/2014
Helen McClymont	Email Address Only	O	16/12/2014
Helen Wolfenden	23 Meadowside Quay Square Glasgow G11 6BT	O	03/12/2014
Helena Azzam	Flat 2 48 Huntley Street London WC1E 6DD	O	03/12/2014
Henry Christopher-White	35 brentwood crescent Brighton bn1 7eu	O	03/12/2014
Holly Lindsay	33B Gedling Grove Nottingham NG7 4DU	O	03/12/2014
Holly Strain	55 Western Road Kilmarnock KA3 1NQ	O	03/12/2014
Howard Sercombe	23 Meadowside Quay Square Glasgow G11 6BT	O	03/12/2014
Hugh Mcdonald	16 Flora Gardens Bishopbriggs Glasgow G64 1DS	O	29/12/2014
Hugh Mcmillan	Park View Main St Penpont DG3 4BP	O	03/12/2014
Iain Cairns	73A Shore Road Innellan Dunoon Argyll And Bute PA23 7TR	O	03/12/2014
Iain Greasley	2 Macbeth Court Dingwall IV15 9AF	O	03/12/2014
Ian Beattie	3 King's Drive Kinghorn KY3 9XG	O	03/12/2014
Ian Milne	11 Bruce Avenue Cambuslang GLASGOW G72 8SX	O	03/12/2014
Ian Will	5 Buchan Drive Aberdeen Ab21 0nr	O	03/12/2014
Ingrid Sharp	18 Gilberstoun Loan Edinburgh Edinburgh EH15 2RQ	O	03/12/2014
Isla Scott	7-4 31 Birness Drive Pollokshaws Glasgow G431UG	O	03/12/2014
Isobel Delussey	8 Dunrobin Drive Gourrock PA19 1EB	O	02/12/2014
Jack Nove	9 Ripon Gardens Jesmond Newcastle NE2 1HN	O	03/12/2014
Jackie Tizzard	10 Mersea Road Colchester CO2 7EX	O	03/12/2014
Jacqueline Doherty	63 Kettilstoun Mains Linlithgow EH49 6SH	O	03/12/2014
Jacqueline Hunter	234 Torbrev Road North Carbrain Cumbernauld G67 2JT	O	03/12/2014
Jade Myers	0/2 32 Sandy Road Glasgow G11 6HE	O	03/12/2014
Jade Ross	4 Oakwood Drive Easterhouse Glasgow G34 0JJ	O	03/12/2014
Jake McCallum	14 Shetland Walk Sheddocksly Aberdeen AB16 6WD	O	03/12/2014
James Harkness	4 Richmond Terrace Portgordon Buckie AB56 5RA	O	03/12/2014
James MacPhee	Email Address Only	O	16/12/2014
James McGahan	68 Arden Avenue Thornliebank Glasgow G46 8PZ	O	28/12/2014
James Phimister	8 Bruaich Na Ha Aibhne Broadford IV49 9AR	O	03/12/2014
James Pirie	Bron- Y Aur Clachtoll Lochinver IV27 4JD	O	03/12/2014
James Simpson	4 2/1 Grantley Gardens Shawlands Glasgow G41 3QA	O	03/12/2014
James Steele	17 Buccleuch Street Glasgow G3 6SJ	O	03/12/2014
James Vernel	81 Larch Avenue Glasgow G641TB	O	28/12/2014
James Wyke	92 New Street Musselburgh EH21 6JQ	O	03/12/2014
Jamie Bannister	44 Colomb Street London SE10 9HA	O	03/12/2014

Jane Delan	105A Exchange Road West Bridgford Nottingham NG2 6BX	O	03/12/2014
Jane Haggart	202 Redburn Alexandria G83 9BU	O	28/12/2014
Jane Heslop	351 Redburn Bonhill Alexandria G83 9BZ	O	28/12/2014
Jane Munro	77 Meadowfield Dalgety Bay Dunfermline KY11 9UU	O	03/12/2014
Jane Shearer	182 Glasgow Rd Clydebank G81 1QQ	O	03/12/2014
Janet Church	Tighnaspeir Connel Oban Argyll And Bute PA37 1RN	O	03/12/2014
Janet MacLugash	Salen Canal Cottages Banavie Fort William PH33 7LY	O	03/12/2014
Janette Richardson	Email Address Only	O	16/12/2014
Janette Richardson	42 Dundonald Crescent Irvine KA11 5AX	O	03/12/2014
Janice Connelly	43 Inverkip Drive Shotts ML7 4DF	O	03/12/2014
Janice Corr	Westlodge King St Gourrock PA19 1PU	O	04/12/2014
Janice McCauley	43 Whitelaw Drive Bathgate EH48 1RN	O	03/12/2014
Janice Straiton	43 Livingstone Park Kilsyth Glasgow G65 9NX	O	03/12/2014
Jann Garratt	6 Ardenfield Ardentenny Dunoon Argyll And Bute PA23 8TU	O	03/12/2014
Jared Southern	76/H Paisley Road Renfrew PA4 8EY	O	03/12/2014
Jason Whattam	Flat 7 Polapit Tamar Flats Launceston PL15 9RD	O	03/12/2014
Jean Chettle	71 Westmacott Street Newcastle upon Tyne NE15 8NA	O	03/12/2014
Jean Oliver	43 Knocklea Biggar ML12 6EF	O	02/12/2014
Jeannette Cannon	21 Parkvale Avenue Erskine PA8 7LB	O	01/12/2014
Jeffrey Allan	39 Ibroxholm Oval flat 1/6 GLASGOW G51 2TJ	O	03/12/2014
Jeniffer Bohling	14 Nethergate Street Clare CO10 8NP	O	03/12/2014
Jeni-lee McCallum	21 Moncur Road Kilwinning KA13 7LD	O	03/12/2014
Jenni Wimberley	14-3 Echline Rigg Queensferry EH30 9XN	O	03/12/2014
Jennifer Cantwell	5 Victoria Road Hunters Quay Dunoon Argyll And Bute PA23 8JY	O	03/12/2014
Jennifer Lowe	St Ronans Baycroft Strachur Cairndow Argyll And Bute PA27 8BY	O	03/12/2014
Jenny Brown	7 Canal Gardens Elderslie Johnstone PA5 9AB	O	03/12/2014
Jenny Eeles	1 Upper Sutherland Crescent Helensburgh Argyll And Bute G84 9PQ	O	03/12/2014
Jenny Hill	11 Steadings Gardens Dunbar EH42 1GS	O	03/12/2014
Jim Fraser	1 Broomrigg Cottages Pencaitland EH34 5DH	O	03/12/2014
Jim Gaitens	4 Marine Terrace Rosemarkie IV10 8UL	O	03/12/2014
Jim Hewlett	The Old Manse Tarbrax West Calder EH55 8XD	O	04/12/2014
Jim Osborne	4 Eastlands Park Rothesay Isle Of Bute Argyll And Bute PA20 9EG	O	03/12/2014
Jimmy Russell	1 School Road Holywood DG2 0RF DG2 0RF	O	03/12/2014
Jo Bowie	0/2 74 Gilbert Street Glasgow G3 8QN	O	03/12/2014
Joan Walters	17 Ardmory Road Rothesay Isle Of Bute Argyll And Bute PA20 0PG	O	02/12/2014
Joanne Bilsland	201/2 Broughton Road Edinburgh EH7 4QN	O	03/12/2014
Joanne Walker	82 West Main Street Whitburn West Lothian EH47 0QU	O	03/12/2014
Jody Rosling	Flat 14 5 Nelson Grove Road LONDON SW19 2LJ	O	03/12/2014
Joe Nicholson	Shieling Freuchie KY15 7HF	O	03/12/2014
John Browning	68 Miller Street Carlisle ML8 4DJ	O	28/12/2014
John Chambers	28 Small Crescent Blantyre South Lanarkshire G72 0NP	O	01/12/2014
John Coats	Huntly Wood Cottage Longforgan Dundee DD2 5HU	O	03/12/2014
John Duncan	Flat 1 19 Crichton Road Rothesay Isle Of Bute Argyll And Bute	O	03/12/2014



	PA20 9JR		
John Giles	342 Dyke Road Knightswood Glasgow G13 4SH	O	04/12/2014
John Leavey	Gladstone House Johnshaven Montrose DD10 0HH	O	03/12/2014
John McLaughlin	117/8 Stenhouse Drive Edinburgh EH11 3NN	O	03/12/2014
John Meechan	28 Sciennes Road Ground Flat Edinburgh EH9 1NX	O	05/12/2014
John Mitchell	25 Darnly Gardens Glasgow G41 4NQ	O	03/12/2014
John O'Dowd	15 Cortmalaw Avenue Glasgow G33 1TE	O	03/12/2014
John Page	11 Kinneil Park Lamlash Isle of Arran KA27 8JG	O	03/12/2014
John Provan	7 Cullen Road East Kilbride	O	15/12/2014
John Travers	11 Marchhall Crescent Edinburgh EH16 5HL	O	03/12/2014
John Whyte	25 Brown Street Newmilns KA16 9AD	O	04/12/2014
John Wilson	Merson Glenboig Coatbridge ML5 2QE	O	03/12/2014
John Young	16 Spinningdale Stonehouse ML9 3QS	O	03/12/2014
Johnny McNeill	22 Staunton Rise Livingston EH54 6PB	O	05/12/2014
Jonathan McCafferty	173 Newark Street Greenock PA16 7QW	O	03/12/2014
Jones	10 Bishop Terrace Rothesay Isle Of Bute Argyll And Bute PA20 9HF	O	01/12/2014
Josh Moir	Traquair Garden Dundee DD4 0TQ	O	03/12/2014
Joshua Gaylor	143 Spoondeil Dunstable IU6 3JX	O	03/12/2014
Joss Sheldon	17 Bristol Road London E7 8HG	O	03/12/2014
Joyce Cox	3 Charleton Road Montrose DD10 9EB	O	03/12/2014
Joyce McCrae	Flat 7 25 Spruce Way Edinburgh EH13 9FB	O	03/12/2014
Judi Fuller	196 Newbattle Abbey Crescent Dalkeith EH22 3LU	O	03/12/2014
Judith Bremner	48 Rochsoles Drive Airdrie ML6 6SR	O	03/12/2014
Julie Blakley	64 Maxwell Drive Inverness IV3 5EU	O	02/12/2014
Julie Fusco	91Flat 1 Wester Drylaw Place Edinburgh EH4 2TH	O	28/12/2014
Julie Hutchison	5 Hillview Road Larbert FK5 4RL	O	03/12/2014
Juliette Walsh	Primrose Cottage Whiting Bay Isle of Arran KA27 8RH	O	03/12/2014
Justyn Batchelor	Globe House Rax Lane Bridport DT6 3JJ	O	03/12/2014
Kara McCormack	22 Elizabeth Street Nairn IV12 5DX	O	03/12/2014
Karen Armstrong	2 Moor Road Milngavie Glasgow G62 8AT	O	03/12/2014
Karen Blackburn	43 Lochside Crescent Montrose DD10 9BF	O	03/12/2014
Karen Jones	46 Lilybank Avenue Muirhead G69 9EW G69 9EW	O	03/12/2014
Karen McCurry	20 Meadows Place Lochgilphead Argyll And Bute PA31 8AB	O	03/12/2014
Karen Ray	Oban Yachts And Marine Services Ltd Kerrera Oban Argyll And Bute PA34 4SX	O	03/12/2014
Karen Slawek	115 Springfield Edinburgh EH6 5SD	O	03/12/2014
Karin French	35 Moorhill Crescent Newton Mearns Glasgow G7 6BQ	O	03/12/2014
Karine Daudicourt	169A Hemingford Road London N1 1DA	O	03/12/2014
Kate Johnston	3 Abbey Close Jedburgh TD8 6BG	O	03/12/2014
Kate Maclean	54 Innes Street Inverness IV1 1NS	O	03/12/2014
Katharine Ramsay	1 Borthwick View Robertson Hawick TD9 7LU	O	03/12/2014
Katherine Alexander	Stuckbeg Lochgoilhead Argyll And Bute PA24 8AH	O	03/12/2014
Katherine McDermid	21D Eastfield Crescent Dumbarton G821DX	O	03/12/2014
Kathleen Anderson-Scott	3 Teaninich Paddock Alness IV17 0NA	O	03/12/2014
Kathleen Durkan	41 Bowes Crescent Glasgow G697LX	O	03/12/2014

Kathleen Frost	Flat 2 41 Park Road Gloucester GL1 1LN	O	03/12/2014
Kathleen Madigan	16 Cyprus St Norwich NR1 3AX	O	03/12/2014
Katie Noble	4A Matilda Road Glasgow G41 5DY	O	03/12/2014
Katrina Dolan	110 Earn Crescent Dundee DD2 4BRr	O	28/12/2014
Katrina Gowans	5 Boswall Square Edinburgh EH5 2EQ	O	03/12/2014
Kay Graham	18 MacColl Road Cannich By Beaully IV4 7LP	O	03/12/2014
Kay Groom	36 Nethergate Kinghorn Fife KY3 9SY	O	03/12/2014
Keith Alexander	6 Menteith Crescent Callander FK17 8BY	O	03/12/2014
Keith Starsmeare	24 Hopetoun Drive Haddington EH41 3AP	O	03/12/2014
Kerstie Southall	115 Earlham Road Norwich NR2 3RF	O	03/12/2014
Kevin Paton	96 Westwood Road Salisbury SP2 9HR	O	03/12/2014
Kevin Riddoch	The Bothy Dyke IV36 2TL	O	13/12/2014
Kevin Russell	25 Victoria Street Thackley BRADFORD BD10 8LQ	O	05/12/2014
Kevin Thomson	25 Catacol Avenue Saltcoats KA21 6AD	O	03/12/2014
Kieran Tulbure	7/2 St Peter's Buildings Gilmore Place Edinburgh EH3 9PG	O	04/01/2015
Kimberley Bright	3/2 3 Dixon Avenue Glasgow G42 8EB	O	03/12/2014
Kirstein Rummery	24 Kenningknowes Road Stirling FK7 9JG	O	03/12/2014
Kirsty Duncan	52 Anderson Road Stornoway HS1 2PQ	O	03/12/2014
Kirsty Etherson	66 Hilton Road Bishopbriggs Glasgow G64 3EL	O	03/12/2014
Kitty Jacques	36 Cotton Street Castle Douglas DG7 1AH	O	03/12/2014
Laura Fisher	1/2 6 Rupert Street Glasgow G4 9AR	O	03/12/2014
Laura Kincaid	3 Kilpunt Cottages Broxburn EH52 5PB	O	03/12/2014
Laura Monteith	6H Bryson St Clydebank G81 5HG	O	03/12/2014
Laura Ross	76A Saltburn Invergordon IV8 0JZ	O	03/12/2014
Laura Wright	Top Flat 8 Powis Road Brighton BN1 3HJ	O	03/12/2014
Laurie Paul	54 Midmills Road Inverness IV2 3PA	O	03/12/2014
Lawrence Duff	20 Bathgate St Dennistoun Glasgow G31 1DX	O	03/12/2014
Leanne Aitken	299B Dalkeith Road Edinburgh EH16 5JX	O	03/12/2014
Len Wanner	12 Glenkinchie Houses Pencaitland EH34 5ET	O	03/12/2014
Lene Kruhoffer	39/5 South Trinity Road Edinburgh EH5 3PN	O	03/12/2014
Les Robertson	5 Hillfoot Renton G82 4PW	O	02/12/2014
Lesley Glen	166A Dundee Rd Forfar DD8 1JE	O	03/12/2014
Lesley Kamel	200b Perth Road Dundee DD1 4JY	O	03/12/2014
Lesley Kimber	32 Headlands Avenue Wakefield WF5 8JD	O	06/12/2014
Lesley Morrison	Keils Jura PA60 7RG	O	03/12/2014
Lesley Napier	60 Cleland Place East Kilbride G74 3EN	O	29/12/2014
Leslie Woodhouse	86 Purewell Christchurch BH23 1EU	O	03/12/2014
Lilith Orzabal	89 Kingsbridge Drive Kingspark Glasgow G44 4JT	O	03/12/2014
Lilly Gallacher	28 Darleith Road Cardross Dumbarton Argyll And Bute G82 5PG	O	03/12/2014
Linda Barbour	15 Strathspey Ave East Kilbride G75 8GN	O	03/12/2014
Linda Connon	Flat 02 7 Inchholm Street Glasgow G11 6HF	O	03/12/2014
Linda Fitzpatrick	39 St Andrews Drie Gourock PA19 1HY	O	03/12/2014
Linda Graham	18 Cobbler View Arrochar Argyll And Bute G83 7AD	O	02/12/2014
Linda Moxey	01 72 Novar Drive Hyndland Glasgow G12 9TZ	O	03/12/2014



Linda Spence	34 Lilac Ave Clydebank G81 4nz	O	03/12/2014
Linda Thompson Noble	North Villa Clynder Helensburgh Argyll And Bute G84 0QE	O	03/12/2014
Lindsay Jane Quigley	9 The Fells Lennoxton Glasgow G66 7ER	O	03/12/2014
Lindsay Oliver	39 Cornhill Terrace Leith Links Edinburgh EH6 8EJ	O	03/12/2014
Linsay Steel	2 Linnet Avenue Johnstone PA5 0SN	O	03/12/2014
Lisa Charlesworth	14 Camphill Avenue Flat 3 Glasgow G41 3AY	O	03/12/2014
Lisa Rigby	9/2 Pirrie St Edinburgh EH6 5HY	O	03/12/2014
Lisa Shaw	1F3 2 Murano Place Edinburgh EH7 5HH	O	03/12/2014
Lisl Richard	5 Tavistock Drive Glasgow G43 2SJ	O	03/12/2014
Liz Searle	60 Sharrow Street Sheffield S11 8BY	O	03/12/2014
Lizanne Dixon	23 Redpath Drive Cambuslang Glasgow G72 7UA	O	03/12/2014
Lorraine Niven	24 St Cuthbert Street Catrine KA5 6SW	O	03/12/2014
Lord a p	A A Le2 2pl	O	03/12/2014
Lord William Wright	111 High Street Kinross KY13 8AQ	O	03/12/2014
Lorna Boyce	67 Kilinside Rd Flat 3/1 Paisley PA1 1RP	O	03/12/2014
Lorna Campbell	148 Bellahouston Drive Mossspark Glasgow G52 1HL	O	03/12/2014
Lorna Davidson	10 Main Street Fraserburgh AB43 9RT	O	03/12/2014
Lorna Laverick	22 Maryburgh Court Fort William PH33 6QP	O	03/12/2014
Lorna McAllister	24 Glen View Cumbernauld G67 2DA	O	03/12/2014
Lorna Ross	35 Commercial St Markinch KY7 6DE	O	03/12/2014
Lorraine Forsyth	45 Harestone Road Wishaw M12 8DE	O	03/12/2014
Lorraine Glass	13A Park Lane Haddington EH41 4EH	O	03/12/2014
Lorraine Valenzuela	69 Countesswells Road Aberdeen AB15 7YH	O	02/12/2014
Louisa Radice	10 Middleton Road Golders Green London NW11 7NS	O	03/12/2014
Louise Finlayson	33 Douglas Terrace Stirling FK7 9LW	O	03/12/2014
Louise McAllister	2/2 24 Thornwood Avenue Glasgow G11 7TW	O	02/12/2014
Louise Stephen	13C Thomson Terrace Stonehaven Aberdeenshire AB39 2LX	O	28/12/2014
Lucy Johnstone	5 Easdale Island Oban Argyll And Bute PA34 4TB	O	04/12/2014
Lynda Stevenson	30 Providence Way Waterbeach Cambridge CB25 9QJ	O	03/12/2014
Lyndsey Taylor	1-1 64 Larchfield Ave Glasgow G14 9YH	O	28/12/2014
Lynn Graham	Rosslea Hall Hotel Ferry Road Rhu Helensburgh Argyll And Bute G84 8NF	O	03/12/2014
Lynne Gilchrist	46 Kirkmichael Road Helensburgh Argyll And Bute G84 7NJ	O	03/12/2014
Lynsey Jenkins	0/2 276 Bell Street Glasgow G4 0SZ	O	03/12/2014
Maggie McKeen	Kilgour House Falkland Estate Falkland KY15 7AE	O	03/12/2014
Magi Gibson	4 Botanic Crescent Glasgow G20 8QQ	O	03/12/2014
Maire Cooney	182 Churchill Drive Glasgow G11 7HA	O	03/12/2014
Mairead Mackechnie	3 Ceol Na Fairge Bowmore Isle Of Islay Argyll And Bute PA43 7LG	O	05/12/2014
Mairi MacIver	21 St Brycedale Road Kirkcaldy KY1 1ER	O	03/12/2014
Mairi Tulbure	Lawknowe Cottage Udstonhead Strathaven ML10 6SX	O	04/01/2015
Malcolm Crawford	18 Portree Drive Holmes Chapel CW4 7JB	O	01/12/2014
Mallory Scott	Flat 1/1 5 Torbreck St, Craigton Glasgow G52 1DR	O	03/12/2014
Marcus Hazel-McGown	27 Ashdale Ave Saltcoats KA21 6AA	O	03/12/2014
Marelle Guy	10 East Argyle Street Helensburgh Argyll And Bute G84 7RR	O	14/12/2014
Margaret Baxter	Flat3 2 West Chapelton Ave Glasgow G61 2DQ	O	03/12/2014

Margaret Bowden	15 Argyle Street Dundee DD4 7AP	O	03/12/2014
Margaret Crawford	80 Sorn Street Catrine KA5 6LT	O	03/12/2014
Margaret Glendinning	Email Address Only	O	16/12/2014
Margaret Kelly	38 Lacy Street Paisley Renfrewshire PA1 1GS	O	03/12/2014
Margaret Lough	75 Greenpark Drive Falkirk FK2 0QA	O	28/12/2014
Margaret Macdonald	219 Rockhampton Ave East Kilbride G75 8EN	O	03/12/2014
Margaret McGill	15 Castle Crescent Closeburn, Thornhill Dumfries DG3 5HZ	O	29/12/2014
Margaret McLaughlin	6, Dairsie Court Flat 3-1 Cathcart Glasgow G44 3JF	O	03/12/2014
Margaret Sutherland	The terrace Victoria road Brora Kw96ly	O	01/12/2014
Marian Kayes	Email Address Only	O	15/12/2014
Marianne Bennett	Radiation Free Lakeland 8 Chelsea Court Milnthorpe Cumbria LA7 7DJ	O	17/12/2014
Marie - Ann Hutchison	Westwood 3 Canisp Road Sutherland IV27 4LH	O	28/12/2014
Marion Bryans	46 Queen Square Glasgow G41 2AZ	O	03/12/2014
Mark Aiton	421 Milwards Harlow CM19 4SR	O	03/12/2014
Mark Alley	27 Goodymoor Avenue Wells BA5 2JH	O	03/12/2014
Mark Dawson	55 Barlanark Rd Glasgow G33 4PY	O	28/12/2014
Mark Hesling	3/2 144 Woodlands Road Glasgow G3 6LF	O	03/12/2014
Mark Inglis	21 Colinton Mains Green Edinburgh EH13 9AG	O	03/12/2014
Mark Pickering	27 St Aidan Road Bridlington YO16 7SP	O	03/12/2014
Mark Potter-Irwin	45 U74 And U75 Dalavich Village Roads Dalavich Argyll And Bute PA35 1HN	O	03/12/2014
Mary Campbell	1 Finnart Crescent Gourock PA19 1EL	O	03/12/2014
Mary Ireson	Cillchriosd Calgary Isle Of Mull Argyll And Bute PA75 6QY	O	03/12/2014
Mary Meredith	11 Steele Crescent ALexandria G83 8AP	O	04/12/2014
Mary Sutherland	5 Invercairn Court Cairnbulg Fraserburgh AB43 8YW	O	03/12/2014
Matt Wynne	Drumsyniebeg Farm Lochgoilhead Cairndow Argyll And Bute PA24 8AN	O	03/12/2014
Matthew Pilkington	46 Links View Aberdeen AB24 5RG	O	28/12/2014
Matthew Wheatley	23 Nichollfield Edinburgh EH6 4RA	O	06/01/2015
Maureen Carroll	12A 120 Wyndford Rd Glasgow G20 8HD	O	03/12/2014
Maureen Law	2 Highfield Drive Steveston KA20 3AU	O	03/12/2014
Maureen Smith	44 Murray Crescent Lamlash Isle of Arran KA27 8NS	O	04/12/2014
Max Cottle	Courthope Longhill Road Bracknell forest RG12 9UB	O	03/12/2014
Max Edwards	12 Park Crescent Brighton BN2 3HA	O	03/12/2014
Max Gilroy	31 Eden Grove Glasgow G75 8XU	O	03/12/2014
McNeill	15, The Leys Glasgow G64 1PP	O	03/12/2014
Melanie Haswell	75 Mount Cameron Drive North St Leonards East Kilbride G74 2ER	O	03/12/2014
Melanie Tucker	52C Upper Craigs Stirling FK8 2DS	O	03/12/2014
Melissa Carnegie	8 Warslap Avenue Arbroath DD11 2DQ	O	04/12/2014
Mhairi Duncan	149 Hyndford Road Lanark ML11 9BG	O	03/12/2014
Mhairi Scott	18 Melville Street kilmarnock KA3 7AN	O	03/12/2014
Michael Bannister	Flat 8 16 Riverview Gardens Glasgow G5 8EL	O	02/12/2014
Michael Barclay	12 Fernbrae Way Rutherglen G73 4AJ	O	28/12/2014
Michael Boyle-Ronaldson	Cockles Smiddy Cockles Brae Haddington EH41 4PB	O	03/12/2014
Michael Cryer	Upper Achianich Farm Acharn Nr Aberfeldy PH15 2HU	O	03/12/2014

Michael Mcleish	29 Bank Street Slamannan Falkirk Fk1 3HA	O	28/12/2014
Michael Orgel	23 Marchmont Crescent Edinburgh EH9 1HQ	O	04/12/2014
Michael Singleton	3/3, 405 Victoria Road Glasgow G42 8RW	O	03/12/2014
Michelle Hamilton	30 Glebe Road Beith KA15 1EZ	O	03/12/2014
Michelle Munro	5 Corran Cismaol Castlebay Isle of Barra HS9 5ZE	O	03/12/2014
Mike Edwards	40 Leamington Terrace Edinburgh EH10 4JL	O	01/12/2014
Mike McDermott	39A Glenmorag Crescent Dunoon Argyll And Bute PA23 7LF	O	03/12/2014
Miles Newman	32 Ashford Road Lancaster LA1 4QA	O	03/12/2014
Miriam Connor	4 Drumduan Rd Forres IV36 1BS	O	03/12/2014
Moira Currie	34 McIntosh Drive Elgin IV30 6AW	O	01/12/2014
Morag McLaren	21 Marchmont Gardens Bishopbriggs Glasgow G64 3DJ	O	03/12/2014
Moran	Finnart Street Inverclyde PA16 8HZ	O	03/12/2014
Moreen McCormackm	Seaview House Kings Cross, Arran KA27 8RG	O	03/12/2014
Morrison Young	12 F2 Muir Wood Road Edinburgh EH14 5JT	O	06/12/2014
Munro Grant	29 Kaimhill Road Aberdeen AB10 7JJ	O	28/12/2014
Murdo MacIver	21 St Brycedale Road Kirkcaldy KY1 1ER	O	03/12/2014
Murray Calder	Upper Flat, Viewfield 88 Countess Road Dunbar EH42 1JR	O	03/12/2014
Nadine Edwards	40 Leamington Terrace Edinburgh EH10 4JL	O	03/12/2014
Naomi Houston	55B Mary Street Dunoon Argyll And Bute PA23 7EG	O	03/12/2014
Naomi Spirit-Hawthorne	1 Fosterland Skelmorlie PA17 5BS	O	03/12/2014
Neil Galligan	7 Church Way Port Ellen Isle Of Islay Argyll And Bute PA42 7ER	O	05/12/2014
Neil Iv	50 Thornwood Ave Glasgow G11 7PG	O	03/12/2014
Neil Madigan	5 Heriot Gardens Burntisland KY3 9HY	O	03/12/2014
Neil Patrick Tracey	1/2 9 Craigmillar Road Glasgow G42 9JZ	O	03/12/2014
Neil Wilson	1 Lochy Road Invernes IV2 4ES	O	03/12/2014
Nessa Briggs	4f3 Anchorfield Edinburgh EH6 4JG	O	03/12/2014
Niall Murdoch	10 Prestongrange Terrace Prestonpans EH32 9DJ	O	03/12/2014
Nick Mills	215 Slad Road Stroud G15 1RJ	O	04/12/2014
Nicky Royden	5 Soyaux Avenue Monifieth Dundee DD5 4HE	O	03/12/2014
Nicola Cox	53 Whiting Road Wemyss Bay PA18 6ED	O	03/12/2014
Nicola Stewart	9 Relugas Place Edinburgh EH9 2PY	O	29/12/2014
Nicola Turner	39 Clerk Road Penicuik EH26 9HA	O	03/12/2014
Nisbet	9 Fairyhill Road Kilmarnock KA1 1TA	O	04/12/2014
Noel Guy	435 Gorgie Road Edinburgh EH11 2RT	O	29/12/2014
Olga Hammock	Strumhor Connel Oban Argyll And Bute PA37 1PJ	O	03/12/2014
Pall Thormod Morrisson	115 Lumphinnans Road Lochgelly KY5 9AP	O	03/12/2014
Pamela Forsyth	Glenview Wyndham Road Innellan Dunoon Argyll And Bute PA23 7SH	O	03/12/2014
Patricia Walker	Email Address Only	O	17/12/2014
Patricia Fraser	15 Foudland Crescent Inch AB52 6LG	O	03/12/2014
Patricia Kerins	Indians Farm Balfron Station Glasgow G63 0QN	O	03/12/2014
Patricia Wilson	5 Dillchip Close Alexandria G83 9JP	O	02/12/2014
Patrick Haughney	31 Brady Crecent Moodiesburn G69 0HL	O	28/12/2014
Patrick O'Dowd	27 Haldane St Glasgow G14 9QW	O	03/12/2014
Paul Borkowski	13 Main Street Tullibody FK10 2PY	O	03/12/2014

Paul Kohn	16 Gordon Road Aberdeen AB15 7RL	O	05/12/2014
Paul Miller	57 Fawcett Road Portsmouth PO4 0DA	O	03/12/2014
Paul Morgan	Whitehall Place Aberdeen AB25 2PB	O	03/12/2014
Paul Murray	6 Stirling Street The Village Cumbernauld G67 2QY	O	03/12/2014
Paul Wright	45 cruachan street Thornliebank Glasgow G46 8lq	O	03/12/2014
Pauline Gilmour	2 Cubrieshaw Street West Kilbride KA23 9AY	O	03/12/2014
Pauline Smith	24 Sheriffs Park Linlithgow EH49 7SS	O	03/12/2014
Pete Matthews	39 Earls Court Road Amesbury Salisbury SP4 7LX	O	03/12/2014
Peter Barlow	45 Tyelaw Meadows Shilbottle Alnwick NE66 2JJ	O	03/12/2014
Peter Bennett	5 Lower Redgate Tiverton EX16 6RQ	O	03/12/2014
Peter Gillies	11 Walmer Crescent Glasgow G51 1AT	O	03/12/2014
Peter McGillion	79 Kendoon Avenue Drumchapel Glasgow G15 8AT	O	03/12/2014
Peter McMahan	70 Cousland Cresnet Seafield Bathgate EH47 7AY	O	03/12/2014
Peter Mulheron	Miramar Templehall Longforgan Dundee DD2 5HS	O	14/12/2014
Peter Taylor	8 Lorn Road Dunbeg Oban Argyll And Bute PA37 1QG	O	03/12/2014
Philip Sawford	Atholl Cottage 3 West Court Edinburgh EH16 4EB	O	03/12/2014
Phillip Hetherington	46 Ewart Street Chester CH4 0bL	O	03/12/2014
Phillip James	27 Mellon Charles Aultbea Achnas IV22 2JN	O	03/12/2014
Rachael McLauchlan	Flat 2/2 6 Thornwood Place Glasgow G11 7PP	O	03/12/2014
Rachael Millson	4 Tweed Avenue Peebles EH45 8AS	O	03/12/2014
Rachael Simpson	2/1 4 Grantley Gardens Glasgow G413QA	O	03/12/2014
Rachel McDonald	21 Uist Street Flat 2/2 Glasgow G51 3XQ	O	03/12/2014
Rainbow Colpus	60 Dalewood Road Sheffield S8 0EF	O	03/12/2014
Rakesh Prashara	Flat 2 Border Reiver Otterburn Newcastle upon Tyne NE19 1NP	O	03/12/2014
Ray Forbes	6 Coul Steadings Glenrothes KY7 6QL	O	03/12/2014
Raymond Boyle	6 Ardmory Road Rothesay Isle Of Bute Argyll And Bute PA20 0PG	O	03/12/2014
Rebecca Freeman	65 Easbourne Road Brighton BN2 4DL	O	03/12/2014
Rebecca Wilson	21 Manor Way Rutherglen G73 4EP	O	03/12/2014
Reeni Kennedy-Boyle	6 Ardmory Road Rothesay Isle Of Bute Argyll And Bute PA20 0PG	O	25/11/2014
Renate Kriegler Edwards	2 Salisbury Road Southside Edinburgh EH16 5AB	O	03/12/2014
Rhiannon Reid	11 Whitehills Cres Forfar DD8 3DZ	O	03/12/2014
Rhona McInnes	12 South Church Street Callander FK17 8BN	O	03/12/2014
Rhonda McCrimmon	3 Pitpointie Farm Cottages Auchterhouse Dundee DD3 0QR	O	03/12/2014
Rhuraidh Davidson	Rhonan Dalnottar Avenue Old Kilpatrick G60 5DL	O	03/12/2014
Richard Firth	21 Pinfold Street Bridlington YO16 7AA	O	03/12/2014
Richard Gilmour	28 Archers Avenue Stirling FK7 7RJ	O	03/12/2014
Richard Phelps	10 Kelvin Drive Glasgow G20 8QG	O	03/12/2014
Richard Robinson	52 Lower Whitelands Radstock BA3 3JP	O	03/12/2014
Ro Bell	Faerie Bottom Newburgh Road Abernethy PH2 9LH	O	28/12/2014
Rob Costello	Crag Cottage 1 Wadsworth Vew, Northgate Heptonstall, Hebden Bridge HX7 7NF	O	03/12/2014
Robert Barclay	15 Stewart Drive Clarkston Glasgow G76 7EY	O	28/12/2014
Robert Bray	6 Ardenfield Ardentiny Dunoon Argyll And Bute PA23 8TU	O	03/12/2014
Robert Ewen	8 Glendarvel Place Glenrothes KY7 6GN	O	03/12/2014

Robert Hall	9 West Holmes Gardens Musselburgh EH21 6QW	O	02/12/2014
Robert Liddell	Hillpark Eastlands Road Rothesay Isle Of Bute Argyll And Bute PA20 9JZ	O	03/12/2014
Robert Slezas	Riverside Cottage Lochyside Fort William PH33 7NY	O	04/12/2014
Robert Vesty	34 Tucana Heights 11 Cheering Lane London E20 1BB	O	03/12/2014
Robert Wilson	101 Shaw Crescent Aberdeen AB25 3BU	O	03/12/2014
Robin Black	43 Tarvit Drive Cupar KY15 5BQ	O	03/12/2014
Rod Gregorson	5/2 75 Dunlop Street Glasgow G1 4ET	O	03/12/2014
Roddy Campbell	94 Lochlea Road Glasgow G43 2YQ	O	03/12/2014
Roddy Oliphant	2 Dryburn Cottages Glenogilvy Forfar DD8 1UP	O	02/12/2014
Ronnie Cameron	4 Mallard Lane Greenock PA16 7BA	O	03/12/2014
Rosaline Furnivall	33 Burnbank Grove Straiton Loanhead EH20 9NX	O	03/12/2014
Rose Dorman	3/2, 59 Beardmore Place, Dalmuir, Clydebank Glasgow West Dumbartonshire G81 4HU	O	01/12/2014
Ross Macdonald	65 3F3 St LEonards Hill Edinburgh EH8 9SB	O	03/12/2014
Ross Wilson	17 Orchard Estate Ely CB6 1DW	O	03/12/2014
Rowan Lowe	49-51 High Street Wooler NE716BH	O	03/12/2014
Rowenna Cloughley	108 Ferry Road Edinburgh EH6 4PG	O	02/12/2014
Rowland Eadie	An Struan Garelochhead Helensburgh Argyll And Bute G84 0EL	O	03/12/2014
Ruaridh Pringle	161 Edward Street Dunoon Argyll And Bute PA23 7PH	O	03/12/2014
Ruska Heppell	57 Conon Avenue Bearsden Glasgow G61 1ER	O	03/12/2014
Russell Hosie	15 Midfaulds Ave. Renfrew PA4 0AS	O	03/12/2014
Ruth Duckworth	2 Clifton Gardens Margate CT9 2BL	O	03/12/2014
Ruth Mitchell	11 Glenpark House Glenpark Drive Port Glasgow PA14 5AJ	O	03/12/2014
Ryan Oliver	26 Douglas Place Galashiels TD1 3BT	O	28/12/2014
Sam Donaldson	20 Hall Walk Cottingham HU16 4RL	O	03/12/2014
Sam MacDonald	Lee Crescent North Bridge Of Done Aberdeen AB22 8GF	O	03/12/2014
Samantha Carney	25 Albion Towers Cross Lane Salford M5 4AH	O	04/12/2014
Samantha Le Sommer	33 Malcolm Place Helensburgh Argyll And Bute G84 9HW	O	03/12/2014
Samantha Payn	Harefield Shannochie Isle of Arran KA27 8SJ	O	03/12/2014
Sandra Edmondson	197 Ravenscraig Kirkcaldy KY1 2PZ	O	02/12/2014
Sandra McRitchie	1 Earnview Court Comrie PH6 2JP	O	03/12/2014
Sandra Strachan	3 Roughpark Strathdon AB36 8US	O	02/12/2014
Sapna Agarwal	1/1 34 Glasgow Street Glasgow G12 8JR	O	03/12/2014
Sara Clarke	15 Carlyle Rd Cambridge CB4 3DN	O	03/12/2014
Sarah Baxter	1 North Cottages Bank Road Bowness LA23 2JW	O	03/12/2014
Sarah Houston	10 An T-Sraid Erbusaig Kyle of Lochalsh IV40 8BB	O	03/12/2014
Sasha Fligel	Flat 2, 16 Junction Place Leith Edinburgh EH6 5JA	O	03/12/2014
Scotland Walker	Castlehill 10B North Campbell Road Innellan Dunoon Argyll And Bute PA23 7SE	O	03/12/2014
Scott Anderson	G1 6 Brechin St Glasgow G3 7HW	O	03/12/2014
Scott McMurray	4/1 Cranloch Court, Haldane, Balloch Alexandria Dumbarton G83 8dr	O	03/12/2014
Scott Ross	8 Colinton Mains Place Edinburgh EH13 9AX	O	03/12/2014
Sean McBain	4 McCulloch Way Neilston G78 3DU	O	03/12/2014
Sean Smith	38 Main Street Dalry Castle Douglas DG7 3UW	O	04/01/2015
Seaneen McDougall	4 Chevaliers Pend Dudnee DD4 9RH	O	03/12/2014

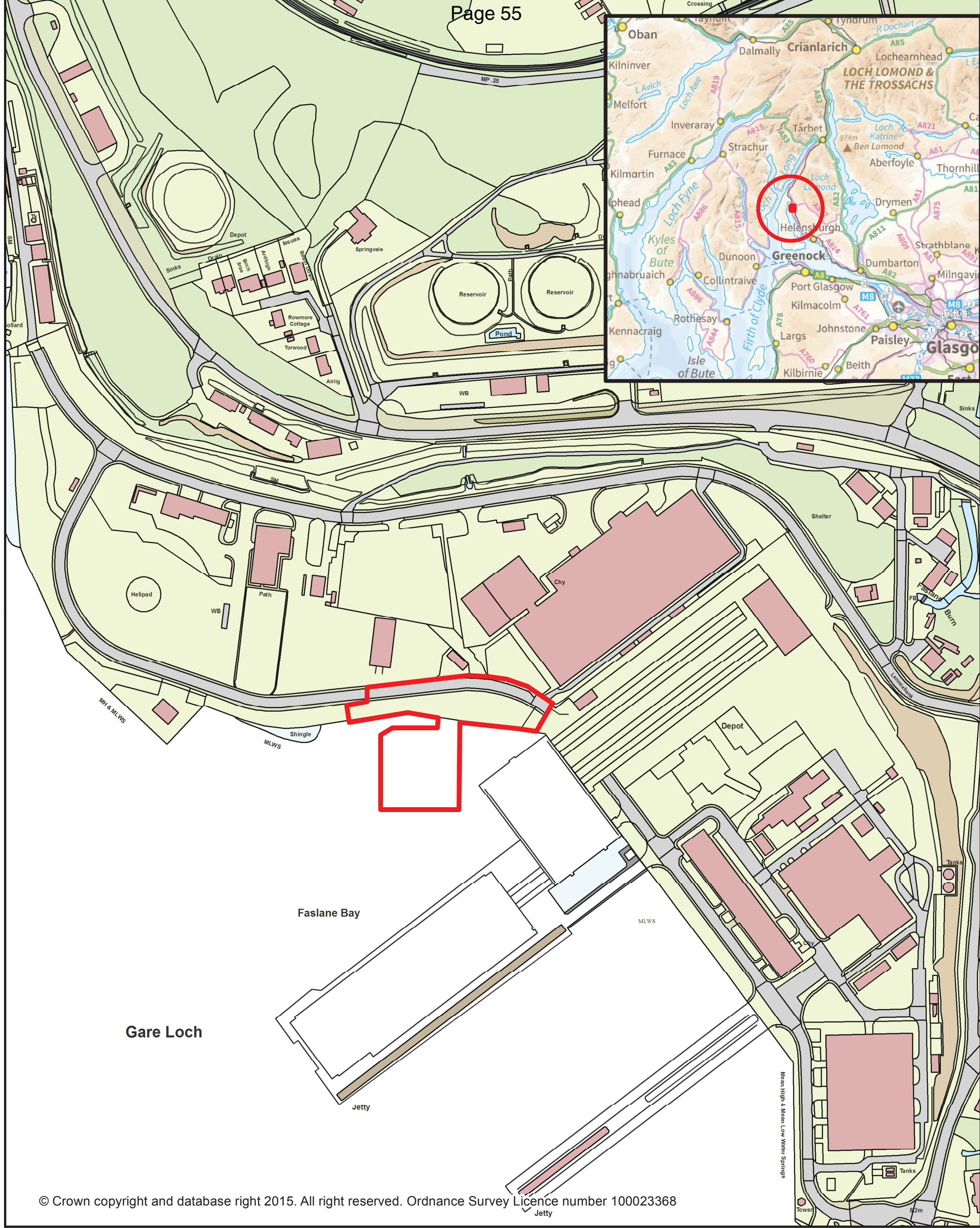
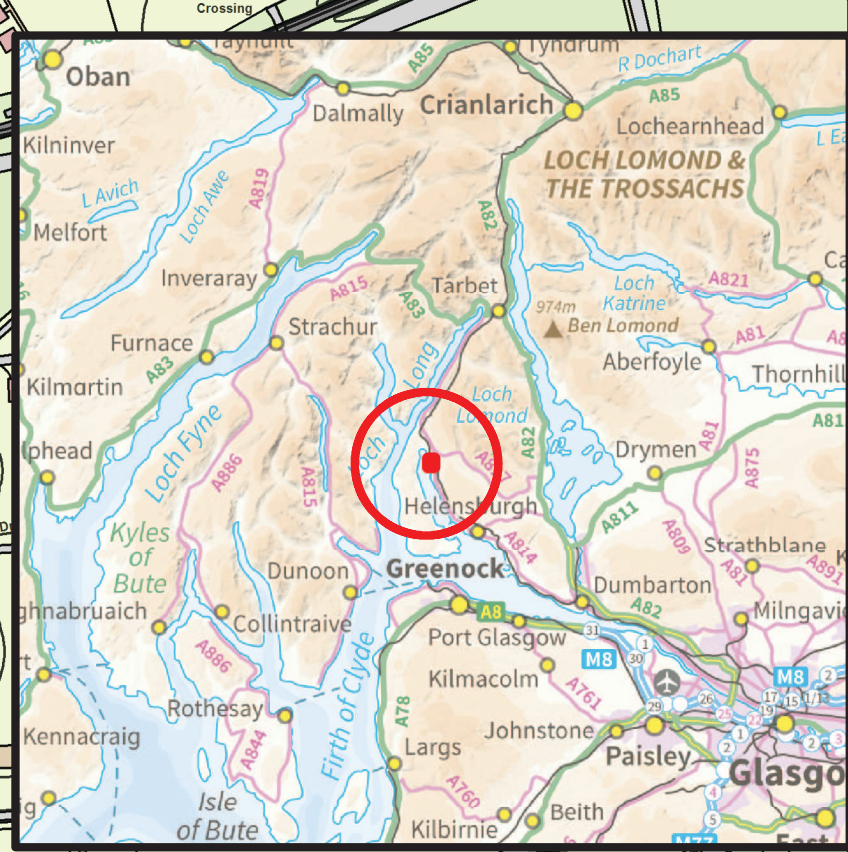
Seylan Baxter	66 Auchamore Road Dunoon Argyll And Bute PA23 7JL	O	03/12/2014
Shana Mitchell	2/3, 20 Blantyre Street Glasgow G3 8AP	O	03/12/2014
Sharon Hamilton	4 Kippithill Humbie EH36 5PP	O	03/12/2014
Sharon Smith	25 Nichol Street Elgin IV30 6BU	O	04/12/2014
Shaun Cairns	1 Alloway Crescent Rutherglen Glasgow G73 4PU	O	03/12/2014
Shaun Cameron	7 Golspie Drive Greenock PA16 0ZE	O	03/12/2014
Sheila Brown	10A Colonsay Terrace Oban Argyll And Bute PA34 4YN	O	03/12/2014
Sheila Forbes	29 Kaimhhill Road Aberdeen AB10 7JJ	O	28/12/2014
Sheila Hill	Clarendale Garelochhead Helensburgh Argyll And Bute G84 0EG	O	19/12/2014
Sheila Lewry	The Retreat Ormlie Road Thurso KW14 7DW	O	03/12/2014
Sheryl Salom	5 Dunnet Place Greenock PA16 0ZF	O	03/12/2014
Shiona Macphail	1 Tormusk Place Glasgow G45 0HJ	O	04/12/2014
Shona Barrie	4 Maple Place Dunipace Denny FK6 6JY	O	03/12/2014
Sigrid Houston	1 Springhill Cottages Moreton-in-Marsh GL56 9TG	O	03/12/2014
Silvia Vousden	45 Managua Close Caversham Reading RG4 5LX	O	03/12/2014
Simeon Every	52 Selhurst Close London SW19 6AZ	O	03/12/2014
Simon Baines-Norton	87 Burberry Avenue Hucknall NG15 7EZ	O	03/12/2014
Simon Holmes	86C Broughty Ferry Road Dundee DD4 6JS	O	04/12/2014
Simon Lewis	2 Llanfaiofechan LI33 0ud	O	03/12/2014
Simon Spence	7 Wester Greengates Wester Greengates Fortrose IV10 8RX	O	03/12/2014
Simone Moore	3 Lennox Walk Cambridge CB2 8BE	O	03/12/2014
Sonya MacPherson	Saphock Oldmeldrum Inverurie AB51 0EY	O	03/12/2014
Sophia Lycouris	69 Lorne Street Flat 8 Edinburgh EH6 8QG	O	29/12/2014
Stacy Bradley	Kiln House Old Bridge Of Urr DG7 3BZ	O	03/12/2014
Stella Jones	15 Castlehill Ave Castletown Thurso KW14 8UR	O	03/12/2014
Stephen Henson	35 Southfield Rd Glasgow G63 9DZ	O	03/12/2014
Stephen Hitchings	0/3, 37 Queen Elizabeth Gardens Gorbals Glasgow G5 0UH	O	03/12/2014
Stephen Lappin	37 Norse Road Glasgow G14 9HW	O	03/12/2014
Stephen Wills	29 Melvinhall Road Lanark ML11 7AU	O	03/12/2014
Steve Davies	2/2 2 Broomhill Drive Glasgow G11 7AA	O	03/12/2014
Steve Lorriman	16 Arlington Street 3/2 Glasgow G3 6DU	O	03/12/2014
Steven Auld	61 Cowal Place Dunoon Argyll And Bute PA23 7PX	O	03/12/2014
Steven Duffy	60 Union Grove Aberdeen AB10 6RX	O	03/12/2014
Steven Finnie	29 Queen Mary Avenue Glasgow G42 8DS	O	03/12/2014
Steven Fraser	92 1/2 Ryehill road barmulloch Glasgow G21 3BE	O	03/12/2014
Steven Mclay	45 Hawthorn Dr Banknock Bonnybridge Fk4 1LF	O	04/12/2014
Steven Murdoch	67 Corlic Street Greenock PA15 3LH	O	03/12/2014
Steven Taggart	33 Annanhill Place Kilwinning KA13 6TW	O	03/12/2014
Stuart English	128 Clark Drive Irvine KA12 0NU	O	03/12/2014
Stuart Hart	16/8 Kirk Street Edinburgh EH6 5EY	O	03/12/2014
Stuart Mcwhinnie	Thornlea Dunivard Road Garelochhead Helensburgh Argyll And Bute G84 0AB	O	31/12/2014
Stuart McWilliam	91 Wilson Street Ayr KA8 9FR	O	03/12/2014
Sue Mac Dougall	9 Seaside Park Ardrishaig Lochgilphead Argyll And Bute PA30 8ED	O	03/12/2014



Susan Anderson	East Cottage Ballinbreich Terrace Leslie KY6 3HA	O	05/12/2014
Susan Faessler	4 Main Street West Wemyss Kirkcaldy KY1 4SN	O	29/12/2014
Susan Golden	29 Blacklands Bridgwater TA6 3EY	O	03/12/2014
Susan Le May	8 Kersland Street Glasgow G12 8BL	O	05/12/2014
Susan Rennie	201 Tweedsmuir Road Letham Perth PH1 2HR	O	28/12/2014
Susan Robertson	279 Guardwell Crescent Edinburgh EH17 7SL	O	03/12/2014
Susan Will	Stewarton Cottage Argyll Road Kilcreggan Helensburgh Argyll And Bute G84 0HU	O	03/12/2014
Susanne Proven	Castle Cottage Portencross West Kilbride KA23 9QA	O	03/12/2014
Suzanne Donnachie	2/1, 60 Dempster Street Greenock PA15 4EA	O	03/12/2014
Suzanne Houston	3 Crawford Lane Kinn Dunoon Argyll And Bute PA23 8JP	O	03/12/2014
Suzanne Rooney	24 Braidley Crescent Whitehills East Kilbride G75 8FA	O	03/12/2014
Terry Howson	The Bee House Main Street West End Chirnside TD11 3UG	O	03/12/2014
Thomas McGuinness	Flat 1/2 112 Neilston Road Paisley PA2 6EW	O	03/12/2014
Thomas Muir	23 Tower Road Johnstone PA5 0AE	O	03/12/2014
Thomasina Kellythorn	14 Church park Cornwood Ivybridge PL21 9ET	O	29/12/2014
Tim Devereux	37 Hough Top LEEDS LS13 4QW	O	03/12/2014
Tim Saul	40 Ardmore Road Rothesay Isle Of Bute Argyll And Bute PA20 0PG	O	01/12/2014
Timmon Wallis	5 Ritches Road London N15 3TB	O	03/12/2014
Tony McKeown	77 Westmoreland Street Glasgow G42 8LJ	O	03/12/2014
Tracey Yardley	61 Strathaven Road Lesmahagow ML11 0DN	O	03/12/2014
Trisha Gould	56 Morar Place Irvine KA12 9PU	O	03/12/2014
Ute Miko-Reid	24b Millar Street Glassford ML10 6TD	O	03/12/2014
Valerie Innes	41 Moraypark Wynd Culloden Inverness IV2 7FZ	O	31/12/2014
Veronica Robbins	15 Chestnut Crescent Whiteley Village Walton On Thames KT12 4DJ	O	03/12/2014
Vicky Fairley	The Old School Ardentiny Dunoon Argyll And Bute PA23 8TR	O	06/12/2014
Wendy Davis	132 Howard Rd London E17 4SQ	O	03/12/2014
William Beedie	35 Rathad an Fheoir Portree IV51 9TR	O	27/12/2014
William Brown	46A Ardgowan Street Greenock PA16 8EN	O	03/12/2014
William Burns	80 Park Road Glasgow G4 9HB	O	03/12/2014
William Dean	23 Trelawney Road Falmouth TR11 3LT	O	03/12/2014
William Kelso	21 Bowfield Avenue Penilee Glasgow G52 4HN	O	04/12/2014
William MacLeod	30 Grasmere Street Currock Carlisle CA2 4AR	O	03/12/2014
William Nelson	Cherry Park House Inveraray Argyll And Bute PA32 8XG	O	02/12/2014
William Todd	Fala Hall Farm Fala Pathhead EH37 5SZ	O	03/12/2014
Willie Beedie	14 Alexander Square Caol Fort William PH33 7DD	O	28/12/2014
Yorick Paine	Ballimackilichan Isle Of Lismore Oban Argyll And Bute PA34 5UL	O	03/12/2014
Zillah Carroll	101 cann hall rd Leytonsone London E11 3JQ	O	03/12/2014
Zoe Armstrong	2 Moor Road Milngavie Glasgow G62 8AT	O	03/12/2014
Zoe Middleton	11 Ash Court Portlethen Aberdeenshire AB1 24XH	O	03/12/2014

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**Location Plan relative to  
Application Ref: 14/02508/PP**

Scale 1:2,500



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**Argyll and Bute Council  
Development and Infrastructure Services**

**PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE - 21<sup>st</sup> January 2015**

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**Waitrose Planning Contribution – Project Highlight Report and Update**

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**A) INTRODUCTION**

This report provides an update on the progress and delivery of projects associated with Planning Consent 11/01422/PP which approved a foodstore and petrol filling station at Cardross Road, Colgrain, Helensburgh – now built and operated by Waitrose.

Planning consent was issued for the foodstore in June 2012 and Waitrose began trading in October 2013. As part of the planning consent a legally binding s75 agreement was drawn up between the Council and Developer which secured financial contributions to deliver projects to the value of £880,000. The money and projects were to offset perceived negative impacts that the foodstore would have on existing town centre shops, business and industry land and open space / trees.

There have been project specific updates to the Helensburgh and Lomond Business Day (*shop front enhancement scheme, gateway feature, town centre public art and tree planting*) over the past 2 years however it has been identified in a recent internal audit that a regular 6 monthly update should be provided to the determining committee (PPSL) given the financial scale and strategic nature of the fund. Other major and complex s75 agreements shall also be reported this way in the future.

**B) RECOMMENDATION**

Members are asked to note the content of this Highlight Report and asked to continue to support this project.

**C) IMPLICATIONS**

Policy: Continued support of projects essential to comply with provisions of the s75 and planning consent.

Financial: £418,000 worth of projects have either been commenced or delivered. £470,000 worth of projects still need to be delivered and funds utilised before 2023 (at earliest) – otherwise the developer is entitled to a reimbursement of unspent capital

Personnel: Resource to deliver projects.

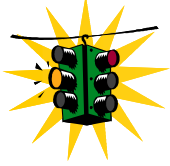
Equal Opportunities: None

**Author and Contact Officer:** Ross McLaughlin, Development Manager

**Angus J Gilmour  
Head of Planning & Regulatory Services**



## Waitrose Planning Contribution Highlight Report

Name of Document:	Highlight Report - <b><i>Waitrose Planning Contribution</i></b>	Overall Project Status    <b>Green</b>
Author:	<i>Ross McLaughlin</i>	
Description of Content:	Summary of progress <i>from June 2012 to December 2014</i>	
Distribution:	<i>Planning, Protective Services and Licencing Committee</i>	

### Headlines

- All financial payments have been made to the Council timeously (£888,000) in 2012 & 2013
- Funds are being held in interest bearing account

#### What's been delivered

- A number of projects have already been delivered or resource committed (*see table at bottom of page*)
- In total £418,000 (47%) worth of projects have either been commenced or completed.

#### Future projects

- £470,000 worth of projects still need to be delivered and funds utilised before 2023 – otherwise the developer is entitled to a reimbursement of unspent capital
- New CHORD Project Manager for Helensburgh has recently been appointed and will have responsibility to deliver £120,000 public realm town centre improvements and £150,000 of Town Centre parking improvements
- Roads department to improve pedestrian and cycle links to and from the town centre to foodstore (£50,000)
- £150,000 to facilitate Business and Industry Land in Helensburgh and Lomond

#### **Progress against Plan** (taken from project plan see attached)

##### **Key products/deliverables completed**

- New gateway roundabout is complete
- New footpath to Hermitage Academy installed
- Shop front enhancement project well underway, approximately £70,000 has been awarded. 20 offer letters have been issued, 12 unconditional, 8 conditional.
- Colquhoun Square electrical switchgear installed and used for Christmas lights
- £10,000 awarded to Helensburgh Tree Trust to improve planting around Colgrain
- CHORD town centre artwork project expanded and partially installed
- New parking layout at Sinclair Street including new ticket machines installed





## Waitrose Planning Contribution

### Highlight Report

Key products for next reporting period: 1 <sup>st</sup> Jan 2015 – July 2015	Delivery date
Council to develop further options to encourage businesses to expand, relocate or move into <b>Business and Industry Land</b> Allocations in Helensburgh and Lomond	July 2015 – onwards
<b>2nd Tranche of public car park improvements</b> , £150,000 – New CHORD Project Manager to develop options	July 2015 – onwards
<b>2nd Tranche of public real enhancements</b> , £120,000 - New CHORD Project Manager to develop options	July 2015 – onwards
2 <sup>nd</sup> Tranche of shopfronts monies post March 2016, following evaluation of first round.	April 2016- onwards
Route finding and assessment works being carried out by Infrastructure Design towards producing option for the new pedestrian / cycle route between Colgrain and Sinclair St	July 2015 – onwards
<b>Planting of Trees</b> by Helensburgh Tree Trust.  Invoices paid to cost of £10,000	July 2015

#### Budget

- In total £418,000 (47%) worth of projects have either been commenced or completed.
- £470,000 worth of projects still need to be delivered and funds utilised before 2023 – otherwise the developer is entitled to a reimbursement of unspent capital

#### Major Issues –

- No major issues identified at this time



## Waitrose Planning Contribution Highlight Report

### Major Risks – New/Changed

1 = low risk, 4= highest Risk

Risk (Scored 1-4)	Inherent risk impact (1- 3)	inherent risk Probability (1-3)	Inherent risk per matrix (1-9)	Mitigation	Residual Impact (1-3)	Residual risk (1-3)	Residual Matrix (1-3)
Lack of engagement and buy in by Elected Members result in council failing to specific projects	3	2	6	Seek early engagement and ensure ongoing discussions with PPSL and H&L Area Committee	3	1	3
Failure to free up resource to support the project will result in timescales not being met	3	2	6	Notify Director if resources required to support project are failing.	3	1	3



## Waitrose Planning Contribution – Highlight Report

<b>HIGHLIGHT / PROGRESS REPORT</b>			
<i>PROGRAMME NAME:</i>	<b>Waitrose Section 75 – Implementation</b>	<i>Programme Manager:</i>	<b>Ross McLaughlin</b>
<i>Reporting Period:</i>	<b>June 2012 – December 2014</b>	<i>Date report prepared:</i>	<b>16/12/14</b>

Progress – please refer to Programme Plan				
Product description	Key products delivered or outstanding this period <i>(including brief explanation of why product outstanding)</i>	Revised delivery date	Key products for next reporting period	Delivery date
<p><b>Business Contribution (LB1)</b></p> <p>Council to utilise Contribution to encourage businesses to expand, relocate or move into Business and Industry Land Allocations in Helensburgh and Lomond</p> <p><b>£150,000 to facilitate business and industry land</b></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p>Planning Policy Manager meeting with B&amp;I Land owner.</p> <p>Adjacent site ‘Sawmill field’ allocated in Local Development Plan for residential development</p> <p>Priority given to bringing forward B&amp;L Allocation in current Local Plan at Craigendoran</p>		<p>Opportunities for partnership working with adjacent Housing Allocation to be explored.</p> <p>Further meeting with landowner and commercial agent scheduled.</p>	<p><b>July 2015 - onwards</b></p>



## Waitrose Planning Contribution – Highlight Report

<p><b>Improvement to Town Centre Car Parks (TC1)</b></p> <p><i>£250,000 to be drawn down in two tranches. First tranche £100,000, second tranche £150,000. 1st draw down - on commencement of development. 2nd draw down - 7 days prior to opening of Store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p><b>1<sup>st</sup> Tranche=</b>            1.resurfacing/relining of car park provision of additional disabled parking spaces .            2. Provision of ticket machines in SINCLAIR St car park.</p>		<p><b>2nd Tranche</b>, £150,000 - Delivery vehicle for development of Pier head via new Project Manager</p>	<p><b>1.Complete</b>  <b>2. July 2015 onwards</b></p>
<p><b>Improvement To Public Realm and Public Spaces (TC2)</b></p> <p><i>£220,000 to be drawn down in two tranches. First tranche £100,00, second tranche £120,000 . 1st draw down - on commencement of development. 2nd draw down - 7 days prior to opening of Store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p><b>1<sup>st</sup> Tranche</b>, £100,000 – artworks within the CHORD boundary area are underway, all artworks are due to be installed by spring 2015.</p>		<p><b>2nd Tranche</b>, £120,000 - Delivery options for development of Pier head via new Project Manager</p>	<p><b>1.Complete</b>  <b>2. July 2015 onwards</b></p>
<p><b>Shopfront Enhancement Scheme (TC3)</b></p> <p><i>£140,000 to be received 7 days prior to opening of store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p>Grant totalling £70,000 awarded in first tranche ( 20 awards, 12 unconditional and 8 conditional)</p>		<p>2nd Tranche following evaluation of first round, post March 2016.</p>	<p><b>50% Complete</b>  <b>2. July 2015 onwards</b></p>





## Waitrose Planning Contribution – Highlight Report

<p><b>Pedestrian Cycle Links (TC4)</b></p> <p><i>£50,000 received 7 days prior to opening of store</i></p> <p>To deliver or improve pedestrian or cycle routes from Helensburgh town centre to foodstore</p> <p><i>Funds to be utilised within 10 years of date of payment</i></p>	<p>Meeting held with Callum Robertson in June 2014</p>		<p>Route finding and assessment works being carried out by Infrastructure Design towards producing option for the route between Colgrain and Sinclair St.</p>	<p><b>July 2015 onwards</b></p>
<p><b>Town Centre Electrical Switchgear (TC5)</b></p> <p><i>£20,000 on commencement of development. Funds to be utilised within 10 years</i></p>	<p>For Christmas lighting on Colquhoun Square.</p> <p>Delivered through CHORD upgrade of Colquhoun Square</p>			<p><b>Complete</b></p>
<p><b>Tree Planting (OS1)</b></p> <p><i>£10,000 to be received 7 days prior to opening of store -</i></p> <p><i>Funds to be utilised within 10 years of date of payment</i></p>	<p>Planting Plan drawn up by Helensburgh Tree Trust in consultation with Council officers.</p> <p>Presented to H&amp;L Business Day</p>		<p>Planting of Trees by Helensburgh Tree Trust.</p> <p>Invoices paid to cost of £10,000</p>	<p><b>July 2015</b></p>



## Waitrose Planning Contribution – Highlight Report

<p><b>Gateway / Roundabout Project (OS2)</b></p> <p><i>£20,000 to improve roundabout at Waitrose / Hermitage. Must be installed prior to opening of store.</i></p>	<p>Drum Development to redesign and construct the roundabout as part of their construction programme.</p>			<p><b>Complete</b></p>
<p><b>Footpath Construction</b></p> <p><i>£28,000 to form and thereafter maintain an illuminated walkway/cycle path at the east pedestrianised access to Hermitage Academy</i></p>	<p>To form and thereafter maintain an illuminated walkway/cycle path at the east pedestrianised access to Hermitage Academy</p> <p>Construction of footpath by Barr Construction during school holidays.</p> <p>Contract amendment agreed with Mitie</p>			<p><b>Complete</b></p>

**Argyll and Bute Council  
Development and Infrastructure Services**

**PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE - 21 January 2015**

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**UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL DECISION**

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**A) INTRODUCTION**

This report clarifies a recent appeal decision by the Scottish Government Directorate for Planning and Environmental Appeals relative to the case set out below.

**B) RECOMMENDATION**

Members are asked to note the contents of the report.

**C) DETAILS OF APPEAL DECISION**

**High hedge appeal reference:** HHA-130-1

**Location of the hedge:** Springburn Villa, Lochgoilhead, PA24 8AJ

**Owner of the hedge:** Mr and Mrs J and E Bryce

**Appellant's address:** Birchwood House, Lochgoilhead, PA24 8AJ

**Date of decision:** 7 November 2014

As reported at the meeting of the Committee on 19 November 2014, this appeal was allowed and the Reporter required the hedge to be reduced by 1 March 2015 to a height of 5.4m and thereafter to be regularly cut back so that its height does not exceed 6.0m.

The Reporter assessed that, using the whole of the available garden space and assessing the windows to the principal rooms only, the calculation based on the BRE guidance would not suggest a reduction in hedge height at all. However, he noted that Birchwood House appears to have been constructed specifically to look over the top of development lower down the hill and to take advantage of the views westwards over Loch Goil to the hills beyond. The hedge blocks the view and thereby reduces the enjoyment of Birchwood House. He concluded that a hedge height of no more than 6.0 metres would be a reasonable balance between the interests of the owners and the appellants.

I reported that the Reporter seemed to have attached considerable weight to the appellant's loss of distant views of Loch Goil. Members requested that I sought clarity as to whether or not the decision reached by the Reporter satisfied the provisions of the High Hedges legislation, given the weight he had attributed to loss of view from the appellant's property in arriving at his conclusions.

The Chief Reporter responded by letter dated 19 December 2014 that guidance issued by the Scottish Government makes clear that relevant effects on the enjoyment of property would include not only loss of light but also broader considerations of amenity affecting the property and its garden. In the Chief Reporter's opinion, "views and the perception of space or openness are clearly part of the enjoyment of a property which...it may be reasonable to expect." The Chief Reporter concluded that "loss or impairment of a view can be a relevant factor in appeals under the High Hedges Act."

**D) IMPLICATIONS**

Policy: The Chief Reporter's clarification assists in assessing the weight to be given to an occupier's loss of a view in High Hedge applications.

Financial: None.

Personnel: None

Equal Opportunities: None

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**Head of Planning & Regulatory Services**  
**23 December 2014**