

**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

Reference No: 10/00222/PPP

Planning Hierarchy: Major

Applicant: CWP Property Development and Investment

Proposal: Erection of Class 1 foodstore with associated development to include car parking, access road, road bridge, petrol filling station and engineering works.

Site Address: 361 Argyll Street, Dunoon.

SUPPLEMENTARY REPORT 2

1.0 SUMMARY

The purpose of this supplementary report is to confirm the receipt of late letters of representation containing petition letters of objection, one further letter from the applicants agent and to clarify some previous information contained in the original planning report dated 4th March 2011 and Supplementary Report 1 dated 15th March 2011.

2.0 FURTHER REPRESENTATIONS

Three further petitions of 484 letters of objection and 11 individual letters of objection (all in pro forma style) have been submitted since Supplementary Report 1. These are from:

- Dinah McDonald, Bookpoint, 6 Deer Park, Glen Massan, Dunoon (letter dated 24th March 2011 enclosing 202 petition letters of objection);
- Alan Livingstone, Highland Stores, 152-6 Argyll Street, Dunoon (letter dated 28th March 2011 enclosing 277 petition letters of objection);
- Alan Livingstone, Highland Stores, 152-6 Argyll Street, Dunoon (letter dated 30th March 2011 enclosing 5 petition letters of objection);

- Claire Conlon, 110 Sandhaven, Sandbank (letter dated 16th March 2011);
- John Nicol, 1 Cherryhill, Hunter Street, Kirn (letter dated 17th March 2011);
- Margaret Nicol, 1 Cherryhill, Hunter Street, Kirn (letter dated 17th March 2011);
- Robert McChlery, 8 Wellington Street, Dunoon (letter dated 22nd March 2011);
- C.A.P McChlery, 8 Wellington Street, Dunoon (letter dated 22nd March 2011);
- G. Judd, Roslea, Wyndham Road, Innellan (letter dated 15th March 2011);
- J. Judd, Roslea, Wyndham Road, Innellan (letter dated 15th March 2011);

- Kenneth McRoberts, 3 Royal Crescent, Dunoon (letter dated 22nd March 2011);
- Fiona McRoberts, 3 Royal Crescent, Dunoon (letter dated 22nd March 2011);

These pro-forma letters of objection state that the signatories “*object to the proposal to build a large out-of-town supermarket selling a similar wide range of non-food goods currently sold in our local high street shops. If this proposal were allowed to go ahead it could result in many of our town centre high street shops and other small shops around the town closing and could decimate our town centre within a few years. Considerable loss of trade from local high streets to new out-of-town supermarkets has already been demonstrated in other small towns such as Dumfries, Dingwall and Alloa.*”

- Mr. R Wall, Stonefield, Strone (letter dated 10th March 2011) objects on the basis that:

*Twenty years ago, the town was much more vibrant and since then we have lost butchers, fishmongers and delicatessens, wholefood shops etc;
The existing shops are already threatened by the existing supermarkets;
The proposed location threatens a precedent to extend the town and kill the centre;
The proposal will destroy native woodland and increase the threat to the small stream;
The paved area of car park and extensive roof area will add to the storm water burden on the sewers and result in more pressure on the sewage system;
The proposal may offer jobs (low paid unproductive) but it will threaten and remove more from existing employment;
Rural shoppers may not be enticed into the town and tourists may stay away.*
- Ben Mitchell (email dated 23rd March 2011) objects on the basis that :

The proposed development would have a deleterious effect on the local community – currently most of the local commerce and services for Dunoon and surrounding area are located within walking distance of a well defined town centre, this plan would fragment that nexus. Cannot see how it would provide any mitigating benefit to the local populace – we already have more than enough developments of this kind.

A further letter has been received from James Barr on behalf of the applicant (dated 30th March 2011). The letter contains statements from CBRE (dated 21st March 2011) clarifying methodology employed using the NSLSP survey information.

3.0 CLARIFICATION INFORMATION

For clarification it should be noted that the original petition received from Walkers Garden Centre (letter dated 28th October 2010) contained 860 letters of petition, not 850 as stated in the letter. It should also be clarified that this standard petition letter included the following:

“I support CWP’s plans to bring a new supermarket to Dunoon on the site of Walker Home and Garden Centre and land to the rear. This will bring added choice, more competition and 280 new local jobs and will allow Walkers to relocate and expand their business in Dunoon”.

As an addendum to Supplementary Report 1, the following objections were not included in the list of objectors in Appendix B;

- KRM Adams, 54 Shore Road, Innellan (letter dated 4th September 2010);
- Miss N J Potts, Kilmun (email dated 22nd October 2010);
- Mrs. P Evans, Bhenn Tower, Ardenslate Road, Kirn (email dated 26th October 2010);

An email was also received from Brian Chennell (dated 13th September 2010) confirming that the Dunoon and Cowal Business Association conducted another survey amongst its members regarding the proposed supermarket development and the results of this secret ballot were:

For development – 25

Against development – 35

No decision – 16.

4.0 ASSESSMENT

Given the late batches of representations, it may be beneficial to update Members of representations received to date.

Objections

387 petition letters (under cover letter 10th March 2011)
202 petition letters (under cover letter 24th March 2011)
277 petition letters (under cover letter 28th March 2011);
5 petition letters (under cover letter 30th March 2011);
14 individual petition letters;
29 non-standard letters.

914 Total number of letters of objection

Support

860 petition letters (under cover letter 28th October 2010);
205 petition letters received individually;
3 non-standard letters (not included in Appendix B of Supplementary Report 1);
17 non-standard letters.

1085 Total number of letters of support.

5.0 RECOMMENDATION

It is recommended that planning permission be refused as per the original report.

Author: Brian Close 01369 708604

Contact Point: David Eaglesham 01369 708608

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

30 March 2011