

## **Note of Meeting held on 27/4/11 at William Patrick Library, Kirkintilloch.**

Present: T.Glen,(TG) ,M.Fatua (MF) – EDC, F.Risk(FR) – MCC, P.Swinson (PS), G.Lawson (GL), D.McGaw (DMcG)– all WLM

The meeting had been suggested by TG Glen to ‘debrief’ following the Hearing/Enquiry, and to discuss the PAC process as it relates to Tesco’s PAC notification of 5<sup>th</sup> April.

D.McG asked TG if it was OK to take notes of the Meeting, which would be shared with EDC, this was fine with TG.

TG provided a short summary of how the Reporters decision had related to the Council Officers; generally TG felt there were no ‘slapped wrists’ for any Officers.

TG asked for feedback on the process from WLM/MCC.

PS felt the Reporter managed the Inquiry very well, although was disappointed with some of the findings. He considered the accelerated timescale was not friendly to Community Organisations who generally relied on volunteers to provide submissions.

There was then a discussion that perhaps there should be some feedback to the DPEA by EDC and WLM.

GL was concerned that organisations representing Disabled people hadn’t been consulted: the failure to consult SPT (especially re the dial-a-bus operated by SPT); and what he perceived as deficiencies in the traffic modelling. He also felt that the complex traffic issues would have been better demonstrated with a more modern visual model.

FR felt that the Enquiry/Hearing being held at Kessington was disadvantageous, especially for local traders, who, in the final analysis were the people most likely to be affected by the Tesco issue, yet could not easily attend.

PS –The EIA Screening was carried out too late in the process. A&DS also consulted late – DMcG also mentioned the Planning Report saying A&DS had ‘no comments’, in actual fact they had said they had no time to comment due to the short notice.

TG acknowledged this and said that A&DS would be consulted within the pre-application period. MF said that A&DS had been contacted and were willing to become involved.

PS- Tesco’s drawings were inaccurate, particularly relating to Gavin’s Mill as highlighted by the Reporter. With the size of the discrepancy it was surprising this was not picked up by EDC.

PS- It was understood that Tesco had talked to the Planning Department for some years on the redevelopment proposal. It would have been better if this had led to a ‘Vision’ being created for Milngavie Town Centre rather than an application driven process.

PS- Job Creation claims need to be examined in the light of independent evidence questioning such claims and monitored post-development. For instance, WLM had an email dialogue with Tesco Directors last year and asked on two occasions for the 250 job claim to be expressed in full time equivalents (FTE), but they did not respond.

This led to a general discussion that whilst 'Competition' is not a Planning Issue, Economic Impact is. TG said the new application will be closely examined for the validity of such claims.

TG commented that the retraction of criticisms against Officers was welcomed, and that generally Officers could not defend themselves against scurrilous remarks.

Moving on to the new PAC, MF provided the following details on the current situation.

- The PAC was submitted by Tesco on 5<sup>th</sup> April.
- EDC had until the 26<sup>th</sup> to suggest Consultees, this has been submitted, and WLM/MCC's suggestions have been added.
- The process lasts 12 weeks 'minimum', which could mean a new Application being submitted at the start of July.
- The process is now in the hands of Tesco, they can choose what suggestions they do/don't take on board as to Consultees.
- Tesco MUST give 7 days' notice of a Public Meeting.
- This will be the 3<sup>rd</sup> application under the new Planning System within EDC.

WLM/MCC undertook to advise MF of any meetings they are advised of, as MF may wish to attend as an observer.

MF would be the main the contact with the Planning Department.

**Things that are known about the proposed development.**

TG confirmed this will be treated as an entirely New Application, and not as an amendment to the Refused Application.

Being over 6,000 m2 it is a Schedule 2 development.

The proposal is for Class 1 and 3 units, which differs from the previous Application, which was a Class 1. MF does not know at this stage whether this carries any significance.

No idea of what is proposed.

Likely to be the same architects as previously – Manson

EDC Officials will meet with Tesco on 5/5/11

TG said there is no requirement for such meetings under the PAC to be minuted, which would be the request of WLM/MCC, but there would be a file note available for public view.

3D models – physical/virtual will be requested by the Community, as drawings are difficult to understand for lay persons.

The issue of access to Applications was discussed, especially with the move to Kirkintilloch.

TG advised that subject to the technology working, it is planned that 'E Planning' will go live w/c 3/5/11. This should enable on-line access to all the drawings and submissions and was welcomed by the WLM/MCC delegation.

All agreed this has been a useful meeting. No further meetings were planned at this juncture owing to the fluidity of the situation.