

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 1

1.0 SUMMARY

The purpose of this supplementary report is to confirm the receipt of late letters of representation containing supporting information from James Barr (agents for CWP) in respect of this application and from local residents.

The first of these (dated 3rd March 2011) relates to matters discussed at a meeting on 15th February 2011 and recent correspondence received from agents representing the National Grid site (Montagu Evans) and the Co-op (G L Hearn). The second, (also dated 3rd March 2011) contains further information on potential development of the National Grid site with an indicative layout as supporting information.

5 individual letters of objection and a petition of 387 letters of objection, all in pro forma style, have been submitted. These are from

- Dina McEwen, Sydney Cottage, 8 McArthur Street, Dunoon (letter dated 10th March 2011).
- Noel Fitzpatrick, Upper Hansville, Innellan, Dunoon (letter dated 10th March 2011).
- Kenneth Barr, 11 Dixon Avenue, Kirn, Dunoon (letter dated 13th March 2011).
- Charles M Gardiner, 11 Fairhaven, Kirn, Dunoon (letter dated 12th March 2011).
- Robert Waters, Glenrest, 19 Broomfield Drive, Dunoon (letter dated 12th March 2011).
- Alan Livingstone, Highland Stores, 152-6 Argyll Street, Dunoon (letter dated 15th March 2011 enclosing 387 letters).

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.”

- A letter of support for the application on unspecified grounds has been received from G.F. Johnstone, Dunloskin Cottage, Dunloskin Farm, Sandbank High Road, Dunoon (letter dated 10th March 2011).

I also attach at Appendix B a listing all representations received which was omitted from inclusion with my original report.

2.0 FURTHER SUPPORTING INFORMATION

James Barr note the recent submission by National Grid in terms of developing the gasworks site for retail purposes but consider that this does not alter CWP's position on the site's potential. The submission of a Proposal of Application Notice (PAN) is questioned for a site that is under 2 ha and development under 5,000 sqm. James Barr confirms their position that the site is not suitable or appropriate for the proposed development as per the Planning and Retail Statement and that the actual developable part of their landholdings is around 1 hectare. James Barr dispute the comment made by Montagu Evans that the gasworks site would be capable of accommodating a standard retail format footsore extending to 3,000 sqm that would also be capable of providing car parking and servicing for a store of that size, due to site configuration and relationship to the Milton Burn. For these reasons, CWP has dismissed the National Grid site as a suitable option. For a site to be attractive to modern foodstore operators, the requirement for retailers for a store in Dunoon is a minimum of 40,000 sqft with a petrol filling station, together with appropriate servicing and car parking, which is considered necessary to the level of leakage and clawback.

James Barr also refutes information submitted by Montagu Evans that includes a list of schemes that CWP have been involved with. Some of the information relates to foodstore and non-food retail proposals and other sites had particular requirements. James Barr have cited case law where the retailer's own site requirements need to be taken into consideration in the sequential approach and that an edge of centre site in Dalry was not deemed sequentially preferable as it could not meet the operational needs of the retailers.

James Barr consider that there is no evidence to support the claim that the National Grid site is deliverable and the Council must satisfy itself that it can be delivered in technical terms such as layout, servicing, access, car parking, building footprint, infrastructure, contamination and flooding.

James Barr considers that further objections made on behalf of the Co-op add no new information or matters for consideration.

In relation to a department memo dated 17th February 2011, James Barr suggests that this memo contains inaccurate and misleading information in respect of the average turnover approach taken in the retail assessment. James Barr considers that their application is being judged on inaccurate information and unjustified statement based on inaccurate information.

Department Comment – In relation to the above, the applicants have pointed out that the department had erroneously referred to their original retail impact assessment using average turnovers for all supermarket operators. It is confirmed that the

applicants had suggested a convenience turnover figure of £9000 per sqm in their assessment dated January 2010, and that it was in paragraph 4.42 of their assessment dated September 2010 that they refer to an average convenience turnover of £11,970 per sqm and comparison turnover of £8241 sqm. The applicants have submitted three complete retail assessments, comprising 32 appendices, and 63 tables, as well as numerous other supplementary documents to correct errors which were previously pointed out to them in their original assessments. In the departmental memo, the most relevant information was extracted to help inform the decision making process and primarily referred to the applicant's retail assessments of September 2010 and the revised assessment of January 2011, in as much as it relates to their proposals for a smaller store, and different convenience /comparison floorspace ratios.

James Barr suggests that the department has expressed comments that appear to pre-determine a development before an application is made for the gasworks site. The suggestion that the figures make a case for a smaller store on the gasworks site is prejudicial in terms of specific site location.

Department Comment – In respect of the above, James Barr letter, it is stated that paragraph 15 of the departmental memo is biased against their client's proposal and pre-supports a development proposal which has not yet come forward for determination. The last sentence of paragraph 15 states "*I consider that the applicants have not met the requirements of the sequential test, in discounting the former gas works site, which is located in a sequentially preferable edge of town centre location.*" It is a matter of fact that the former gas works site is within an edge of town centre location as defined in Dunoon Town Centre Map in the Adopted Argyll and Bute Local Plan and is therefore in a sequentially preferable location.

James Barr comments that information contained in the revised Planning and Retail Statement is wrong where the scenario for a smaller store is estimated to clawback expenditure at 40% and not 30% as stated. Additionally, the level of clawback suggested by the department of 50% is at odds with what was previously agreed at 60%. James Barr suggests that the assumption that a smaller store is better placed to clawback leakage than a larger store is not a reasonable position to adopt. This is based on statements regarding 'ambitious' and 'robust' retained convenience expenditure where the difference between assumptions accounts for only 4.25% of a difference.

Department Comment – In respect of the implication that the departmental memo referred to a store of 1045 sqm. convenience floorspace as being acceptable, this is not the case. Comments in the memo referred to the James Barr estimate that the gas works site could accommodate a store of 2500 sqm with 1600 sqm net, and then stated that such as development would be capable of more than accommodating the available expenditure. It should be noted that this amount of floorspace being acceptable was never stated, as any application would have to be accompanied by its own retail assessment, and would be dependent on a number of factors with regard to potential impact. The important aspect of this being that their subsequent points in relation to turnover and clawback of a smaller store and the impact on the town centre and tables 16a, 16b, 17a, 17b, and 18b as attached to their letter dated 3rd March are based on their assumption on level of floorspace, which would be considered acceptable.

James Barr considers that the difference of predicted impact is negligible when compared with estimates by the department considered to be acceptable and this

slight difference in predicted impact could be mitigated through a contribution to the CHORD project.

3.0 ASSESSMENT

In considering the above, Members should be aware that the production of Retail Impact Assessments (RIA) (or 'Planning and Retail Statement' in this case) is not a precise science, due to the variables and assumptions involved in the production of conclusions. It is for that reason that Scottish Planning Policy advocates the 'broad based approach' referred to above. Ultimately, in reaching a conclusion on the merits of the application, it is for Members to conclude what weight to place upon the conclusions of the applicant's RIA and the officers' rejection of its conclusions - a view also expressed by third parties - on the basis of a critique of that RIA.

The department's view remains that the applicant's RIA is ambitious in its assumptions and that the potential impact on Dunoon Town Centre is unacceptable, while any form of mitigation measures would not reduce this impact to an acceptable degree. The department has researched the submitted figures in the RIA thoroughly in the context of the Dunoon and Cowal catchment, and that reliance may be placed upon its conclusions in reaching a decision on the unacceptable nature of the application, notwithstanding the critique presented in letters from James Barr on behalf of the applicant.

4.0 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

15th March 2011

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 10/00222/PPP

REPRESENTATIONS:

Support

1. Thomas MacIntyre, 29 Valrose Terrace, Dunoon (letter dated 13th August 2010);
2. Susan MacIntyre, 29 Valrose Terrace, Dunoon (letter dated 13th August 2010);
3. Mr D Allison, 207 Alexandra Parade, Dunoon (letter dated 12 August 2010);
4. Catherine Docherty, 12 Hafton Court, Dunoon (letter dated 11th August 201);
5. Mrs Barbara Gray, 55 The Glebe, Dunoon (letter dated 11th August 2010);
6. Mr Kevin Gray, 55 The Glebe, Dunoon (letter dated 11th August 2010);
7. Suzanne Nugent, 10 Douglas Cottages, Park Road, Dunoon (letter dated 7th August);
8. Ryan Nugent, 10 Douglas Cottages, Park Road, Dunoon (letter dated 7th August 2010);
9. Scott Marshall, The Hermitage, 20 Park Road, Dunoon (letter dated 7th August 2010);
10. Frances MacDonald, The Hermitage, 20 Park Road, Dunoon (letter dated 7th August 2010);
11. Jill English, Ashton View, 5b George Street, Hunters Quay (letter dated 10th August 2010);
12. David Crowe, Ashton View, 5b George Street, Hunters Quay (letter dated 10th August 2010);
13. Laura Sands, 30 Cromwell Street, Dunoon (letter dated 10th August 2010);
14. Louise Murphy, 105/109 Bell Street, Glasgow (letter dated 10th August 2010);
15. Ross Ferrier, 105/109 Bell Street, Glasgow (letter dated 10th August 2010);
16. Yvonne Lamb, 97 Snadhaven, Dunoon (letter dated 10th August 2010);
17. Shelia M Cameron, 2 Tom Nah Ragh, Dalinlonghart (letter dated 11th August 2010);
18. Janet Gillespie, 14 Victoria Road, Dunoon (letter dated 11th August 2010);
19. Sarah Anderson, 39c Glenmorag Crescent, Dunoon (letter dated 11th August 2010);
20. Steven Galloway, 4 Kilbride Road, Dunoon (letter dated 11th August 2010);
21. Abbey McMaster, 39 Glenmorag Crescent, Dunoon (letter dated 11th August 2010);
22. Colin Miller, 99 Alexander Street, Dunoon (letter dated 7th August 2010);
23. Dawn Miller, 99 Alexander Street, Dunoon (letter dated 7th August 2010);
24. Christopher Gray, 55 The Glebe, Dunoon (letter dated 7th August 2010);
25. William Quinn, 135 Alexander Street, Dunoon (letter dated 5th August 2010);
26. Lynn MacFarlane, 103 Auchamore Road, Dunoon (letter dated 5th August 2010);
27. Michelle Allison, 55 The Glebe, Dunoon (letter dated 6th August 2010);
28. Sarah MacFarlane, 103 Auchamore Road, Dunoon (letter dated 5th August 2010);
29. Martin Allison, 207 Alexandra Parade, Kirn, Dunoon (letter dated 7th August 2010);
30. Margaret MacFarlane, 103 Auchamore Road, Dunoon (letter dated 5th August 2010);
31. Karen Quinn, 135 Alexander Street, Dunoon (letter dated 5th August 2010);
32. Carol Mullen, 142 Victoria Road, Dunoon (letter dated 11th August 2010);
33. Amanda Arden, 147 Alexander Street, Dunoon (letter dated 11th August 2010);
34. Turner, 133 Alexander Street, Dunoon (letter dated 11th August 2010);
35. Moira Newall, 31 Fountain Quay, Kirn, Dunoon (letter dated 12th August 2010);
36. Taylor Currie, 96 Bullwood Road (letter dated 12th August 2010);
37. Honor McCutcheon, 141 Bullwood Road (letter dated 12th August 2010);
38. Scott Currie, 141 Bullwood Road (letter dated 12th August 2010);
39. Kerri Pullar, Earltan, High Road, Sandbank, Dunoon (letter dated 12th August 2010);
40. Abbie Ewart, 82 Sandhaven, Sandbank (letter dated 12th August 2010);
41. Alexis Ewart, 82 Sandhaven, Sandbank, Dunoon (letter dated 12th August 2010);
42. Stefan Toremar, 1 Eachaig, Kilmun (letter dated 12th August 2010);
43. Gail Galloway, 9 Dhalling Road, Dunoon (letter dated 12th August 2010);
44. Moira Roberston, 57 Alexander Street, Dunoon (12th August 2010);
45. Glenis Coles, 199 Victoria Road, Dunoon (letter dated 12th August 2010);

46. Bobbie Davie, 68 Queen Street, Dunoon (letter dated 12th August 2010);
47. Chris-Elaine Davie, 68 Queen Street, Dunoon (letter dated 12th August 2010);
48. Kirsty Lauder, 137 Argyll Road. Dunoon (letter dated 13th August 2010);
49. Ms R. Templeton, 1 Machair Cottage, Toward (letter dated 12th August 2010);
50. Catherine MacIntyre, 38 Cowal Place, Dunoon (letter dated 8th August 2010);
51. Devon Dupre-Smith, Hamilton House, 7 Wellington Street, Dunoon (letter dated 8th August 2010);
52. Irene McKendrick, 6 Kilmun Court, Kilmun, Dunoon (letter dated 12th August 2010);
53. Laura MacKendrick, 6 Kilmun Court, Kilmun, Dunoon (letter dated 12th August 2010);
54. E. Smith, Hally Cottage, 6 Clyde Street, Dunoon (letter dated 13th August 2010);
55. D.J. Black, 13 Tigh-Na-Cladach, Bullwood Road, Dunoon (letter dated 16th August 2010)
56. Eileen Brand, 2 Thornwood, Innellan (letter dated 16th August 2010);
57. H. Mathieson, 84c Shore Road, Innellan (letter dated 16th August 2010);
58. Douglas A. Lauffer, North Campbell Road, Innellan (letter dated 16th August 2010);
59. Nigel Potts, 20 Newton Park, Innellan (letter dated 16th August 2010);
60. Vanessa Davie, 68 Queen street, Dunoon (letter dated 17th August 2010);
61. James Elsby, 2 Eton Avenue, Dunoon (letter dated 13th August 2010);
62. Lauren Davie, 68 Queen Street, Dunoon (letter dated 18th August 2010);
63. Sarah Love, 21 Wellington Street, Dunoon (letter dated 17th August 2010);
64. Gavin Galloway, 12 Dixon Avenue, Kirn, Dunoon (letter dated 10th August 2010);
65. Myra Campbell, 53 Queen Street, Dunoon (letter dated 16th August 2010);
66. Christopher Dickson, 7 Lorimer Terrace, Sandbank (letter dated 12th August 2010);
67. Winniefred Sommerville, Flat 1, 129 Edward Street, Dunoon (letter dated 12th August 2010);
68. Kerry MacIntyre, Cairnfield, 125 Edward Street, Dunoon (letter dated 12th August 2010);
69. Edward MacIntyre, 29 Valrose Terrace, Dunoon (letter dated 12th August 2010);
70. Laura Jane Carmichael, 136b Alexander Street, Dunoon (letter dated 12th August 2010);
71. Kelly Marie Walker, 18 Valrose Terrace, Dunoon (letter dated 12th August 2010);
72. Christine Dickson, 7 Lorimer Terrace, Sandbank (letter dated 12th August 2010);
73. Claire Dickson, 38 Cowal Place, Dunoon (letter dated 12 August 2010);
74. M. Hall, 46 Alexander Street, Dunoon (letter dated 8th September 2010);
75. M. McEwan, 9 The Glebe, Dunoon (letter dated 8th September 2010);
76. Mrs Lynn Stewart, Lilybank, 6A Alfred Street, Dunoon (letter dated 23 August 2010);
77. Karen Keith, Madiera Lodge, 32 Edward Street, Dunoon (letter dated 25th August 2010);
78. Kirsten Oliphant, 7 Park Avenue, Dunoon (letter dated 25th August 2010);
79. Patricia MacAlister, 132 John Street, Dunoon (letter dated 25th August 2010);
80. Mary Blincow, 31D Park Road, Dunoon (letter dated 25th August 2010);
81. Billy Stewart, Hope Cottage, Blairmore, Dunoon (letter dated 1st September 2010);
82. Ronald Stokes, 15 Hunter's Grove, Hunters Quay (letter dated 1st September 2010);
83. Melanie Douglas, 46 Alfred Street, Dunoon (letter dated 23rd August 2010);
84. Penny Galloway, Bentre, King Street, Dunoon (letter dated 20th August 2010);
85. Donald Mackay, 130 Fairhaven, Kirn (letter dated 20th August 2010);
86. Peter Campbell, 28 Valrose Terrace, Dunoon (letter dated 8th September 2010);
87. David McMillan, 20 Johnston Terrace, Dunoon (letter dated 9th September 2010);
88. Joan Berndt, 40 Cowal Place, Dunoon (letter dated 9th September 2010);
89. Mrs M. Wilson, Ashton View, 177 Edward Street, Dunoon (letter dated 9th September 2010);
90. Agnes Kerr, 6 Ardyne Terrace, Innellan (letter dated 8th September 2010);
91. Owner/Occupier, 2 Wallace Court, Sandbak (letter dated 8th September 2010);
92. Margaret Munro, 12 Lochan Avenue, Kirn, Dunoon (letter dated 8th September 2010);
93. Craig, 43 Victoria Road, Dunoon (letter dated 8th September 2010);
94. V. Graham, 201 Victoria Road, Dunoon (letter dated 8th September 2010);
95. J. Stewart, 6 Allan Terrace, Sandbank, Dunoon (letter dated 8th September 2010);
96. Owner/Occupier, 213 Edward Street, Dunoon (letter dated 8th September 2010);
97. Macleod, Flat 2/2, Woodford, Dunoon (letter dated 8th September 2010);

98. J. Degning, 6 Ardyne Terrace, Innellan (letter dated 8th September 2010);
99. M. Fergusson, 58 Shore Road, Innellan (letter dated 8th September 2010);
100. Kathie Cameron, 1 Dalriada Grove, Shore Road, Innellan (letter dated 8th September 2010);
101. Barbara McLauchlan, 6 Dalriada Grove, Innellan (letter dated 8th September 2010);
102. Patrick James Burns, 87 Marine Parade, Kirn (letter dated 8th September 2010);
103. Karina Lilika, 73 Alexandra Parade, Dunoon (letter dated 25th August 2010);
104. Liva Krastina, 73 Alexandra Parade, Dunoon (letter dated 25th August 210);
105. Nancy Laursen, 5 Glenmorag Avenue, Dunoon (letter dated 25th August 2010);
106. Crawford, 166 John Street, Dunoon (letter dated 25th August 2010);
107. Alexis Rithchie, Ardvaine, High Road, Sandbank (letter dated 8th August 2010);
108. Shelley Anthony Davies, Cambrai, Green Bank Lane, Kirn (letter dated 2nd August 2010);
109. Rita McKenzie, 56 Ardenslate Road, Kirn (letter dated 3rd August 2010);
110. Sarah Campbell, 41 Eton Avenue, Dunoon (letter dated 3rd August 2010);
111. Owner/Occupier, Flat ½, 133 John Street, Dunoon (letter dated 5th August 2010);
112. Dean Morrison, 1/3, 106 John Street, Dunoon (letter dated 5th September 2010);
113. Susan Pochetta, 13 Hill Street, Dunoon (letter dated 4th September 2010);
114. Ashleigh McKenzie, 30 Dixon Avenue, Kirn (letter dated 6th September 2010);
115. William Honeyball, 16A Clyde Street, Dunoon (letter dated 4th September 2010);
116. Mrs Honeyball, 16A Clyde Street, Dunoon (letter dated 4th September 2010);
117. Johan Jacobs, 3 Kilbride Road, Dunoon (letter dated 3rd September 2010);
118. Jennifer Barron, 29 Marine Parade, Dunoon (letter dated 3rd September 2010);
119. Owner/Occupier, 12 Clyde Street, Kirn, Dunoon (letter dated 2nd September 2010);
120. Jill Emmerson, Eckvale, Sandbank (letter dated 1st September 2010);
121. Mrs A. Henderson, 12 Arthur Terrace, Dunoon (letter dated 23rd August 2010);
122. David Stewart, 151 George Street, Dunoon (letter dated 23rd August 2010);
123. Emma Stewart, 151 George Street, Dunoon (letter dated 23rd August 2010);
124. Angela Kay, 12 Jonston Terrace, Dunoon (letter dated 7th September 2010);
125. Nancy Paterson, 45 Alexandra Parade, Dunoon (letter dated 2nd September 2010);
126. Jannette Reid, 1 Dixon Avenue, Kirn, Dunoon (letter dated 2nd September 2010);
127. Megan Carmichael, 2 Victoria Road, Hunters Quay, Dunoon (letter dated 2nd September 2010);
128. Chloe Dalton. 9 Robertson Terrace, Sandbank (letter dated 2nd September 2010);
129. MR Ian Stewart, Lilybank, 6A Alfred Street, Dunoon (letter dated 23rd August 2010);
130. Joanne McAllister, 24 Ardenslate Crescent, Kirn, Dunoon (letter dated 4th September 2010);
131. Nancy Malcolm. 25 Eton Avenue, Dunoon (letter dated 4th September 2010);
132. Ciorstaidh Dornan, Top Flat, Dalriada, Ferry Brae, Dunoon (letter dated 4th September 2010);
133. J. Birtles, 16 Dixon Avenue, Kirn (letter dated 4th September 2010);
134. Linda McGregor, 0/2, 3 Woodford Grove, Dunoon (letter dated 3rd September 2010);
135. Mathew Maccoll, Flat ½, 8 Argyll Terrace, Dunoon (letter dated 2nd September 2010);
136. Stephen Cole, 6 Ardmhor Road, Dunoon (letter dated 2nd September 2010);
137. Ileen Stokes, 15 Hunter's Grove, Hunters Quay (letter dated 1st September 2010);
138. Michelle McDonald, 90 Dixon Avenue, Dunoon (letter dated 1st September 2010);
139. Owner/Occupier, 4 Kirn Gardens, Kirn (letter dated 1st September 2010);
140. Owner/Occupier, 4 Kirn Gardens, Kirn (letter dated 1st September 2010);
141. Rachell Glendigging, c/o 99 Alexander Street, Dunoon (letter dated 29th August 2010);
142. Robert Glendigging, c/o 99 Alexander Street, Dunoon (letter dated 28th August 2010);
143. Sinitia Mezeiko, 39 Fairhaven, Kirn (letter dated 25th August 2010);
144. Linda Holdurn, 3 Victoria Crescent, Kirn Brae, Dunoon (letter dated 23rd August 2010);
145. Kirsteen McCarron, 11 Bencorrum Brae, Dunoon (letter dated 6th August 2010);
146. Michelle Gray, 207 Alexandra Parade, Kirn (letter dated 6th August 2010);
147. Martin Allison, 207 Alexandra Parade, Kirn (letter dated 6th August 2010);
148. Ian Wilson, 60 Edward Street, Dunoon (letter dated 7th August 2010);

149. Richard Longster, 164 John Street, Dunoon (letter dated 10th August 2010);
150. Roberston, 21 Miller Court, Dunoon (letter dated 10th August 2010);
151. Angela Roberston, Flat 1/3, 59 John Street, Dunoon (letter dated 10th August 2010);
152. James Hamilton, 5 Dixon Place, Kirn (letter dated 18th August 2010);
153. N. Roberston, 9 Johnston Terrace, Dunoon (letter dated 9th August 2010);
154. Alan g. Alan, 58 Argyll Road, Kirn (letter dated 18th August 2010);
155. Alan Stewart, Brackley Cottage, Toward (letter dated 1st September 2010);
156. AM. Houston, 14 McArthur Street, Dunoon (letter dated 18th August 2010);
157. Alison Marshall, 82 Mary Street, Dunoon (letter dated 18th August 2010);
158. Lorraine Galbraith, 32 Dixon Avenue, Kirn (letter dated 18th August 2010);
159. Bruce Thomson, 9A Jane Street, Dunoon (letter dated 18th August 2010);
160. Galloway, Hafton Court, 58 Ardenslate Road, Kirn (letter dated 10th August 2010);
161. Hilda Galloway, Hafton Court, 58 Ardenslate Road, Kirn (letter dated 10th August 2010);
162. John Allison, 207 Alexandra Parade, Kirn (letter dated 10th August 2010);
163. Valerie Kent, 7 Gerhallow, Bullwood, Dunoon (letter dated 6th August 2010);
164. Suzanne Roberston, 164 John Street, Dunoon (letter dated 6th August 2010);
165. Santa Mezeiko. 39 Fairhaven, Kirn (letter dated 25th August 2010);
166. Sintia Fomina, 3 Regent Terrace, Dunoon (letter dated 25th August 2010);
167. David McDermot, 2/3, 53 John Street, Dunoon (letter dated 18th August 2010);
168. David Whyte, 3 Ash Gardens, Kirn (letter dated 18th August 2010);
169. Brian Gray, 8 Dixon Avenue, Kirn (letter dated 18th August 2010);
170. Douglas Ross Gray, 115B Edward Street, Dunoon (letter dated 18th August 2010);
171. John Cargill, 55 Ardenslate Crescent, Kirn (letter dated 8th September 2010);
172. R. Sherville, 27 Fairhaven, Kirn (letter dated 8th September 2010);
173. Graeme Macpherson, 7 Leven Lane, Kirn (letter dated 8th September 2010);
174. Darren Lauffer, 6 Heatherbloom Place, Strone (letter dated 8th September 2010);
175. David Hughes-Barr, 49 Sandhaven, Sandbank (letter dated 7th September 2010);
176. Linda Hughes-Barr, 49 Sandhaven, Sandbank (letter dated 7th September 2010);
177. Elaine Appleby, 15 Fairhaven, Kirn (letter dated 18th August 2010);
178. Irene Allison, 207 Alexandra Parade, Kirn (letter dated 6th August 2010);
179. Patricia McCann, 4 Bogleha Green, Argyll Street, Dunoon (letter dated 18th August 2010);
180. Hazel Galloway, 45 Kilbride Road, Dunoon (letter dated 25th August 2010);
181. Christine Boyle, 193 Alexandra Parade, Dunoon (letter dated 18th August 2010);
182. Sandy MacAlister, 132 John Street, Dunoon (letter dated 25th August 2010);
183. Richard Salisbury, 47 Forest View, Strachur, Cairndow (letter dated 25th August 2010);
184. K.R.M. Adams, Dunadd, 54 Shore Road, Innellan (letter dated 23rd August 2010);
185. Chris Talbot, 12 McKinlay's Quay, Sandbank, Dunoon (letter dated 18th August 2010);
186. Lorna Rae, 58 Dixon Avenue, Kirn (letter dated 13th August 2010);
187. Calum Rae, 58 Dixon Avenue, Kirn (letter dated 14th August 2010);
188. John and Marion Paterson, 67 Sandhaven, Sandbank (letter dated 14th August 2010);
189. Nicola Rae, 58 Dixon Avenue, Kirn (letter dated 13th August 2010);
190. Margaret Holgate, St. Abbs, 24 Shore Road, Innellan (letter received 16th August 2010);
191. Deborah Rycroft, 4 Broxwood Place, Sandbank (letter dated 15th August 2010);
192. Kivanc Altin, 13 Albert Place, Sandbank (letter dated 15th August 2010);
193. Rhona Atlin, 13 Albert Place, Sandbank (letter dated 15th August 2010);
194. John McCombe, 33 Johnston Terrace, Dunoon (letter dated 12th August 2010);
195. Mr D Robson, 29 King Street, Dunoon (letter dated 12th August 2010);
196. Ishbel Fairman, 29 Sandhaven, Sandbank (letter dated 11th August 2010);
197. Mrs. May Gill, 18 Dalriada Grove, Innellan (letter dated 12th August 2010);
198. Doreen MacDonald, 3 Dhailing Park, Kirn (letter dated 10th August 2010);
199. Fiona Morrison, 6 Strawberry Field Road, Crosslee (letter dated 10th August 2010);
200. Melanie Gladwell and Gordon Drummond, 197 Edward Street, Dunoon (letter dated 10th August 2010);
201. Edwina Carter, 38 Park Road, Kirn (letter dated 10th August 2010);

202. Ormonde Ross Carter, 38 Park Road, Kirn (letter dated 10th August 2010);
203. W S Sutherland, Drum Cottage, Kilfinnan (letter dated 10th August 2010);
204. Kevin Lynch, 19 Drumadoon Drive, Helensburgh (letter dated 11th August 2010);
205. Delia Blackmore, Fingal House, 35 Argyll Road, Dunoon (letter dated 10th August 2010);
206. J. Hutchison, 2 Victoria Crescent, Kirn (letter dated 30th July 2010);
207. M. Smith and M. McBride, Ashmore, 9 Brandon Street, Dunoon (letter dated 27th July 2010);
208. Mr. J. Douglas McCallum, Hoop House, Flat 4, 109 Bullwood Road, Innellan (letter dated 16th July 2010);
209. Email
210. Maurice Bianchi, Kilmun (email dated 10th August 2010);
211. Donald Ross and Catherine Ross, 104 Sandhaven, Sandbank (email dated 10th August 2010);
212. W. Craig, 3 Brae Cottages, Sandbank (email dated 27th July 2010);
213. Margaret Holgate, St. Abbs, 24 Shore Road, Innellan (email dated 15th July 2010);
214. Dr. Ann P. Carter and Mr. Clive C. Carter, 4 Hunters Grove, Hunters Quay (email dated 24th July 2010);
215. Susan Watling, Springfield Cottage, Wellington Street, Dunoon (email dated 24th July 2010);
216. Mrs. Lorna Rae, 58 Dixon Avenue, Kirn (email dated 27th July 2010);
217. May Finnie, 11 Cammesreinach Crescent, Hunters Quay (email dated 20th July 2010);
218. Fiona Morrison, 3 Dhalling Park, Kirn (email dated 15th July 2010);
219. Ailsa Allaby, Braehead Cottage, Tighnabruaich (email dated 21st July 2010);
220. Richard McGilvray, Innellan (email dated 20th July 2010);
221. Helen Hackett, Lynnburn, 21 Bullwood Road, Dunoon (email dated 20th July 2010);
222. Mrs. K.B. Wallace (email dated 16th July 2010);
223. Mario Pellicci (email dated 16th July 2010)

Against

1. GVA Grimley representing Wm Morrison Supermarkets plc (letter dated 27th July 2010);
2. GL Hearn representing the Co-operative Group (letters dated 20th May 2010, 27th October 2010 & 23 February 2011);
3. Montagu Evans representing National Grid Property Holdings Ltd. (letters dated 23rd April and 6th May 2010);
4. Mackays Stores Limited trading as M&Co (letter dated 7th September 2010)
5. John C. MacLeod, The Paint and Hardware Shop, 124/126 Argyll Street, Dunoon (letter dated 28th July 2010);
6. Jennifer A. Harrison and Anthony S. Watkins – The Swallow Café, 172 Argyll Street, Dunoon (letter dated 27th July 2010);
7. Jack Gibson – Steven Gibson Ltd. 96 Argyll Street, Dunoon (letters dated 19th June and 20th July 2010);
8. Alan Livingstone, Highland Stores, 152-6 Argyll Street, Dunoon (letter dated 6th December 2010)
9. P. Hegarty and Mhairi Hegarty – Montgomery Butchers, Argyll Street, Dunoon (letter received 20th July 2010);
10. Scott Docherty – The Codfathers Fishmongers, Argyll Street, Dunoon (letter received 20th July 2010);
11. Dinah McDonald – Bookpoint 6 Deer Park, Glen Massan (letters dated 1st June 2010 & 7 February 2011);
12. Brian Cunningham – ECO Health Shop, 40 Cromwell Street, Dunoon (email dated 26th July 2010);
13. Norman Wright - Wrights Clothing, 192 Argyll Street, Dunoon (email dated 22nd July 2010);
14. Murray – Cothouse Services, by Sandbank (email dated 27th July 2010);
15. Email
16. Alastair & Nora Cameron, 2 Avondale Lane, Bullwood Road, Dunoon (letter dated 8th October 2010);
17. John Nicol, 1 Cherryhill, Kirn (letter dated 26th July 2010);
18. Owner/Occupier, 1B Eccles Road, Hunters Quay, Dunoon (letter received 20th July 2010);
19. Vivien Hill, Rosehill, Strachur (letter received 20th July 2010);
20. D. Manson, 3 West Street, Dunoon (letter dated 2nd July 2010);
21. Gordon and Marjorie Roberts, 103 Shore Road, Innellan (letter dated 21st June 2010);
22. Lillian Gardner, Dalchruin, Baycroft, Strachur (letter dated 12th June 2010);
23. Councillor Bruce Marshall (email dated 27th July 2010);
24. Margaret Saidler (emails dated 16th June and 20th July 2010);
25. Gwyneth Maskell (email dated 29th June 2010);
26. Jean Maskell (email dated 9th June 2010);
27. John Quirk, Dunmore House, 203A Alexandra Parade, Dunoon (email dated 26th July 2010);

Representation

J. Hutchison, 2 Victoria Crescent, Kirn (letter received 30th July 2010).