

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

Reference No: 16/00972/PP

Planning Hierarchy: Local Application

Applicant: The Co-operative Group

Proposal: Partial demolition of existing building, erection of extension and Change of Use from Class 7 (Hotel) to Class 1 (Shop)

Site Address: Muirholm Hotel, Main Road, Cardross

DECISION ROUTE

Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Partial demolition of existing building, erection of extension and Change of Use from Class 7 (Hotel) to Class 1 (Shop)

(ii) Other specified operations

- Connection to existing public water supply and foul drainage
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(B) RECOMMENDATION:

It is recommended that planning permission be approved subject to the attached conditions and reasons.

(C) HISTORY: 15/03125/PREAPP- Pre application enquiry - demolish existing extension, erection of rear extension and change the use of front building- 9/12/15- Advised there were roads concerns and an application was not encouraged.

(D) CONSULTATIONS:

Cardross Community Council - received 07/16/16

- The traffic management plan indicating vehicular access from the A814 to Barrs Road would require monitoring;

Comment: Barrs Road is currently closed off at its junction with the A814.

- Delivery transport exiting the site via Barrs Road, would need to take extreme care. The residential "on road" parking at this point only allows single traffic flow;
- Concerns over the effect upon the amenity of residential flat above the premises;
- Concerns over the impact the proposal may have upon other shops in the village.

Area Roads Manager - Initial Roads response dated 01/07/16 was a recommendation to refuse the application. A subsequent response to amended plans dated 22nd July was to approve subject to conditions.

Scottish Water - No comments received

Environmental Health - received 25th May 2016

- The proposal may give rise to noise nuisance at neighbouring properties;
- The rating level of associated plant and equipment should be 5db(A) below the existing background;
- The premises need to comply with the Food Hygiene (Scotland) Regulations 2016.

(E) PUBLICITY: None

(F) REPRESENTATIONS: Objections have been submitted by 9 individuals with one of the objections having been endorsed by Jackie Baillie MSP. A petition of objection with 28 signatures has also been submitted. There have been 2 letters of support and 2 further representations.

Objectors:

Jackie Baillie MSP on behalf of Shahida Rasul, 53 Argyll Avenue, Dumbarton and owner of the Cardross Post Office (received 8/06/16)

Mr Mohammad Sohail, Saleem Newsagents, 44 Main Street, Cardross (received 17/05/16)

Ms Shahida Rasul, Cardross Post Office, Main Street, Cardross (received 19/05/16)

Mr Mike Blair, Old Police House, Reay Avenue, Cardross (received 23/05/16)

Mrs Anne Ward, Corrella, Main Road, Cardross (received 27/05/16)

Mr Ian Fleming 1 Kilmahew Avenue, Cardross (received 31/05/16)

Mrs Gillian Gall Maghery, Main Road, Cardross (received 03/06/16)

Patricia Readman Woodlands, Murray Road, Cardross (received 14/06/16)

Mr & Mrs Westwood 16 Kilmahew Avenue, Cardross (received 04/07/16)

A public petition from the local Post Office was received on 16/06/16 with 28 signatures. The statement signed stated:

"We, the undersigned, are concerned citizens who urge our council to act now to stop the Co-operative supermarket from opening in Cardross."

Summary of objections raised

- Concerns over the negative impact on local businesses who have already been impacted by the opening of Waitrose.

Comments: See officer's assessment below.

- No additional need for retail in Cardross as there are already sufficient shops.

Comment: See officer's assessment below.

- Concerns over adequacy of parking provision and prospect of on-street deliveries.

Comments: The parking provision meets with the standards set by Local Development Plan policy. The Roads Engineer has not objected on parking, servicing or road safety grounds.

- Safety concerns for people crossing the road and the nearby nursery will be put in danger.

Comments: See officer's assessment below.

- Concerns over the traffic management related to the site. The one way system cannot be allowed as it will legitimise the use of a route through private property to access the housing estate. This would reverse a decision taken many years ago to close the access via Barrs Road on the grounds of visibility and safety.

Comments: There were concerns raised by the Area Roads Manager in this regard but these issues have been since resolved - see officer's assessment below.

- Concerns over long opening hours

Comments: A condition is recommended to restrict hours of opening and deliveries.

- This is an inappropriate use of this building and an unsuitable building for this type of use. The Muirholm should be used for better purposes such as a Boutique hotel or other such tourist facilities.

Comment: The design and layout of the proposed redevelopment and new extension are considered acceptable. The council has no control over the type of development for which planning applications are submitted. Each application is assessed on its own merits against Local Development Plan policy and other material considerations.

- One of the letters contains a comment that Cllr Morton has stated that Cardross is a village of around 3000 people and not a town, and Muirholm is empty and not derelict.

Comment: Cardross is defined in the Local Development Plan as a key settlement. It is accepted that the property is empty rather than derelict.

Supporters

Jill Campbell 3 Smithy Court, Cardross (received 26/06/16)

Jane Filshill 7 Smithy Court, Cardross (received 06/07/16)

Grounds of support:

- It is suggested a tea room should also be incorporated in the plans in the conservatory instead of demolishing it.

- In support of a Co-op and it should also provide a tearoom/deli, the building in discussion could combine both.

Other representations

Mr Geoff Depledge Lenaville, Main Road, Cardross (received 23/05/16)

Kenneth Lockheart Tregarthen, Main Road, Cardross (received 24/05/16)

- Some concerns expressed over parking provisions and access onto the A814;
- Whilst supportive of the development more details are required regarding;
- The height of the new extension and is significantly higher than existing and will cause overshadowing. That being the case we would like the finishing colour to be as light reflective as possible;
- The plans show 3 lights on the western wall of the extension, what is their purpose? We are concerned about how much they will illuminate our property;
- Will there be public access between our properties or will it be blocked off;
- At present the boundary between the properties consists of hedging and dilapidated fencing. What plans have the developers for the boundary?
- What plans do the developers have for the three lime trees at the front of the hotel as this is not clear from the plans?

Comments: See points from the developer below and the officer's assessment.

Response to representations by the Developer (received 15/07/16)

- **Concern is expressed about storage of waste.**
Response: Co-op apply good practice in this regard and are obliged to by Environmental Health requirements. Co-op now recycle 100% and all waste products and they will be removed from the site by delivery vehicles already visiting the site, thereby reducing environmental impact.
- **Height of extension will overshadow house/garden to the west of the site – the proposed extension is a little higher than the existing.**
Response: Given the extension is behind and to the north of the larger two storey front part of the existing building, the extension itself will not have any meaningful additional impact on overshadowing that does not already exist from the main part of the building to the front.
- **Concern is expressed about the purpose of lights on the western elevation of the extension.**
Response: Co-op are agreeable to deleting these from the proposals, and a condition of consent could cover this.
- **Will there be access down the gap between the Co-op and the boundary of the house to the west?**
Response: Yes, a gap is required between the building and the boundary for maintenance purposes
- **Are the lime trees at the front of the site to be retained?**
Response: None of the trees on-site are in good health, and the intention would be to remove the trees closest to the access from the A814 to help facilitate the provision of a safe and improved access, but to retain others and supplement with additional planting, where appropriate. The site is not in a Conservation Area, is not a Listed Building or within a TPO area and, as such, the existing

trees are not recognised as being of any particular value or afforded any protection.

(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:** No
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(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

- (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 other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.**

Argyll and Bute Local Development Plan (2015)

Policy LDP DM 1 – Development within the Development Management Zones
Policy LDP 3- Supporting the Protection, Conservation and Enhancement of our Environment
Policy LDP 9- Development Setting, Layout and Design
Policy LDP 7- Supporting our Town Centres and Retailing

Supplementary Guidance (2016)

SG ENV 6 - Impact on Trees / Woodland
SG LDP ENV 21 – Protection and Enhancement of Buildings
SG BAD 1 - Bad Neighbour Development
SG SERV 2 - Incorporation of Natural Features / SuDS
SG SERV 3 - Drainage Impact Assessment
SG SERV 5b - Provision of Waste Storage & Collection Facilities within New Development
SG LDP RET 1 Retail Development in the Main Towns and Key Settlements
SG LDP TRAN 2 – Development and Public Transport Accessibility
SG LDP TRAN 3 – Special Needs Access Provision

SG LDP TRAN 5 – Off-Site Highway Improvements
SG LDP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles
Appendix B – Shop Front/Advertising Design Principles

- (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.**

Scottish Planning Policy

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

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

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

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

(O) Requirement for a hearing (PAN41 or other): In deciding whether to hold a discretionary hearing, the Council will consider 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. In addition, consideration will also be given to 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.

In this particular instance, there has not been an overwhelming number of people making comment relative to the size of the community and some of the representations relate to issues of retail competition which is not a material planning consideration. The community council has raised concerns but has not objected to the application. Since the application was originally submitted it has been amended to address road safety concerns to the satisfaction of the Road Network Manager. Given these considerations is not considered that the undertaking of a discretionary hearing would add significant value to the determination of this application.

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

Planning permission is sought for the part demolition of an existing building, the erection of a new single storey rear extension, retention of an existing flat and subsequent change of use of the resultant building from Class 7 (Hotel) to Class 1 (Shop) at Muirholm Hotel, Main Street, Cardross. Cardross is identified within the LDP as being a Key Settlement.

The proposed development would be implemented, and the shop would be operated by the Co-op, to serve the convenience shopping needs of the residents of Cardross. The proposed shop will have a gross internal floorspace of approximately 290m². The Local

Development Plan dictates that the proposal should be regarded as a 'medium scale' retail development which is a building between 201 sq m – 999 sq m gross floor space. The shop will open 7 days a week, 12 on-site customer car parking spaces will be provided, and the store will support approximately 15 - 20 full and part-time jobs. An existing extension will be removed and a new one built measuring approximately 9m x 22m in size.

Settlement strategy policy LDP DM 1 is supportive of up to 'large scale' development on appropriate sites.

Policy LDP7 'supporting our town centres and retailing' and SG LDP RET 1 'retail development in the main towns and key settlements' are relevant in this case . Policy LDP 7 states:

"The Council will support development proposals that seek to maintain and enhance the vitality and viability of our established town centres in Argyll and Bute. This support includes retail, commercial, and other developments where the scale is appropriate to the size and function of the settlement."

SG LDP RET 1 defines sales of retail development and the proposal falls within the 'medium' scale category (between 201 and 999 m² gross floorspace).

Whilst the Local Development Plan identifies Cardross as a 'key settlement' it is not of a scale which warranted a town centre designation which would have given effect to retail policies applicable to main towns. The vast majority of convenience expenditure would be expected to go to larger scale retailers outwith Cardross, such as Waitrose and the larger Co-op in Helensburgh, and Asda and Morrisons in Dumbarton. The provision of a local convenience retailer on the scale proposed would be unlikely to have any significant impact on these town centres. With regard to the impact on the existing smaller convenience shops in Cardross, whilst these do meet some local needs, the range and choice of goods and products is limited and it is not the role of the Council to seek to limit competition in the marketplace.

In terms of the physical works required to bring about the proposed retail use, Policy LDP 3 supports the protection, conservation and enhancement of the environment and Policy LDP 9 states that the setting, layout and design of a proposal should be appropriate. Appendix A Sustainable Siting and Design Principles and Appendix B Shop Front/Advertising Design Principles are also relevant. The refurbishment of the existing building and its proposed extension will be appropriately finished in painted render, and the completed development would make a positive contribution to this important site in the middle of Cardross. The former public house was classed as a 'bad neighbour' development and the introduction of a retail use would extinguish the established use and would provide a more compatible business in what is primarily a residential area; although as the development would be operational outwith the hours of 8pm and 8am then the proposed use would still remain classified as a 'bad neighbour'

SG LDP TRAN 2, SG LDP TRAN 3, SG LDP TRAN 5 and SG LDP TRAN 6 are relevant to this application. Policy requires the provision of 12 car parking spaces for this type of development and the proposal would satisfy this requirement. There would be a one way system in and out of the site with signage to affirm this. This arrangement has satisfied the Area Roads Manager and he has withdrawn his original objection subject to the imposition of recommended conditions.

Taking account of the above it is considered that the proposal is consistent with the Local Development Plan and it is recommended that planning permission be approved subject to conditions.

(Q) Is the proposal consistent with the Development Plan: Yes

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

The proposal would result in the development of a 'medium scale' Class 1 retail shop. This is consistent with the approved Local Development Plan which is supportive of 'medium scale' development within key settlements. The design of the extension would maintain the character and appearance of the area and would not impact on the setting of the nearby Conservation Area and main road through Cardross in terms of its appearance in the streetscene. The proposal would comply with all other relevant Local Plan policies and there are no other material considerations, including matters raised by third parties, which would warrant anything other than planning permission being granted subject to conditions to safeguard road safety and residential amenity.

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

N/A

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

Author of Report: Morag Jardine

Date: 25/07/16

Reviewing Officer: Howard Young

Date: 25/07/16

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 16/00972/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 06/05/16 and the approved drawing reference 1/14-14/14 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. Opening hours of the shop hereby approved shall be limited to between the hours of 0700hrs - 2300hrs Monday – Sunday and no deliveries or collections shall take place from the premises outwith these hours.

Reason: in the interests of residential amenity

3. Prior to the commencement of development, the design, exact location and number of bollards to be installed on the existing footways, and the design and location of 'in' and 'out' signage for the car park shall be agreed in writing by the Planning Authority in consultation with the Roads Network Manager. Thereafter the layout of the car parking area, installation of bollards, changes to the access from Main Road as shown on the approved plans, and the installation of 'one way' signage shall be completed prior to the shop hereby approved being first brought into use.

Reason: In the interests of road safety.

4. The one-way internal traffic system on drawing reference number BL(2-)009 shall remain in operation with signage in place in for the life of the permitted use.

Reason: In the interests of road safety.

5. Development shall not begin until samples of materials to be used (on external surfaces of the buildings) and in construction of hard standings have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing, with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

6. All external ducts/grills shall be coloured to match the adjacent wall colour.

Reason: In the interests of visual amenity.

7. The satellite dish supporting poles as shown on drawing BL-(2-) 007 (North Elevation) shall be coloured white unless otherwise agreed in writing by the planning authority.

Reason: In the interests of visual amenity.

8. Prior to the commencement of development, full details of a construction waste management and a plan detailing the arrangements for the storage, recycling, composting where appropriate, separation and collection of waste during the operation of the use hereby permitted shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall proceed in accordance with these details unless otherwise agreed in writing with the Planning Authority.

Reason: In order to ensure the minimisation of waste generated during construction and to ensure that there are satisfactory waste arrangements in place for the development in accordance with the requirements of Local Plan Policy LP SERV 5.

9. The rating level for any externally mounted condenser, air conditioning or other wall units shall have a rating level 5dB(A) above the background noise levels. A noise impact assessment and details of the externally mounted condenser, air conditioning or other wall units shall be submitted to and agreed in writing by the Planning Authority prior to works commencing on the construction of the new retail building. Thereafter the development shall be operated in accordance with the duly approved details.

Reason: To ensure that any externally mounted wall units do not exceed a set limit and adversely affect the amenity of adjacent residential properties.

10. Notwithstanding condition 1 above no consent is hereby given for the wall lights on the West elevation on plan reference number BL(2-)007.

Reason: In the interests of residential amenity

11. No development shall commence until a landscaping plan including the area at the end of Barrs Road leading onto Main Road, Cardross has been submitted to and has been approved in writing by the Planning Authority. This shall include the widening and resurfacing of the existing footpath, the removal of the metal barrier between the Muirholm carpark and Barrs Road and Barrs Road and Main Road and hard/soft landscaping proposals. Such details as may be approved shall be implemented prior to the shop hereby approved being first brought into use in the case of hard landscaping works, and in the first planting season following the shop being first brought into use in the case of soft landscaping works. Any planting which fails to become established, which dies, becomes seriously diseased or is removed shall be replaced in the following planning season with the same size and species as originally required to be planted.

Reason: In the interests of visual amenity

12. Details of any proposed fencing on the site including design and colour shall be submitted to the Planning Authority for its approval. Such details as may be approved shall be implemented and retained.

Reason: in the interests of amenity

NOTES TO APPLICANT

1. The length of the 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. Roads Construction Consent will be required for the provision of the new bollards and widening of the access from the Main Cardross Road.
5. For the avoidance doubt, no permission is given for any signage as this requires to be the subject of a separate application for Advertisement Consent.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 16/00972/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

Planning permission is sought for the part demolition of an existing unlisted building, the erection of a new single storey rear extension, retention of an existing flat and subsequent change of use of the resultant building from Class 7 (Hotel) to Class 1 (Shop) at Muirholm Hotel, Main Street, Cardross. Cardross is identified within the Local Development Plan as being a 'key settlement', but no town centre is identified. The site is located within the settlement zone, but lies outwith Cardross Conservation Area. In terms of the effect of LDP DM 1 Cardross as a 'key settlement' is a suitable location in principle for up to 'large scale' retail development on appropriate sites.

B. Location, Nature and Design of Proposed Development

The application proposes the re-use of a redundant former hotel and public house, and incorporates sensitive and positive alterations by removing the conservatory extension on the front of the building, which is not in keeping with the property. The proposed rear extension is of a similar footprint and height to the rear part of the existing building which is to be demolished. The whole of the newly extended building will be appropriately finished in paint and render, and will result in making a much more positive contribution to this important site in the middle of Cardross. The redevelopment of a key building in Cardross will contribute positively to the built environment than in its current unoccupied state, where otherwise the building would start to deteriorate and have a negative impact on the street scene and surrounding environment. The former public house was also classed as a 'bad neighbour' development making the proposed new shop a more compatible use within a primarily residential area. It is also proposed to install 3 satellite antennas on the end of the new shop extension. These will sit on the flat roof and will be approximately 74cm in height and sit on a plywood base slab. It is not considered that these satellites will have a negative effect on the new extension or the surrounding area and will comply with policy LDP 3 and LDP 9.

In order to achieve an element of planning gain a condition has been recommended which requires the landscaping of the area of at the bottom to Barrs Road leading onto Main Road which has historically been blocked as a junction. This landscaping plan would create an area which could be used by the public and create a more vibrant and appealing public area which would be viewed from the main road into Cardross.

Local Development Plan Appendix A 'Sustainable Siting and Design Principles' and Appendix B 'Shop Front/Advertising Design Principles' are also relevant in this case. It is considered that the re-use of the building, and the extension and alterations that are proposed, including the proposed shopfronts, will all have a positive effect on the appearance of the former hotel building and the site, and which will in turn make a positive contribution to the wider environment around the site. Any further signs or advertisements will require separate advertisement consent. Policy LDP 3 supports the protection, conservation and enhancement of an environment and Policy LDP 9 states that the setting, layout and design of a proposal should be appropriate. It is considered that this proposal will comply with these policies.

In addition SG LDP ENV 21 supports new uses for the reuse and enhancement of existing buildings subject to protection of amenity, adequate parking and extensions being sympathetic to the original building. This policy lends support to the proposal.

C. Residential amenity considerations

The existing flat is to be retained in the ownership of the existing owners of Muirholm. This gives the potential for conflict with the proposed use. However, the previous use was itself a 'bad neighbour' and the new use, by nature of its operations, will have a more limited impact. In addition, conditions are proposed restricting opening hours and delivery times to exclude unsocial hours.

The applicant states that the deliveries will be by a variety of types of vehicles and at varying times. The supporting statement explains that newspapers and magazines, bread and sandwiches are all delivered daily by third party suppliers, typically between 6am and midday, and these deliveries tend to be by transit van or 6m rigid type vehicles. These deliveries will typically have short 5-15 minute durations. Co-op deliveries will be of ambient, fresh and frozen goods, and these will occur less frequently, approximately 3-6 times a week. The frequency and type of vehicle is influenced by routes to other stores, and would be determined once permission is in place. The duration of each visit will typically be $\frac{1}{2}$ - $\frac{3}{4}$ hour. It is recommended that a condition be attached to the permission limiting the delivery times to lesson any potential bad neighbour impact upon adjacent properties or the surrounding area. With regard to opening times the applicants state that the proposed Co-op shop will be open 7 days a week, and standard Co-op opening hours in stores of this type are 0600-2300. The level of customer visits will peak at approximately 7 - 9am and 4.30 - 8pm, with lower numbers of visits at other times. It is considered that the previous use as a hotel/pub would have impacted more on the amenity of the area than the proposed new use, although given the flat above and the proximity of surrounding living accommodation it is considered that it would be appropriate to restrict early morning opening to 7am, to accord with permitted delivery times and to have regard to the views expressed by Environmental Health about potential disturbance to residents.

As such it is considered that the new use will satisfy SG LDP BAD 1 subject to recommended conditions being imposed, and it will not lead to any significant diminution of the amenity of the flat in separate ownership or of other surrounding dwellings.

D. Retail considerations

Policy LDP7 'supporting our town centres' and retailing and SG LDP RET 1 'retail development in the main towns and key settlements' are relevant to this proposal. Policy LDP7 states that:

"The Council will support development proposals that seek to maintain and enhance vitality and viability of our established town centres in Argyll and Bute. This support includes retail, commercial, and other developments where the scale is appropriate to the size and function of the settlement."

Policy LDP DM 1 establishes that within 'key settlements' up to 'large scale' development may be supported on appropriate sites. The proposed new shop is 290m², only marginally over the 200m² which forms the distinction between 'small scale' and 'medium scale' retail uses. Accordingly, this 'medium scale' development is acceptable in principle within Cardross. As a 'key settlement' Cardross does not have an LDP designated town centre as would be found in main towns, so there is no need to for the applicant demonstrate that a 'sequential approach' has been taken to site selection, nor for the Council to ensure that 'vitality and viability' of a retail area is not threatened by the proposal.

D. Road Network, Parking and Associated Transport Matters.

SG LDP TRAN 2, SG LDP TRAN 3, SG LDP TRAN 5 and SG LDP TRAN 6 are relevant to this application. Policy requires the provision of 12 car parking spaces for this scale of retail use and the application layout provides for that. The applicant has demonstrated through

their supporting statement why from experience elsewhere sufficient spaces are proposed. They state that the Co-op's experience of convenience stores in locations such as this is that approximately 60% of visits will be by foot, with the remainder by car. The duration of customer stay is typically 7 minutes, which means that a single parking space has capacity for 8.5 visits per hour. By providing 12 spaces it can be seen that there is parking capacity for approximately 102 visits per hour. This is in excess of the number of visits that the Co-op would anticipate in a store of this size and serving the Cardross catchment, and as such the level of parking being provided is considered to be generous.

It is proposed to install bollards along the front of the shop on Main Road to prevent parking on the footway and it is proposed to allow cars and deliveries to access the property from the Main Road into the site, but they must exit the site via the access point onto Barrs Road. This arrangement has satisfied the Area Roads Manager and he has withdrawn his initial objection subject to conditions requiring bollards, signage, and a requirement for one way working to be maintained. With the imposition of recommended conditions the proposal would comply with development plan policy in respect of access and parking.

E. Servicing and Infrastructure

The development is to be continued to be served as existing by a mains water supply and mains drainage. Policy SG LDP SERV 3 requires that consideration be given as to the need for a Drainage Impact Assessment in the case of non-domestic extensions in excess of 100m². In this case the new extension is not significantly larger than that which is to be removed, and therefore it is considered that the drainage requirements for this building will remain similar, and the retail use may well impose less demand than the established hotel use. Therefore a Drainage Impact Assessment is not considered necessary in this particular case.