

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 No. 5

1.0 SUMMARY

This application was considered by the PPSL Committee at a Hearing in the Queen's Hall Dunoon on 8 April 2011 when Members resolved to continue consideration of the application. At a subsequent meeting of the Committee on 18 May 2011, Members again agreed to continue determination of the application to allow for consideration of planning application number 11/00689/PPP relating to a further application for a supermarket on another site in the town and to allow for assessment of that site's availability and deliverability.

The purpose of this supplementary report is to confirm the receipt of a further letter of representation and information which has arisen since the matter was last considered by Committee.

2.0 FURTHER REPRESENTATION

One further letter of support has been submitted since Supplementary Report 4. This is from Mr and Mrs Baldock who advise that "Walkers is a very useful store and the cafe is well supported so they deserve to be relocated."

3.0 FURTHER CLARIFICATION REGARDING GAS WORKS SITE & APPLICATION

A planning application for the construction of a 34,000 sq ft supermarket on the site of the former Dunoon gas works was submitted on 6th May 2011 (ref 11/00689/PPP). A report on that application appears elsewhere on this agenda. While that application falls to be considered on its merits, consultation responses suggest that there is no technical barrier to accommodating a store of that scale on the site. As the site has been cleared and remediated, it can be considered to be effective and capable of ready implementation. The site owners have confirmed their willingness to make the

site available for such a development and have confirmed that they have expressions of interest in the scale of development proposed by potential occupiers of the site.

4.0 FURTHER INFORMATION FROM APPLICANT ON PLANNING GAIN

Members also continued the determination of the application for clarification on planning gain matters which were offered verbally by the applicant during the informal hearing. Elements of planning gain were explored in response to anticipated impacts on the town centre and in relation to the partial loss of Potential Development Area (PDA 2/5) amounting to around 34 residential units, inclusive of 9 affordable units.

The Head of Governance and Law has advised that, should Members be minded to approve the application, the applicants have indicated that they would agree to a developer contribution of £276,000 in mitigation of assessed impact on Dunoon town centre. Such a contribution would have to be secured by way of a Section 75 legal agreement, as would any assessed contribution in relation to the loss of 9 affordable housing units on Potential Development Area (PDA 2/5).

5.0 RECOMMENDATION

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

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**Angus J Gilmour
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8 September 2011