

**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: 11/01422/PP

Planning Hierarchy: Local

Applicant: Waitrose Ltd and Wandering Wild Ltd

Proposal: Erection of Class 1 food store, petrol filling station, associated access, parking landscaping and all associated ancillary development

Site Address: Land south of Hermitage Academy, Cardross Road, Helensburgh

SUPPLEMENTARY REPORT 1

1.0 INTRODUCTION

The purpose of this supplementary report is to advise Members of a number of late matters which have not been included in the main planning report.

2.0 FURTHER COUNCILLOR REPRESENTATIONS

An email received from Councillor Robb dated 16/12/11 has raised concern that his representation did not appear on the list of contributors in the appendix of the report. This issue has now been rectified and the points made by him have been taken into account in reaching the recommendation.

Councillor Nisbet has submitted an email dated 16/12/11 in order to clarify that his comments of 24/9/11 should be regarded as a representation rather than an objection.

Councillor Mulvaney has also submitted an email of representation to the proposal dated 20/12/11. This raises no new issues in the determination of the application.

3.0 FURTHER REPRESENTATIONS

A further letter of objection dated 17/12/11 has been received from Mr Stefano Mannucci, Camis Eskan Coach House No.3, Helensburgh. This letter raises no new issues in the determination of this planning application.

A further letter of support dated 19/12/11 has been received from Maurice Steuart-Corry (by email, no address supplied). The points made raise no new issues in the determination of this planning application.

4.0 FURTHER CORRESPONDENCE FROM THE AGENT AND SUBSEQUENT DEVELOPMENT POLICY RESPONSE

An email from the agent, Keppie dated 19/12/11 has been received requesting the the comments of the Hermitage Academy Headmaster, Mr Urie be viewed as a representation rather than an objection as listed in the report. While Mr Urie is noting a number of concerns, the planning officers accept this view and confirm this as a representation in accordance with the agent's request.

A further letter from Keppie has been received dated 15/12/11. This letter contains a response to the planning officer's concern that the Zone 2 area catchment has been exaggerated. In this respect they have provided details of three other Waitrose stores which they believe to be comparable to Helensburgh. They have, however, requested that, for commercial reasons, these details be treated as private and confidential.

In addition, the impact upon Helensburgh Town Centre has been recalculated by the agents based upon 90% of trade draw (as recommended by the planning officers as a more realistic scenario) but using the reduced estimated turnover figures that the Council used to justify a capacity of 2150 sqm net floorspace at the Pierhead ie £7,000 per sqm. Using these figures it is concluded by the agent that even with 90% trade draw, there would be a medium impact of 14% which in their view would be acceptable.

Development Policy has responded by email (dated 20/12/11) to the contents of this letter. Regarding the recalculation of impact, it is unclear to the officers what point the agent is trying to make by using average turnover levels when they specifically state that they expect a higher than average turnover.

With regard to the examples of the three stores elsewhere in the UK which they believe are broadly similar to Helensburgh, it is considered that prior to any conclusion being reached, further information would be required i.e. store sizes, location and catchments (socio demographic and levels of other store provision).

Should the application be recommended for a Hearing, the planning section would accept further submissions from the agent to clarify their position, however, at this stage it is considered that insufficient evidence has been submitted to fully substantiate that a 30% Zone 2 catchment is justified.

5.0 RECOMMENDATION

The contents of this report do not change the recommendation on the original planning report. It is therefore recommended that Members note the contents of this report and refer to the recommendation on the original planning report.

Author: Sandra Davies 01436 658884

Contact Point: Ross McLaughlin 01546 604172

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

20 December 2011