

**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 3

1.0 SUMMARY

The purpose of this supplementary report is to confirm the receipt of further letters of representation and a plan from Montague Evans on behalf of National Grid.

2.0 FURTHER REPRESENTATIONS

Seven further letters of support and one letter of objection have been submitted since Supplementary Report 2. These are from:

Support

- William Rankin & family, 32 Sandhaven, Sandbank (e-mail dated 2 April 2011)
- Catherine Fraser, Dunoon (e-mail dated 5 April 2011)
- Tom & Sue McKillop, Broxwood Cottage, Sandbank (e-mail dated 6 April 2011)
- Audrey Forrest, 131 Argyll Road, Dunoon (e-mail dated 6 April 2011)
- Mr & Mrs Trybis, Toward (e-mail dated 6 April 2011)
- Douglas McCallum, Hoop House Flat4, 109 Bullwood Road, Bullwood By Dunoon (e-mail dated 6 April 2011)
- Nick & Karen Bancks, Norwood House, Hunter Street, Kirm, Dunoon (letter received 7 April 2011)

Object

- Neil And Pauline Colburn, 4 Hydro Cottage, Cairndow (letter dated 2 April 2011)

The further letters of representation raise no new issues.

4.0 FURTHER PLAN

The plan submitted by Montague Evans (received 7 April 2011) shows a potential development on the former gas works site at Hamilton Street. While this has not been assessed in terms of either retail impact or practicability (access, parking, flood risk etc), it demonstrates a smaller store than proposed in the present application.

5.0 RECOMMENDATION

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

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

7 April 2011