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East Dunbartonshire Council

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AGENDA ITEM: 7(a)

PLANNING BOARD 13 April 2010

DEVELOPMENT QUALITY REPORT

APPLICATION NO.

TP/ED/09/0638

Full Planning Permission

SITE: PROPOSAL:	Redevelopment of existing retail store site to form new class 1 retail store with associated deck car parking, servicing, recycling centre, landscaping and access improvements	Site:	7 Gavins Mill Road Milngavie Glasgow G62 6NB
APPLICANT:	Tesco Stores Ltd Cirrus Building Shire Park Welwyn Garden City Herts	AGENT:	Pritchett Planning Consultancy P.O. Box 8052 Edinburgh EH16 5ZF
DATE OF APPLICATION:	17 July 2009	DATE VALID:	21 July 2009
LOCAL PLAN:	East Dunbartonshire	COMMUNITY COUNCIL	Milngavie Community Council
WARD NO.:	Ward – 1 Milngavie	ADVERT:	Regulation 20 – Departure from Development Plan Affecting Conservation Area
OBJECTORS:	Refer to report	CASE OFFICER:	Mahlon Fautua 0141 578-8600
RECOMMENDATION:	Disposed to grant subject to a section 75 Agreement and conditions		

1 APPLICATION

The applicant, Tesco Stores Limited, seeks to comprehensively redevelop the site that contains an existing food superstore at 7 Gavins Mill Road, Milngavie (“the site”).

The application was submitted on 20 July 2009, validated and registered on 27 July 2009. The proposal is shown on the plans and information submitted with the application, and supporting information provided since and comprises of the following;

- Supporting Planning Statement prepared by Pritchett Planning Consultancy Ltd
- Drawings prepared by Ian Burke Associates entitled “Proposed Tesco Store Gavins Mill Road Milngavie”
- Design Statement prepared by Ian Burke Associates
- Landscaping Concept Plan prepared by TGP Landscape Architects reference 1539 Rev E dated 03/07/09 including Landscaping Proposals Design Statement
- Sustainability Statement prepared by DSSR Consulting Engineers dated July 2009
- Noise Report prepared by Sharps Redmore Partnership dated 19th June 2009
- Ecological Assessment prepared by APEM Ltd dated June 2009
- Transportation Assessment prepared by ARUP Scotland dated July 2009
- Drainage Assessment Report prepared by Goodson Associates dated July 2009
- Construction Method Statement prepared by Goodson Associates dated 19 June 2009
- Flood Risk Assessment

With regard to the Town and Country planning (Hierarchy of Development) (Scotland) Regulations 2009, the proposal is defined as a Major Development. However it is important to note that the application was received and validated prior to the 3rd of August 2009, and as such will be processed in accordance with the planning system as existed prior to 3rd August. However at the end of the processing the applicant will have to comply with certain new requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, namely the time-period for determination will be in accordance with the DM regulations, the content and distribution of the decision notice will need to comply

with the DM regulations, decisions register will have to comply with the DM regulations and if approved new default time periods will be applicable.

With respect to the Environmental Impact Assessment (Scotland) Regulations 1999 (“EIA”), the proposal would fall under the definition of “Schedule 2 development” being an urban development project including the construction of shopping centres and car parks over the threshold of 0.5 hectares. Whilst this application is Schedule 2 development, it would only constitute EIA Development if it were likely to have significant environmental effects.

The application has been screened in accordance with Regulation 5 where it has been considered that the proposed development is unlikely to have an overall significant environmental effect.

The main reasoning is that the proposal is a redevelopment to an existing superstore with associated parking that currently occupies the site. Given the existing use of the site for a similar development, albeit a smaller scale and in a different location within the site, any accompanying effects on the environment are likely to be limited. This forms part of a baseline or existing environment. Furthermore, the site is within the defined Town Centre and a built up urban area in which such land uses are anticipated and directed through National Policy.

Notwithstanding the above opinion, the applicant has submitted the above specialist reports to demonstrate the actual and potential effects on the environment in relation to their specific issues and how they will be mitigated.

2 EXISTING SITE

The site is some 6.07 acres (approximately 2.5 hectares) and is located at 7 Gavin’s Mill Road within the Milngavie Town Centre. The site is currently occupied by an existing superstore with associated car parking. The site itself is unusual in that it is split into two distinct areas by the Allander Water, with the car parking area on the inside bend (western side) of the waterway and the existing store building on the eastern side. The site is bounded by Woodburn Way (B8030) to the west, Lennox Park to the south and east, Milngavie Station and Kwik Fit to the north and east. A feature of the site is that Gavin’s Mill (a Category ‘B’ listed building) sits adjacent to the southern end of the site.

The existing building is 5,443sqm in size with a sales area of 2,846sqm. The store was historically built within Lennox Park and originally established and operated as a supermarket which the current applicant has had control since 1995. The materials on the main façade are facing brick walls and slate roof tiles. The main shopping entrance is located towards the southern part of the site through a distinct pyramid-shaped canopy, which is the highest peak of the building. The floor level of the building sits a maximum of 7 metres below Woodburn Way on the south-eastern side.

There are currently about 305 car parking spaces provided with the main car parking area set below Woodburn Way. The main parking area currently restricts parking to a maximum stay of 2 hours. There is an overflow area on the north-eastern side adjacent

to the railway station containing the existing recycling area and entrance to the current service and delivery yard. Vehicle access for the site from the road network is through a signalised junction on Woodburn Way.

The Allander Water channel within the site ranges from about 15 metres to 30 metres in width with the existing store wall forming part of the channel. The Milngavie fish ladder is located upstream immediately outwith the site. There are three bridge crossings within the site, with the main crossing being the vehicle bridge to the main car parking area. The other crossings are the main shopping entrance as stated above and a narrow single footbridge from the car parking area into Lennox Park.

The site also contains a number of established infill planted areas with the most prominent planted area being the line of trees adjacent to Woodburn Way, which provides only limited screening for the existing site from the west. The other main areas of vegetation include defined planting areas throughout the car park and a mixture of dense bushes and trees on the banks of the Allander Water.

The general topography of the site slopes downwards towards the southern corner with the level of the Allander Water being approximately four metres lower at Gavin's Mill than the top of the fish ladder. The existing store building is considerably set down from Woodburn Way.

3 SURROUNDING AND WIDER AREA

The site is located within the Milngavie Town Centre towards the southern edge and adjacent to Lennox Park. The current site and building are considerably larger than any other single business/commercial units within the Town Centre. The site, including the adjacent Kwik Fit site are physically separated from the rest of the Town Centre by Woodburn Way which in most part adjacent to the site is a dual carriageway. A degree of linkage is provided by the pedestrian underpasses. As stated above, the site is visually separated from the rest of the town centre by line of trees together with the land and building being considerably lower and setback from Woodburn Way.

Pedestrian access to the site from the rest of the Town Centre is mainly through two existing underpasses beneath Woodburn Way. The southern underpass enters the site adjacent to Gavin's Mill and is sloped up from the site towards the southern end of Main Street. The northern underpass follows the Allander Water which has pedestrian access to the existing car parking area in the northern corner and follows around the edge of the parking area towards the shopping entrance. Neither provides an ideal pedestrian route between the supermarket and the Town Centre.

Other pedestrian access includes the existing footpaths to the Milngavie Station, Lennox Park and Woodburn Way. There are two main footpaths from Lennox Park into the site, one being close to the existing store entrance on the southern end of the site and the other adjacent to the railway station on the northern end of the site.

A feature of the area is that the site sits between two Category-B listed buildings being Gavin's Mill on the south-western end of the site and Milngavie Railway

Station to the north-east. Kwik Fit who occupy the site adjacent to the north is a automotive repair facility that shares the same vehicle access from Woodburn Way.

Gavin`s Mill building is 2-3 storeys in height with a much renovated exterior. New windows/doors gutters. Roofing restored. Interior reconstructed. The building is currently occupied by a restaurant.

The Milngavie station building which is also listed, is a single storey stone station house and twin gables, built circa 1863. The platform canopy is supported on ornamental cast iron pillars which is a later addition.

The station is the termination of the Glasgow-Milngavie line.

The Milngavie Town Centre prime retail area to the west of Woodburn Way is made up of the shops located on Main Street; Douglas Street and Station Road and is pedestrianised with a number of small car parking areas on both sides of the retail area. Much of the Town Centre is within a Conservation Area. The application site lies outwith this Conservation Area.

4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal involves the replacement of the existing store by a larger store at an alternative location within the site, with additional car parking and altered access and parking arrangements. The proposed store building will be located where the existing main car park sits with a proposed two-storey decked car park proposed where the existing store is located. The proposed main store building will have an area of 10,221sqm with a sales floor area of 6,039sqm. The proposal will include 568 car parking spaces.

The ground floor of the proposed store building (car park level) will contain a car park consisting of up to 212 parking spaces which includes 18 disabled and 10 parent and child spaces. This level will also contain the plant room in the northern corner. Elements of this parking floor will be open, particularly to the southern extent of the building. The primary access to the main shopping floor is through a glazed entrance atrium consisting of a travelator, conventional lifts and a stairwell. The first floor (sales floor) contains the main store and above this is a mezzanine floor. A café is proposed as well as storage provided in a separated area.

The proposed building will abut Woodburn Way, with a maximum height of 7 metres above the pavement at its highest point. There are a variety of materials proposed on the Woodburn Way frontage with the walls mainly being vertical timber and coloured render. There are display windows and mixture glazing also on this façade. On the south-eastern façade facing the car park across the Allander Water, the predominant material will be glass.

A distinctive and unique design feature for this store will be 13 roof vents that protrude up to 3 metres in height and are spread evenly throughout the roof. The roof will also contain 9 rooflights. It is noted that a small section of the roof will contain plant which will be located on level lower than the main roof and will be set behind a parapet wall.

The proposed service and delivery yard will be provided in the north-eastern corner of the site and will be accessed through the existing vehicle bridge. The finished floor level will sit approximately midway between the ground and first floor. The service yard will be screened from Woodburn Way. Adjacent to this screening is a proposed viewing area onto the Allander Water and the Fish Ladder.

For the main part, the existing pedestrian routes are maintained to the rest of the Town Centre mainly through the existing underpasses and footpaths. Access will however be generally improved and the proposal will create a pedestrian crossing on Woodburn Way close to the existing underpass by Gavin's Mill and an elevated walkway link to the store entrance from this point. It is noted that there is no public pedestrian access immediately onto Woodburn Way from the store, only staff entrance on this side of the building.

To access the proposed parking areas, vehicle access is proposed on the eastern side of Allander Water with a ramp up to the upper deck of the decked car park. Further along the proposed road there will be access to the lower level and a cross over onto the parking areas underneath the store. A separated pedestrian and service vehicle access is proposed to Gavin's Mill at this point. There will be some upgrading of the roads and junctions in the vicinity of the site to facilitate traffic movements.

The proposal will utilise the existing crossings over the Allander Water with an additional footway above the existing crossing at the store entrance, which itself will be slightly increased in width to the existing crossing. The existing pedestrian footbridge will be replaced by a new footbridge in the same position.

The proposed recycling area is located on the eastern side of the proposed vehicle access about 15 metres past the vehicle entrance to the Kwik Fit site. It will be located immediately along the boundary adjacent to the railway station.

A planting schedule has been submitted which includes defined landscaping areas and some tidying up of existing vegetation within the Allander Water.

No proposals for advertisements have been included as part of this application and further separate advertisement applications may be required in due course.

5 SITE HISTORY

P/BM/88/330 Erection of supermarket with associated car parking. Granted 22.10.90.

P/BM/91/25 - Erection of supermarket - Granted

TP/ED/99/330 - Extension to existing supermarket, formation of additional car parking with landscaping and other associated works - Granted 11/11/99

TP/ED/00/321 - Minor alterations to service yard and elevations previously granted consent 99/330.

TP/ED/01/0042 delete condition 8 of planning consent P/BM/88/330 - Refused

TP/ED/01/0053 delete condition 3 of planning consent TP/ED/99/330 - Refused

TP/ED/02/0763 - erection of extension to bulk store, cage marshalling area and retaining wall, Granted 11/12/2002.

TP/ED/05/0852 - proposed temporary car park to be located over the existing car park until December 2005, Withdrawn by Council 23/02/2006.

TP/ED/08/0305 installation of 2 "banner" signs to existing boundary wall. Granted advertisement consent subject to standard five years and conditions 23/12/08

ENQ/ED/2005/01818 – Pre-application enquiry

TP/ED/10/0060 - Installation of a combined cooling heating and power (c/chp) unit to provide a sustainable method of powering the store, granted subject to conditions 25/3/10

Gavins Mill

TP/ED/04/0168 - internally mounted neon sign to existing stair window. Granted 11 March 2003

TP/ED/06/0070 - construct entrance canopy/form new main entrance to restaurant at existing emergency escape door/move location of bar within the restaurant/construct disabled access ramp to entrance. Granted 19/05/06

TP/ED/06/0071 – Listed Building Consent Granted 19/05/06

6 POLICY CONTEXT

The application site lies within an area covered by the following policies and guidance

National Policy

Scottish Planning Policy (February 2010)
Planning Advice Note PAN 59 – Improving Town Centres
Planning Circular 1/10 – Planning Agreements

Strategic Development Plan (SDP)

The Glasgow and the Clyde Valley Joint Structure Plan 2006

Strategic Policy 1 – Strategic Development Locations
Schedule 1(a) Town Centres – Renewal and Safeguarding Priorities- Town Centres to be Safeguarded- Milngavie.
Strategic Policy 6 – Quality of Life and Health of Local Communities

Schedule 6(c)(i) – Assessment of Significant Retail Development Proposals
Strategic Policy 9 – Assessment of Development Proposals
Strategic Policy 10 – Departures from the Structure Plan

Local Development Plan (LDP)

East Dunbartonshire Local Plan adopted February 2005 -

RET1 – Town Centre Environment
RET2 – Development within Existing Shopping Centres
RET 4 – Large Retail and Commercial Leisure Proposals
DQ1 – Assessing Proposed Uses
DQ2 – Design Quality
DQ2A – General Principles
DQ 12A Sustainable Urban Drainage Systems
DQ 12B Drainage Impact Assessment
NE 2 – Natural Environment Protection - Local Biodiversity
NE2A – Important Wildlife Corridors
TRANS1A- Accessibility
TRANS1B- Transport Assessment and Travel Plans
TRANS 1D Investment in Infrastructure
TRANS 2(e) – Cycling, Walking and Horse Riding – The Allander Walkway, upgraded for cyclists as well as pedestrians.
TRANS 5 Investment in Highway Infrastructure

The East Dunbartonshire Local Plan 2 – Finalised Draft 2009 is also a material consideration in the assessment of this application. As the plan has not yet been through examination, limited weight should be afforded to this document. The relevant policies are-

TCR 6 – Town centres Policies and Proposals
TCR 6C – Milngavie
DQ1 – Assessing Proposed Uses
DQ2 – Design Quality
DQ 10 – Sustainable Drainage Systems
DQ 11 – Flood Risk Area – Note; Flood Risk Areas are based on SEPA's Flood Map (August 2008).
TRANS 5 – Core Path
NE 1 – Local Nature Conservation Site – Important Wildlife Corridors

Other Council Documents

The East Dunbartonshire Local Biodiversity Plan- Habitat Action Plans
Draft Dunbartonshire Local Biodiversity Action Plan
East Dunbartonshire Retail Capacity Study (December 2009)

7 REPRESENTATIONS

The application was advertised in the Milngavie and Bearsden Herald on 7 August 2009. The statutory notification period of 21 Days ended on 28 August 2009.

A total of 752 letters of representation have been received, and a full list is attached as Appendix 1.

The representations raised one or more of the issues briefly summarised as follows-

- i. The size of the building, in particular its height above Woodburn Way
- ii. The scale of the building in comparison to other buildings in the vicinity, particularly the other retailing activities in the Town Centre
- iii. The visual appearance and character, as the building does not reflect the visual character of the other buildings surrounding the site.
- iv. The design and materials are not in keeping with the other buildings in the precinct.
- v. Traffic impacts; includes increase in traffic, traffic safety, encourages further car use, more difficult to access from Town Centre.
- vi. Impacts during construction; including any temporary store, and the access to Gavin`s Mill for services and customers
- vii. Contrary to Scottish Planning Policy, Transportation strategies, strategic plans
- viii. Parking impacts; includes town centre, park and ride and service access for Gavin`s Mill. Includes the current time restrictions
- ix. Impact on Infrastructure (except transport) particularly drainage
- x. Impact on residential amenity; noise, shadowing
- xi. Impact on Gavin`s Mill as a listed building given the size and proximity of the proposed building
- xii. The applicant has only their interests at heart and not the community.
- xiii. Loss of parking spaces for Gavins Mill customers
- xiv. Accessibility throughout the Town Centre including pedestrian links and includes disabled users,
- xv. The proposed layout of the store. Concerns include that the building backs onto Woodburn Way
- xvi. Contrary to the Draft Local Plan 2
- xvii. Contrary to Local Plan 2005

- xviii. The impact on Town Centre precinct; includes the detrimental impact the proposed store will have on other retailers/shops/traders in the Town Centre. Includes; the economic impact on the Town Centre, the creation of Tesco Town and the competition commission. This includes the net loss of jobs in the precinct.
- xix. Impact on the setting of Lennox Park including the views to and from the surrounding area.
- xx. Impact on conservation area and other listed building (railway station building)
- xxi. Impact on biodiversity (wildlife and landscaping) during construction
- xxii. There is no need or demand for a larger store deeming the proposal unnecessary.
- xxiii. The litter generated by the existing store and the increased litter that a larger store will have.
- xxiv. Impact on the Allander Water; includes fish ladder
- xxv. Impact on the people and community of Milngavie
- xxvi. Planning process; includes inadequacy of consultation period, application information and adequacy of EIA screening
- xxvii. Site selection where alternative sites in the area should be considered.
- xxviii. Increased pollution mainly from increased vehicle emissions and includes light spill.
- xxix. The proposal will increase flood risk
- xxx. There is a need to upgrade the existing store
- xxxi. The proposal will create employment.
- xxxii. The range of products proposed to be sold within the superstore.
- xxxiii. The proposal will attract antisocial behaviour in particular to those areas in and around the covered parking areas.
- xxxiv. Comparable proposals in the area such as Maryhill and the impact that those have had in their areas. This includes “donut-effect” and proposals that have been refused elsewhere
- xxxv. The location of any evacuation for a fire/explosion event.

8 DISCUSSIONS WITH APPLICANT

Substantial discussions have been undertaken on a range of matters but mostly to seek clarification of the submitted material and further information.

9 CONSULTATION RESPONSES

Network Rail does not object to the proposal and have supplied a copy of their standard suggested conditions or advisory notes. The applicant has been advised that these would need to be adhered to as a separate matter.

EDC Economic Development consider that there is not the capacity to support a store of this size which would suggest neighbouring trading areas, i.e. Milngavie Precinct will be in direct competition for spend in the area. The potential negative affect on the rest of the town centre is however not a planning consideration as the proposed development is within the town centre boundary.

The main issue in planning terms is the lack of connectivity between the development and the main part of Milngavie town centre, the following points have been made.

Presence of a cafe at the south west side of the unit, which links with the pedestrian footpath to help link the store with the town centre – A café at this location is shown in the plans, however the unit does not front or open onto the pedestrian access route. Having a closed frontage here will add to the `segregated` nature of the development and is a missed opportunity to help better link the site with the rest of the town centre.

Allander Underpass improvements within the site and into town centre – the importance of enhancing this area to encourage pedestrian traffic between the store and the rest of the town centre was agreed at the pre-application meeting. However the proposed landscaping in this part of the site is limited and does not extend past the north east side of the site boundary.

EDC Transportation Policy in conjunction with EDC Roads (Traffic) advise that the anticipated increase in traffic generation can be accommodated by the local network subject to adherence to conditions.

EDC Roads (Civils)

Examined the requested drainage layout, calculations, FRA, and consider that the drainage design is suitable subject to further measures to be undertaken by the developer. Additionally, they request that if there were to be any proposed or further alterations by the developer to the channel of the Allander Water including any changes to the existing fish ladder and/or any localised land raising as discussed by SEPA's correspondence, the watercourse will need to be re-modelled to establish if any adverse effects are generated and the findings are submitted to this department for examination.

SEPA overall has no objection to the proposal. With regard to flooding, SEPA recommend that planning conditions be imposed relating to the finished level of the southern vehicle bridge and further information provided that demonstrates the works will not have an adverse effect on flood risk elsewhere.

Scottish Water has no objection to the proposal.

Historic Scotland Development in the vicinity of a B-listed building is a local planning issue that should be determined in line with EDC's Council's listed building policies and national policies on the historic environment. We have no locus to comment on this proposal.

EDC Environmental Health – recommends that during the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between the hours of 8.00a.m. and 7.00p.m., Monday to Friday inclusive; 8.00a.m. and 1.00p.m. on a Saturday and at no time on a Sunday, or on a Bank Holiday.

EDC Sustainable Development Officer has provided recommendations based on the Council's draft Sustainable Construction Policy.

EDC Greenspace

Tree Officer is satisfied with the landscape proposals and the specification to undertake the planting schedule.

Biodiversity Officer generally accepts the findings of the Ecological Statement and advises that it addresses most issues. With respect to landscaping, they are acceptable, however a condition should be added to ensure the cover provided by the planting screens light pollution to a satisfactory degree. If this cannot be complied with additional planting will be required.

Scottish Natural Heritage

The proposal has been discussed with the Scottish Natural Heritage who advised that the site in particular is not protected or designated under any national policies relating to the natural environment. Therefore input from EDC Greenspace should suffice in this instance.

Architecture+Design Scotland

Have submitted general comments and base their comments around similar projects for new supermarkets. ADS attached a guidance note on issues that have recurred repeatedly in Retail-Led Developments. This includes frequently discussed questions on this type of project. As noted, the relative importance of each issue will vary, and there will be further issues that need to be considered depending on the location and circumstances of each project. The specific comments are that the site offers opportunity for interesting design and full advantage can be made of the attractive setting. ADS believe that the proposal does not meet this full potential. ADS specifically suggest that the applicant be directed to reconsider the entry sequence and design of the frontage on Woodburn Way.

River Kelvin Angling Association

Further investigation is required into the current environment/biodiversity to quantify what is there at present. Only then can we begin to look at the effect any potential work may have, and whether or not there is a way to minimise and offset any damage. The Association believes that granting this application would be a departure from the Local Plan, and for this reason the application should be declined at this stage.

Crown Estate

An ecological assessment has been undertaken following a framework based on the guidelines for an Environmental Statement particularly with respect to an assessment of the impact on ecological and nature. Smiths Gore Limited as managing agents for the Crown Estate has expressed concern over the potential to cause significant damage to migratory fish stocks in the Allander Water. It is essential that full Environmental Impact Assessment is undertaken for the possible effects on fish stocks conservation.

EDC Senior Environmental Engineer (Renewable Energy)

No objection

10 ASSESSMENT

The applicant seeks planning permission to erect a replacement store within the site with a proposed two-storey decked car park.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), states that all applications should be assessed in terms of the development plan unless material considerations indicate otherwise. In this case the development plan consists of the Glasgow and Clyde Valley Structure Plan 2006 and East Dunbartonshire Local Plan 2005.

The following assessment considers the relevant planning policies (National, Strategic and Local) and the other material considerations under a range of topic headings as follows-

10.1 Retail

Scottish Government policy on Town Centres and Retailing is set out in the recently published consolidated SPP (February 2010) that supersedes SPP8 – Town Centres and Retailing. The SPP (para 55) indicates that town centres should be identified by their role and function and “Where proposals support a centre’s role and function ... there is no requirement to provide a detailed assessment of need”.

The SPP (para 62) indicates that the location of new retail development should follow a sequential approach giving priority to town centre sites such as this one within the Milngavie Town Centre. It is acknowledged that the proposal will likely have a detrimental economic impact on other retailers within the Town Centre. It is therefore

important to note that SPP (para 63) states that “Where development for town centre uses is proposed within a town centre, assessment of its impact on the viability of similar uses in that centre will not be necessary.”

At the same time, the SPP (para 57) indicates that “When considering the format, design and scale of proposals, developers, owners and occupiers should take into account the setting of the centre”. Para 57 also highlights that “New development should integrate successfully and create effective links with the surrounding urban fabric”.

The SPP (para 64) further indicates that where the development is contrary to the development plan four tests should be applied- sequential approach, effects on other centres, effect on quality or quantitative deficiencies, and conflict with other significant objectives.

In summary, the SPP seeks to direct new retail development to sites within town centres but makes clear that the assessment of such proposals will still require to take account of design, impact on other centres, qualitative/quantitative effects, and effects on other planned objectives, where the proposal is contrary to the development plan.

The Glasgow and the Clyde Valley Joint Structure Plan Alteration 2006 (“Structure Plan”) sets out the strategic planning policy context for consideration of this application. Strategic Policy (“SP”) 1 seeks to direct new investment in retailing to existing urban shopping centres such as Milngavie. In accordance with the guiding principles of the Structure Plan, the network of town centres which includes Milngavie, are identified as providing vital social and economic functions. The Metropolitan Development Strategy states that town centres are the preferred locations for business developments, e.g. major offices, which generate a high number of personal trips and involve limited freight movement, or for developments which serve the wider community. Therefore overall, the proposed development is supported within the strategic objectives of the Structure Plan.

SP 6 sets out a range of policies concerning town centre and retail development. In addition to the strategic objectives, all significant proposals must also accord with specific criteria. The following is an analysis of the proposal with specific regard to the criteria relevant in this instance.

Schedule 6c (i) requires that significant retail proposals are tested in terms of capacity and impact. As stated above in line with the consolidated SPP, a specific retail impact assessment has not been undertaken in this instance. Nevertheless, within this capacity assessment carried out for the Structure Plan it was concluded that floorspace and expenditure for convenience goods in the Bearsden/Milngavie catchment area was roughly in balance and there was no requirement for additional convenience floorspace to be brought forward within the Milngavie area.

Criterion (j) of Schedule 6c (i) refers to remedying qualitative deficiencies in existing retail provision. It could be considered that this proposal at Milngavie seeks to enhance the quality of the shopping centre by delivering a more modern retail format on this site.

Schedule 6c (ii) sets out the sequential approach with its preference for the location of retail development within town centres. Therefore, the proposal is favourable as development within town centres are prioritised also in line with national policies.

Schedule 6c (iv) indicates where additional retail floorspace should be brought forward to support the Metropolitan Development Strategy. This is also reflected in Local Plan policy RET 3. Within the Bearsden/Milngavie area there is a need for comparison goods provision of up to 6000sqm. This has been partly met by the recent permission for 3000 sqm at Main Street, Milngavie (Halley's Garage site), and the expanded comparison floorspace at ASDA Bearsden (about 1500sqm). Therefore there is still scope to meet the shortfall of 1500sqm comparison at this site, but there is no strategic planning requirement for additional convenience floorspace at this location.

It is clear that this scale of new floorspace is not anticipated or required through the Structure Plan. Therefore the proposal has to be assessed against SP 9 and SP10. SP 9 requires the assessment of strategic proposals to ascertain whether they accord with the Structure Plan. Failure to successfully pass this assessment would therefore require the proposal to be assessed against SP 10 as a development plan departure.

Criterion A(iii) of SP 9 requires the proposal to be assessed against Schedule 6c (i) as discussed above. Given the scale of the proposal, it clearly exceeds any floorspace requirement for Milngavie Town Centre and cannot be justified against the other criteria of SP 9. This proposal is therefore considered to be a departure and it must be assessed against the criteria of SP 10 to determine whether it is an acceptable development plan departure.

Regarding the criteria of SP 10, the proposal cannot be justified on the basis of retail requirement, as discussed above, but criterion A (iv) refers to meeting qualitative deficiencies and the provision of the proposed new store will be a material improvement from the old store it is replacing. The expansion may also lead to increased trade for Milngavie Town Centre as a whole, as a small proportion of users of the store will make linked trips to the other shops in Milngavie.

Criterion B (i) refers to job creation or retention and the expansion of the store will create jobs in the local area. Taking these matters together, it is possible to regard the new store proposal as an appropriate development in terms of the Structure Plan, and therefore not a significant departure from the Development Plan.

In summary, the proposed location of the new store within the defined Milngavie Town Centre boundary is in line with national and strategic local plan policies for the direction of new investment in retailing to existing town centres.

The scale of the proposal is potentially in conflict with structure plan and local plan requirements. However this departure from the development plan, must be weighed against the benefits of the scheme in terms of job creation and improvements to the quality of retailing by the replacement of an older store by a more modern one that can be readily linked to the existing shopping centre by footpath connections at upper and lower levels.

National policy also draws attention to the need to have regard to format, design and scale of proposals as well as integration and effective links to the surrounding urban fabric. The design and scale of the proposal will be assessed against Local Policy DQ2 and transportation against Local Plan Policy Transport policies. Both of which adequately deals with scale, design and links.

No information has been supplied about impacts on the existing Town Centre businesses or on other centres. Given the distribution and form of the surrounding retail units, which are increasingly specialist in character, it is unlikely that there will be significant long-term impacts on the overall viability of Bearsden or other local centres, although some additional trade may be drawn from centres further away such as Clydebank or Anniesland and smaller settlements to the north such as Strathblane and Killearn. This could add to the attraction of trade to the centre as a whole.

With regard to the Local Plan, policy RET 2 states that shopping provision within East Dunbartonshire will be enhanced, by encouraging and supporting retail development within existing shopping centres (town, village and local) and other established retail locations. Therefore, the principle of the development within the proposed location is supported and is in line with the National and Strategic policies above relating to town centres and retailing.

However, it is important to acknowledge that as with the National and Strategic policies, any assessment must take into account other key factors such as design and scale. Policy RET2 supports development within town centres as long as it can be demonstrated to accord with the following criteria;

- (a) Sustain or enhance the range or quality of shopping provision and the vitality and viability of the centres;
- (b) Be in keeping with the scale and character of the centre;
- (c) Not harm the amenity of the area;
- (d) Be readily accessible by public transport, bicycle or on foot as well as by car; and
- (e) Meet other relevant planning criteria.

With regard to RET2(a), the proposal will enhance the range and quality of shopping provision within the Milngavie Town Centre.

With respect to the vitality and viability of the Milngavie Town Centre, policies RET 1, 2 and 4 seek to improve the vitality and viability of the town centres within East Dunbartonshire. Specific proposals have been identified in RET1 which should enhance each town centres to improve their vitality and in Milngavie, a programme of widespread environmental improvements including replacement street furniture, replacing trees, improving footways and repairing walls.

It should be noted that there was a programme of environmental improvement works completed in late 2009, which included-

- Replacement street furniture (seats, benches, bins, recycling bins and cycle racks).
- Installation of new town centre signage, including trader directory boards, community notice boards and welcome signage.

- There was a refurbishment of the Station Road underpass, which included upgraded paving, lighting, improvements to the underpass wing walls and new cladding.
- The start of the West Highland Way was refurbished, which included upgraded paving, re-surfacing of the start of the walk, new signage and a stainless steel archway sign.

Regardless of this, the proposed development provides a further opportunity to undertake environmental improvements at least within and leading to the site. The main areas that have been identified are the path network, riverside setting, the area adjacent to Gavin's Mill and the relocation of the supermarket closer to the town centre. Please note that the design of the proposed physical building will be assessed elsewhere in this report.

The proposed treatment of these areas are shown in detail on the Landscape proposals. The reconfigured area adjacent to Gavin's Mill will include distinct paving for the pedestrian and vehicle area. The two areas will be physically separated by only bollards to prevent vehicle access over pedestrian areas. The existing planting in front of Gavin's Mill will be unaffected, however the retaining wall will be repaired.

The applicant's design statement and supporting planning statement generally explains the landscaping treatment as detailed on the Landscape Proposals plan. Irrespective to this, to improve the vitality of the Town centre, if any development were to proceed, then the developer should assist in contributing to any environmental improvement schemes elsewhere within the Town Centre. In the event that planning permission is granted, then this can be required from the developer by way of condition or legal agreement.

To avoid repetition, policies RET2(b) to RET2(e) are dealt with by other specific and detailed policies of the Local Plan below.

Local Plan Policy RET 4, which relates to retail developments of the scale proposed, does not require a retail assessment for proposals "...on sites within the existing town centre shopping areas, subject to conformity with other plan policies."

The proposal to replace the existing store with a new larger one within Milngavie Town Centre appears to support these Local Plan Policies for the Town Centre. The policy approach regarding retail assessment has been consistently applied by the Council for many years and was confirmed through the Public Local Inquiry in 2003 and the publication of the East Dunbartonshire Local Plan 2005.

The proposal is also supportive of the town centre and retail policies in the Finalised Draft Local Plan, in particular Policy TCR 2 on the sequential approach to retail location and the requirement for additional convenience floorspace identified in TCR 6C.

The Council's Retail Capacity Study states that the quantitative assessment found limited convenience capacity in East Dunbartonshire at existing market share.

It is concluded that Milngavie has an overall convenience floorspace requirement of approximately 800sqm, and it is indicated that the allocation of additional floorspace and any associated parking facilities in Milngavie Town Centre should be carefully considered.

Therefore, taking into the account the relevant national, strategic and local town centre and retail policies, the proposal is located in a defined town centre and therefore accords to the sequential approach where priority is given to locating new retail activity, and meets with national policy.

10.2 Amenity

The main policies that the proposed development will be assessed against are contained within Local Plan Policy DQ1. Policy DQ1 requires that proposals will be assessed with regard to the guiding principles in Section 2 of the Local Plan (i.e. sustainable development, the sequential approach, the integration of land uses and transportation, and social inclusion). The guiding principles of the plan are appropriately reflected in the specific policies of the Local Plan and will be considered within the assessment of the policies below.

The following is an analysis of the principles of Policy DQ1(a) to DQ1(d).

Policy DQ1(a), states that development should enhance, and certainly not reduce the amenity and character of the surrounding area, in particular, residential amenity will be strongly protected. With regard to residential amenity, the following comments are made-

Given the position of the building, it will be visible to many residential dwellings east of Glasgow Road (A81) in particular South Glassford Street and Briarwell Road. This is due to this being elevated in relation to the site. However, due to a separation distance of up to around 350 metres, across a main road (A81), railway line, and an industrial estate (Crossveggate), it is considered that there will not be any discernible impact on these properties in terms of amenity.

The residential properties on Crossveggate, south-east of the site and across the railway line, are largely screened from the site by the rail corridor and significant planting on Lennox Park.

West of the site, the main residential property closest to the site is Fairview Court across from the site which is around 85 metres from the south-western corner of the proposed building. However, this site is largely screened from the proposed building by existing mature trees which are not identified to be removed as part of the proposal.

Therefore, it is considered that the proposal will not have a discernible impact on the visual amenity of the any nearby residential properties outwith the Town Centre mainly due to separation distance and existing screening.

With respect to DQ1(b) which states that features important for their ecology or landscape character within development sites should where possible be retained and/or enhanced and managed appropriately. An assessment is undertaken below against the Local Plan policies relating to the Natural Environment, in particular, NE2 and NE2A, which adequately covers the above policy.

Policy DQ1(c) states that changes of use and redevelopment should not result in the loss of business or employment land or opportunities. The proposal is a redevelopment of the existing activity and not considered to be a change of use.

Policy DQ1(d) The Council encourages mixed use proposals where character and amenity are not significantly adversely affected. The proposal is not a mixed use development.

It is noted that the anticipated noise generated by the proposal has the potential to have an adverse effect on the surrounding amenity also in particular nearby residents. The operational noise associated with the proposed development will most likely arise from the proposed fixed plant, potential increased traffic, delivery and service yard and recycling unit. The applicant has submitted a noise assessment to establish the actual noise impact from the proposed development.

It is noted that the noise assessment has identified that the closest noise-sensitive properties are located in Clober Crescent and marked "Measurement Location A" in Appendix A. However, according to Council records, this property address is 24 to 28 Station Road. It is noted that these sites are located within the Town Centre where properties may be subject to a wider variety of noise.

A noise survey has been undertaken to establish the existing noise climate and from which the proposed noise generated will be assessed against. Overall, it is concluded by the noise assessment that the noise generated by the anticipated increased traffic, delivery and service yard and recycling unit are below the existing ambient noise. With respect to the associated fixed plant, the noise assessment recommends that a planning condition be imposed to ensure that fixed plant and/or machinery operate at acceptable noise levels.

In terms of construction noise, any noise is temporary in nature and will create a short-term effect. EDC Environmental Health recommended that the hours of construction be controlled to avoid any significant noise effects.

In terms of any potential light spill, there are no specific details of the external lighting. Nonetheless, it is considered that any lighting can be controlled by the appropriate positioning. Therefore, should the proposed development proceed, then the developer should provide final details of external lighting identifying measures that would reduce any adverse effects from lighting. Please note that the potential impact from lighting on the fish species in the Allander Water is assessed below.

Amenity will largely be unaffected by the proposal and any potential adverse effects can be satisfactorily avoided and mitigated by appropriate measures and or conditions of consent, should permission be granted.

10.3 Scale, Design and Character

The national and strategic policies above relating specifically to town centre and retail proposals draw attention to the need to have regard to scale, materials and appearance. The main policy framework for the assessment this proposal against these matters are contained within the Local Plan.

Policy DQ 2 and DQ2A(a) requires that high quality design of new developments will be expected and should be compatible with the amenity and character of the area within which it is located. Furthermore, policy DQ2A(a) states that particular regard should be given to the scale, massing, materials, fenestration - especially on prominent frontages and at corner sites. Developments should generally take recognition of, and reinforce or complement the character of their surrounds.

The scale of the proposed building is considerably larger in the context of the area and as a result creates a significant visual alteration to the area particularly to the street scene along Woodburn Way. In terms of massing, the building will be considerably larger and higher in terms of the massing compared to the existing store. However the building would still sit below the height of other buildings within the Town Centre and in particular the Marks and Spencer building. This is also due to the topography to a certain extent as there is a considerable variation in ground level between the site and the parking area adjacent to Marks and Spencer.

With regard to the materials, whilst the proposal attempts to incorporate some materials such as sandstone into the design, most of the proposed materials are contemporary in nature including an extensive use of glazing together with larch cladding and smooth cement render.

However, taking into account the above, it is noted that the proposal is located on a single site about 2.5 hectares in size and is physically separated from the rest of the Town Centre by Woodburn Way.

The design statement provides the justification of designing each façade with equal importance in terms of each of the four façade's aspect.

Whilst the façade of building on Woodburn Way is the back of the building, it has been designed to avoid a typical blank wall. There is an attempt to modulate the façade with a mixture of glazing and cladding, which to an extent is broken up into smaller elements that help reduce the visual bulk of the building. Please note that any issues arising from the omission of a direct entrance in relation to pedestrian access from Woodburn Way are assessed elsewhere in this report.

While it is a design using modern materials, there has been an attempt to lessen the impact on the surrounding area by the use of timber and glass finishes, and extensive landscaping has been incorporated to soften the impact on the Allander Water Corridor and Gavin's Mill.

The selection of materials and finishes aims to reflect those used in the modern design of the Marks and Spencer store and the refurbished Black Bull accommodation in the Town Centre.

Architecture + Design Scotland have indicated that the full potential of the setting does not seem to have been realised in the proposals and specifically suggest that the entry sequence and the design of the frontage on Woodburn Way be reconsidered. It is noted that Architecture + Design Scotland do not comment or object to the scale and the impact on character of the proposed building.

Therefore, should the proposal go ahead, the developer should be directed to provide an updated design of the Woodburn Way façade and to reconsider the entry sequence whilst still maintaining the above materials. Furthermore, detailing in particular to the pedestrian walkways close to the Allander Water should be undertaken. Therefore, should consent be granted, conditions should be imposed to ensure that the developer redesigns Woodburn Way façade and submits an updated landscaping scheme providing additional details of street furniture, signage, balustrades, paving etc.

The proposed building will create a semi-enclosed area at the entrance to the underpass and between the proposed building and Gavin's Mill. The new building has the potential to have a dominant effect over Gavin's Mill given its height and massing. The area also acts as a service access to the mill and pedestrian access is proposed around to the entrance atrium. There is an opportunity to create a quality space by careful surface treatment. Additionally, there is a separation distance of approximately 35 metres between the buildings.

It is envisaged that the vehicle movements will be minor being predominantly for delivery and refuse collection. However, it is noted that the pedestrian access towards the shop appears to narrow and become combined with the service access. In terms of views over the mill building, the upper level cantilevered walkway provides an additional viewing platform, in addition to the outlook from the cafe. Therefore it is recommended that this area be redesigned to improve this setting and improve pedestrian access.

Policy DQ2A(b), requires development to reflect the existing or original character within historic environments. The site is located outwith the Conservation Area and adjacent to the listed buildings at Gavin's Mill and the Milngavie train station.

Policy DQ2A(c) states that innovative designs will be encouraged where there will be no adverse effects on a street scene or the surrounding area. The proposed building has an innovative design having a modern appearance relative to surrounding built environment and explained in the applicant's design statement. Nonetheless, the proposal will attempt to use materials that are contained in surrounding buildings such as sandstone.

As stated above, the site sits outwith the Conservation Area, however, Policy HE 7 States that developments outwith a Conservation Area, but which could affect its visual setting, must also be sympathetic to the special character of the area. As discussed above, there is some attempt to blend in with the surrounding area in terms of the materials. However, this requires to be improved, and if the development were to proceed, then a revised Woodburn Way frontage should be submitted.

As stated above, whilst there is a significant change to the street scene along Woodburn Way any potential adverse effects can be adequately mitigated. While the proposed building does not generally reinforce or complement the character of the surrounding, due to the inherent lower nature of the site and physical separation across Woodburn Way means that any potential adverse effects on the built character of the area are lessened. The potential effects could be further mitigated by appropriate conditions of consent such as improving the design of the facade, landscaping and the area adjacent to Gavin's Mill, if consent were to be approved.

10.4 Transportation

The proposed development will create additional traffic. EDC Transportation in conjunction with the Roads Service has assessed the proposal in terms of the anticipated traffic generation, parking supply, safety risk and walking and cycling strategies.

10.4.1 Traffic Generation

EDC Transportation has assessed the proposal in terms of the surrounding network. It is very important to note that no account has been taken of the two Kilmardinny developments within the analysis given that no permission has been finalised. Nonetheless EDC Transportation acknowledges that the accumulative impact of these developments would have a detrimental effect on the considered traffic network that may prove in operation to be highly significant. EDC Transportation advise that there would need to be some significant improvements to the road network that would need to be undertaken.

Policy TRANS 1D (Investment in Infrastructure) states that where it is possible to improve local accessibility, a developer may be required to make a reasonable contribution, in relation to the scale and nature of the development, to the realisation of proposals contained in the Council's accessibility strategies and as set out in policies TRANS 2, 3, 4 and 5. A Legal 'Section 75' Agreement may be required in order to secure the above.

In accordance with Policy TRANS 5, The Council will continue to invest in the maintenance and improvement of the highway network for all users, particularly where these improvements have demonstrable benefits to safety, environment or traffic management. In this instance, it will be for the A81 route corridor strategy.

EDC Transportation requested the applicant to identify the amount of generation associated with the development during the 7am to 10am and 4pm to 7pm periods. In the absence of a response, calculations have been produced on the behalf of the applicant and these have identified a requirement for a contribution to be agreed. EDC Transportation recommend that a legal agreement be entered into, should the planning permission be granted to secure such a contribution.

Overall, it is considered that the traffic generated by the anticipated increase in traffic would not compromise the capacity of the road network and can be accommodated subject to certain measures being implemented within the road network. Conditions

and/or a legal agreement could be entered into to ensure that such measures are implemented.

10.4.2 Parking

Policy DQ 2A(d) states that roads and parking standards should be met. SPP (para 172) states that in order to provide consistency in the level of maximum parking standard applied to specific types and scales of development, the following national standards have been set:

- Retail (food) (Use Class 1) 1000m² and above - 1 space per 14m²
- Retail (non-food) (Use Class 1) 1000m² and above - 1 space per 20m²

The existing car park has 305 spaces within it and it is proposed to increase this to 568. The 568 figure includes 30 disabled spaces which is a slight over provision and 17 parent and child spaces.

EDC Transportation acknowledge that the development will provide a considerable increase in parking availability that will significantly outstrip the predicted demand for parking. On weekdays customers will continue to enjoy car parking availability. On Saturdays the existing car park fills. The new parking provision will allow for the uplift in predicted customer demand as well as providing additional capacity for other users.

EDC Transportation recommends that there should be a maximum stay of 3 hours in the proposed car park following any development. This will allow customers an additional hour to use the proposed store and/or other near-by amenities within the Town Centre.

It was not possible within the proposed layout to provide a Taxi Rank however, the developer has agreed to provide a phone that can be used by customers to call a Taxi company.

The applicant has committed to providing a Travel Plan that is based on the Framework provided within the Transportation Assessment. This Travel Plan will need to be agreed with the Transportation Team within 6 months of development occupation.

EDC Transportation concludes that the predicted increase in local traffic can be accommodated within the local network subject to appropriate conditions being applied should this development proceed.

10.5 Access

The proposed development maintains the existing pedestrian access network within the site where possible.

The pedestrian access through the site has been designated under Policy TRANS 2e (Cycling, Walking and Horse Riding) and refers to the Allander Walkway being

upgraded for cyclists as well as pedestrians. This policy would only be relevant to the path along the eastern side of the site adjacent to the railway line. The remainder of the paths within the site are mainly for connecting the store and the Town Centre. The proposal does not compromise the capability of the path on the eastern side for cyclists and horses.

Pedestrian access to the site from the rest of the Town Centre is mainly through two existing underpasses beneath Woodburn Way. The southern underpass enters the site adjacent to Gavin's Mill and is sloped up from the site towards the southern end of Main Street. The northern underpass follows the Allander Water which has pedestrian access to the existing car parking area in the northern corner and follows around the edge of the parking area towards the shopping entrance. These underpasses sit outside the site, but it is noted that they are predominantly used to access the site.

As stated above, the proposal includes a new at-grade signal controlled pedestrian crossing on Woodburn Way which essentially creates a new link to the site. This leads to a cantilevered walkway leading to the main entrance of the store. As above, it is noted that there is no public entrance/exit proposed for building directly on to Woodburn Way. Woodburn Way is a relatively busy and high speed dual carriageway and apart from the new pedestrian crossing, the proposed layout attempts to maintain the separation of pedestrians from direct access to Woodburn Way. The new crossing may lead to cars pulling over either to drop off or pick up without entering the site but not to the extent if there were a public entrance. Therefore, by proposing controlled pedestrian access on Woodburn Way, any potential traffic safety risk may increase but can be appropriately managed by suitable design.

Whilst there are additional opportunities to enhance the existing pedestrian areas beyond the site, none have been specifically offered or proposed by the applicant within this application. Therefore, if any development were to proceed, then the developer should enhance or improve the underpasses and pedestrian areas beyond the site, particularly on the approaches to the underpasses within a reasonable distance.

EDC Transportation state that the development layout has been designed to provide good opportunities for pedestrians to walk around the development and to connect to it from all existing access points. There is a short section of footway missing between the lower floor of the multi storey car park and the shared space road. Instead pedestrians may wish to make a short detour by using a footway on the other side of the road. Pedestrians travelling to the Town Centre will be directed via signage to use a different route that will lead them across the new Woodburn Way at an at grade signalised crossing.

EDC Transport recommend the following measures to be undertaken-

- The developers will build the section of missing footway on the east side of the vehicular access.
- There will be a number of pedestrian crossing points within the site to help pedestrians across the road.
- The developer has stated that the site will be fully Disability Discrimination Act compliant.
- The developer has stated that covered cycle stands will be provided and that these will be sited near to the front of the development.

Should planning permission be granted, then this can be required from the developer by way of condition or legal agreement.

10.6 Natural Environment

As stated above, the main natural feature of the site is the Allander Water running through it. The channel within the site ranges from about 15 metres to 30 metres in width with the existing store wall forming part of the channel and is mostly canalised through the site. Whilst this part of the Allander Water lies within an urbanised setting, it is still an ecologically sensitive environment, and any proposed development, particularly the associated construction works, could potentially cause damage to the waterway and the surrounding species and their habitat.

Local Plan policy NE 2 (Natural Environment Protection - Local Biodiversity)
The Council will protect landscape features and wildlife habitats which contribute to biodiversity, in particular, habitats and species which are protected under the Wildlife & Countryside Act 1981 (as amended), European Directives, the UK Biodiversity Action Plan and the Council's Local Biodiversity Action Plan. Planning permission will not be granted for any development that would be liable to cause demonstrable harm to such species or their habitats - unless conditions can be attached to secure their protection in accordance with precautionary principle.

Further to this policy NE 2A (Natural Environment Protection - Protected Sites)
The Council will protect and promote the enhancement of the important Wildlife Corridors, water courses, wetlands, lochs and ponds

There is a presumption against development which is likely to have an adverse impact on these features unless mitigating measures can be taken to protect the important features or suitable replacement features are secured. An appropriate buffer zone will also be required between watercourses and development.

Development affecting these features may be permitted where it is sufficiently justified in terms of-

- 1 there being a demonstrable need for the development and no alternative site can be identified;
- 2 the social and economic benefits of the scheme outweighing the total or partial loss of the nature conservation feature; and
- 3 the loss being compensated by the delivery of habitat creation/site enhancement elsewhere in the locale.

The applicant has submitted an Ecological Assessment that provides an assessment of the potential ecological impacts arising from the construction and operation of the proposed new store. Included in this were site surveys of the fish habitat, water vole and otter, macroinvertebrates, Japanese knotweed, bats and Water chemistry. A construction method statement has also been submitted to ensure that other requirements and guidance from SEPA and the Environmental Agency are incorporated.

The potential construction impacts will arise from sediment run-off, disturbance and vibration and pollution. The potential operational impacts will be mainly from disturbance and birds colliding with the glass façade. Each of the above potential impacts will affect each habitat differently.

Several measures have been recommended to mitigate the potential impact of the construction and operation of the proposed store.

EDC Greenspace have reviewed the Ecological Assessment and generally accept the findings. Therefore, should the proposed development proceed, all mitigation measures recommended in the Ecological Assessment and Construction Method Statement shall be implemented. If planning permission were to be granted, then a condition(s) of consent should be imposed that requires the developer to provide an updated and detailed construction method statement incorporating all the measures outlined in the Ecological Assessment including the updated surveys as suggested.

In terms of artificial lighting, an updated landscaping scheme should also include measures for additional screening of the channel by trees.

It is accepted the after completion of construction, the proposed development will have an indiscernible impact on the natural environment compared to what currently exists. However, it is noted that there is a substantial amount of litter within the channel and should planning permission be granted, a condition of consent requiring a litter/waste management plan be submitted and implemented to deal with litter/associated with the operation of any larger store.

10.7 Flooding and drainage

10.7.1 Flooding

Please note that under the current Local Plan the site is not subject to flood risk on the Proposals Map. However, the site sits within a Flood Risk Areas based on SEPA's Flood Map (August 2008) and is reflected in Local Plan 2. Nonetheless, it is identified that there is potential for flooding.

The applicant has submitted a Flood Risk Assessment which SEPA has been reviewed. SEPA object to this planning application unless planning conditions are attached to any consent in relation to the finished level of the bridges and potential up-stream flooding. It is noted that SEPA considers that the risk of flooding to the car parking areas would likely be no greater than the current situation.

10.7.2 Drainage

EDC Roads (Civils) examined the requested drainage layout, calculations, FRA, and have no objections, subject to further measures to be undertaken by the developer. Any proposed or further alterations to the channel of the Allander Water, including any changes to the existing fish ladder and/or any localised land raising as discussed by SEPA's correspondence, the watercourse will need to be re-modelled to establish if

any adverse effects are generated and the findings are submitted to this department for examination. Conditions to this effect can be imposed, should planning permission be granted.

10.8 Other Matters

10.8.1 Energy efficiency

SPP (para 39) decisions on the layout and design of new development should encourage energy efficiency through the orientation and design of buildings, choice of materials and the use of low and zero carbon generating technologies. The applicant has submitted a sustainability report which has been reviewed by EDC's Senior Environmental Engineer. He has no objections nor has he suggested any further restrictions or conditions, should consent be granted. The sustainability report states that the design of the store will incorporate energy efficient design including measures such as improving air tightness, efficient lighting, building performance, energy saving retail equipment, sub-metering and solar shading. Low and zero carbon technologies are incorporated. A carbon savings reduction of 16.7% has been made.

10.8.2 Fish Ladder

The proposed development could potentially have a detrimental impact on the fish ladder due to construction activity and therefore, should the development proceed, a legal agreement tying the developer into its protection and future upgrading should be entered into.

10.8.3 Underpasses

The underpasses lie outwith the site and provide an important link to the site, and should the proposed development proceed, the developer should undertake some necessary improvements along these corridors. As stated above, these access ways are for the predominant use of the existing store. Should planning permission be granted, then a legal agreement should be entered into for the necessary improvements.

11 REPRESENTATIONS

In response to matters raised in representations corresponding to the points above, the bulk have been referred to in the foregoing report. The following are considered not to be material planning considerations-

xii, xiii, xvi, xxii, xxvii, xxx, xxxii, xxxiii, xxxiv, xxxv

12 RECOMMENDATION

On balance and based on the above assessment, it is recommended that Planning Permission be granted subject to the conclusion of a Section 75 Legal Agreement for various matters and the imposition of conditions.

13 SECTION 75 LEGAL AGREEMENT REQUIREMENT

A Section 75 Agreement is required to ensure-

- i. A financial contribution based on Council's consistently applied formulae which related to trip generation, to be agreed between parties towards the A81 route corridor strategy. An estimate at stage is currently suggested at £491,000.
- ii. A financial contribution to be agreed between parties towards the-
 - a. Upgrade or replacement of the Fish ladder
 - b. Public furniture and wayfinding signage
 - c. Pedestrian underpass enhancements
- iii. Enhancement of landscaping and trees adjacent to intersection of Gavin's Mill Lane and Woodburn Way adjacent to the proposed new vehicle access to the service yard.

RECOMMENDATION:

Disposed to grant subject to a s75 Agreement and conditions

General

- 1. That the development to which this permission relates must be begun within three years of the date of this permission.**

Reason - To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997(as amended).

- 2. That no consent is given for the design of the Woodburn Way frontage. Prior to the commencement of any works on site, details of the specification and colour of the proposed external finishes, fenestration, roofing, shall be submitted for approval in writing by the Planning Authority.**

Reason - To improve the visual appearance of the building along Woodburn Way

Transportation/Roads

- 3. That no consent is given for the proposed improvements to the access with Woodburn Way. An updated drawing shall be submitted for the approval of Planning Authority, in consultation with Roads Service, demonstrating a suitable junction lining strategy / guidance markers. This is necessary to address the potential for side swipes, as per the concerns of Roads Service and the Road Safety Audit 1/2.**

Reason - The Roads Service still have significant concerns relating to the potential for side swipes to occur when exiting the site as a result of the ahead and right turn manoeuvres being combined into one lane. While it is noted that this is not dissimilar to the current layout, the proposal will result in an intensification of both straight ahead and right turning vehicles causing increased interference with the safety of the traffic on the public road.

- 4. That a mini-roundabout that provides access to the service yard and Kwik-Fit shall be provided, implemented and designed in accordance with the Design Manual for Roads & Bridges.**

Reason - To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the public road is not be diminished.

- 5. That no consent is given for the internal road layout in between vehicle service yard and southern end of the recycling vehicle manoeuvring lane. Prior to the commencement of any works on site, a revised road layout**

shall be submitted and approved by the Planning Authority, in consultation with Roads Service. As a minimum the plan shall include an appropriate mechanism to control the arrival of delivery vehicles in combination with a designated waiting area to be provided at the turning area for recycling vehicles. Such a plan shall also include the mini-roundabout required in condition 4.

Reason - There is currently insufficient roads space to accommodate two delivery vehicles at any one time on the service access road, as clearly demonstrated by the swept path assessments submitted by the applicant and supported by the Road Safety Audit 1/2. If this occurs, an HGV would potentially have to reverse onto the mini-roundabout having a detrimental impact on the safety of other vehicles on the access road and the public road.

- 6. Dropped kerbs and tactile paving shall be provided at all crossing points within the development site.**

Reason - To ensure that appropriate facilities are provided for pedestrians

- 7. The developer shall provide a yellow box on Woodburn Way across the access to the Marks & Spencer (M&S) car park, in accordance with Chapter 5 of the "Traffic Signs Manual" and in consultation with Strathclyde Traffic Management Police. The applicant shall also formalise the right turn storage lane from Woodburn Way to the M&S car park. All costs associated with the yellow box and lane markings shall be borne by the developer.**

Reason - To ensure that vehicles entering or exiting the M&S car park can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the public road as a result of additional queues associated with the development proposal.

- 8. That prior to the commencement of any works on site, the developer shall submit an updated detailed plan of the proposed signal controlled pedestrian crossing on Woodburn Way for the approval of the Planning Authority, in consultation with Roads Service. Details to be included (but not limited to) are:**
 - a. An appropriate location for the crossing.**
 - b. The location of signal poles, ducting, chambers, controller, pedestrian and vehicle detection equipment, tactile paving etc.**
 - c. The location of pedestrian guardrails.**
 - d. Connections with the existing pedestrian network.**
 - e. Advanced Stop Lines for cyclists.**
 - f. Anti-skid surfacing.**
 - g. Time-frame for implementation**

All costs associated with the installation of the pedestrian crossing shall be borne by the developer.

Reason - To ensure that appropriate facilities are provided for pedestrians and to ensure that the movement of traffic and pedestrians is confined to the permitted means of access, thereby reducing the potential danger to and interference with the free flow of traffic on the public road.

- 9. The developer shall provide a footway connection to a standard suitable for all pedestrians between the northbound bus stop on Woodburn Way and the proposed crossing. All costs associated with providing this facility shall be borne by the developer.**

Reason – In the interest of public safety and to ensure that appropriate facilities are provided for pedestrians.

- 10. That prior to the commencement of any works on site, the developer shall undertake further road safety audits in accordance with the Design Manual for Roads & Bridges, HD 19/03.**

Reason - To ensure that adequate levels of safety are maintained, and that any traffic problems identified are avoided

- 11. That prior to the commencement of any works on site, the following details shall be submitted and agreed by the Planning Authority, in consultation with Transportation-**

- a. updating the signal timings;**
- b. the provision of acceptable fixed time analysis that shows the network operating within Practical Reserve Capacity or with No Net Detriment, Or alternatively the provision of an Urban Traffic Control system over the network;**
- c. Details of directional signage in particular pedestrian links from within the site to the Town Centre via the new signalised crossing and vice versa;**
- d. the final location of covered cycle stands should be provided near to the front of the store. Please note that these will need to be provided at a rate of 4 spaces per 100 car parking spaces plus a further 2 spaces;**
- e. confirmation that all new or improved signalised junctions and signalised crossings are be made Urban Traffic Control compatible.**

All costs associated with providing this facility shall be borne by the developer.

Reason - To ensure that any potential adverse effects on the road and pedestrian access network is minimised.

- 12. That a parking restriction for a maximum stay of no less than 3 hours shall be implemented and enforced within the car park.**

Reason - In order provide adequate provision of parking within the site and surrounding area.

Construction

- 13. That prior to the commencement of any works on site, a monitoring strategy and plan shall be submitted and approved by the Planning Authority in consultation with EDC Biodiversity Officer, in order to implement the measures outlined in the Ecological Assessment (APEM dated June 2009) submitted with the application. All associated construction works shall be undertaken in accordance with this approved plan.**

Reason - In the interests of biodiversity and the protection of the Allander Water during construction.

- 14. That prior to the commencement of any works on site, the developer shall submit a silt and sediment management plan to be approved by the Planning Authority. This plan shall identify on-site measures to stop any contaminated run-off into the Allander Water during construction. Such shall also include, but not limited to, dust suppression measures and other measures designed to prevent the deposition of deleterious materials onto the public highway by construction vehicles shall be submitted and agreed by the Planning Authority.**

Reason - To protect the Allander Water during construction

- 15. That a Construction Methodology Statement (CMS) shall be submitted prior to the commencement of any works on site. The CMS shall include details of haulage routes, location of site compound, store areas, on-site parking locations for construction workers, wheel wash facilities & road brush provision. The CMS shall require to be approved by the Planning Authority in consultation with the Roads Service. The development shall be carried out at all times in accordance with the details of the CMS as approved, unless otherwise agreed in writing by the Planning Authority.**

Reason - In the interest of protecting local amenity and the proximity of the site to residential properties and to ensure the Planning Authority retains effective control during the construction period

- 16. That no storage of materials shall take place on the public roadway or footway during construction. Any loading or unloading of vehicles shall take place within the curtilage of the site unless with the written agreement of the Planning Authority.**

Reason - In the interests of public safety.

- 17. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between the hours of 8.00am and 7.00pm, Monday to Friday inclusive; 8.00am and 1.00pm on a Saturday and a no time on a Sunday, or on a Bank Holiday.**

Reason - In the interests of amenity and to ensure the mitigation of construction noise.

Updated Surveys

- 18. That prior to the commencement of any works on site, all updated wildlife surveys stated in the Ecological Assessment (APEM dated June 2009) submitted with the application, shall be carried out and submitted and approved of the Planning Authority.**

In the interests of nature conservation.

Flooding

- 19. That the southern vehicular access bridge is to have a soffit level no lower than the pedestrian bridge currently in that location;**

To minimise any potential flooding beyond the site resulting from the construction works.

- 20. That no consent is given for the recommended works (walls and land raising) in 7-3 and 7-4 of the Flood Risk Assessment (Dr John Riddell dated January 2010) submitted with the application. Prior to the commencement of any works on site, the developer shall submit for the approval of the Planning Authority, in consultation with SEPA, further details in order to demonstrate that these works will not have an adverse effect on flood risk elsewhere.**

Reason - To minimise any potential flooding beyond the site resulting from the construction works.

Drainage/SUDS

- 21. That two additional gullies shall be installed at the bottom of the access ramp to the upper deck parking area on the left bank. Prior to the commencement of any works on site, the locations of these are to be submitted and approved by the Planning Authority.**

Reason - To ensure there is adequate drainage to accommodate any excessive surface water run-off from the upper level car park deck ramp.

- 22. That any alterations to the existing fish ladder and/or any localised land raising will require the developer to submit amended details of such works and a detailed re-modelling of the watercourse for the written approval of the Planning Authority.**

Reason - That the Planning Authority retains effective control and to ensure that no adverse effects are generated.

Lighting Plan

- 23. That, the finalised details of external lighting, which shall be accompanied by an assessment carried out by suitably qualified consultants, relating to the potential light spillage from all lighting (includes external and internal lighting from the store windows), shall be submitted for the written approval of the Planning Authority. Such a plan shall include measures that will minimise artificial light pollution on the Allander Water.**

Reason - In the interests of the protection of the migration corridor for salmonids of the Allander from artificial light sources in order to protect during hours of darkness.

Landscaping

- 24. That no consent is given for the design of the “Pedestrian and service vehicle access to Gavin’s Mill”. Prior to the commencement of any works on site, an updated plan of this area shall be submitted and approved by the Planning Authority. As a minimum the plan shall include, pathway on the western side of the vehicular access bridge, the treatment of surfaces, details of bollards, balustrades, decorative features etc. The turning area must provide segregation in the form of a kerbed up stand. The Gavin’s Mill turning area shared space access road must be raised to form an elongated speed table that meets the pedestrian footway.**

Reason - In the interest of protecting on site amenity and the quality of open space

- 25. That prior to the commencement of any works on site, an updated plan of all pedestrian pathways in vicinity of Allander Water shall be submitted and approved by the Planning Authority. The plan shall include, but not limited to, the treatment of surfaces, details of bollards, balustrades, decorative features, public furniture etc**

Reason - In the interest of protecting on site amenity and the quality of open space

- 26. That prior to the commencement of any works on site, an updated scheme of landscaping shall be submitted and approved by the Planning Authority, maximising the use of native species and showing-**
- a. the spacings, sizes, numbers and species of plant material in each planting bed, and**

- b. the spacings, numbers and species of new trees to be planted within the site.
- c. Planting to reduce any light pollution both from motor vehicles and lighting from the store building
- d. the final ground levels and surface moulding to be provided;
- e. whether soft or hard materials or permeable materials.

No work shall commence until written permission of the Planning Authority has been granted for the landscaping scheme.

Reason - In the interest of protecting on site amenity and the quality of open space

- 27. That within 6 months of the superstore being occupied, the scheme of landscaping which has been approved under Condition 24 shall be implemented and maintained thereafter to the satisfaction of the said authority, and that all trees, shrubs and other plants and materials shall be replaced whenever this becomes necessary.**

Reason - In the interest of protecting on site amenity and the quality of open space

Sustainability and Materials

- 28. That prior to the commencement of any works on site, details of how the re-use of demolition materials will be incorporated, shall be submitted and agreed by the Planning Authority. Any additional sandstone required shall be natural sandstone to match the existing building.**

Reason - In the interests of sustainability and amenity.

Operational

- 29. No fixed plan and/or machinery shall come into operation until the details of the fixed plan and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved by Planning Authority. The rating level of plant noise emitted from the site shall not exceed 43 dBA between 2300 hours and 0700 hours 7 days a week and 48 dBA between 0700 hours and 2300 hours 7 days a week. The noise levels shall be determined by measurement or calculation at the nearest noise sensitive property. The measurements and assessment shall be made in accordance with BS 4142:1997**

Reason - In the interests of amenity and to protect noise sensitive properties from the adverse effects of noise.

- 30. That prior to the commencement of any works on site, a waste management plan shall be submitted and approved by the Planning Authority. As a minimum a plan shall include details of traffic movements relating to**

refuse collection and recycling facility operations and litter management outlining measures to prevent the accumulation of litter generated by the store operations in the Allander Water.

Reason - To promote sustainability and ensure protection of the Allander Water from litter

- 31. That within 6 months of the superstore being occupied, a full Travel Plan shall be submitted and approved by the Planning Service in consultation with Transport Planning. The Travel Plan shall be based on the Framework provided within the Transportation Assessment.**

Reason - In the interests of promoting sustainable transport methods

Date 31 March 2010

Head of Planning, Development & Enterprise

REPRESENTATIONS – TP/ED/09/0638, Tesco Stores Ltd, Milngavie

It should be noted that this list contains representations from individuals (some multiple), community councils, organisations, MP/MSP and a petition with 69 co-signatories. In a number of cases no addresses or names have been provided. Every effort has been made to capture the range and type of views expressed, which have been summarised in the report.

<u>Name</u>	<u>Address</u>	<u>Response Type</u>
Louise Dorian	7 Crawford Rd Milngavie	Comment
J McGregor	2 Connell Cres Milngavie	Comment
Ann Marie Cairney	25 Glasgow Road Milngavie	Comment
Mary Mitchell	76 South Mains Road Milngavie	Comment
Sheila & John Allan	17 Roselea Drive Milngavie	Comment
Isobel McKay	10 Craighdu Ave Milngavie	Comment
Mrs A M Flynn	No Address Given	Comment
Laura Wilson	7 Ashburn Gardens Milngavie Glasgow G62 7PB	Comment
Susan Frize	Milngavie Bookshop 37 Douglas Street Milngavie G62 6PE	Comment
Rona Miller	Art Forum 50 Station Road Milngavie Glasgow G62 8AB	Comment
Robin Milne	9 McGrigor Road Milngavie	Comment
Sudi Browne	23 James Watt Road G62 7JX	Comment
Anne Marker	2 Huntly Drive Bearsden G61 3LD	Comment
Owner/Occupier	37 Blackwood Road Milngavie Glasgow G62 7LB	Comment
Graeme R Ross	21 Kirkland Avenue Blanefield G63 9BY	Comment
Stanley Paliwoda	23 Dumbrock Road Milngavie Glasgow G62 7RB	Comment
Mrs S Strachan	Tannoch Drive Milngavie	Comment
Ian & May Turner	4 Banchory Crescent Bearsden G61 1DL	Comment
Mrs Penny Knowler	3 Balfleurs Street Milngavie G62 8HW	Comment
Miss A M Thomson	36 Roselea Drive Milngavie	Comment
James Munro	84 Douglas Park Crescent Bearsden East Dunbartonshire G61 3DN	Comment
Jeanette Stafford	86 Iain Road Bearsden Glasgow G61 4JA	Comment
Alastair Runcie	5 Vivian Avenue Milngavie G62 6DW	Comment
Martin Glegg	5 Bridgegait Milngavie	Objection
Thoms Family	66 Braeside Avenue Milngavie	Objection
Kirsten Robeson	10 Finlay Rise Fairways Milngavie	Objection
Steve Campbell	9 Craighdu Avenue Milngavie	Objection
W I Button	48 Braeside Avenue Milngavie	Objection
owner/occupier	6 Heathfield Drive Milngavie	Objection
M E Clark	27 Braeside Avenue Milngavie	Objection

Mr Blackstock & Mrs Bell	11 Drumbrock Road Milngavie	Objection
Kenneth Barrowman	38 Ferguson Ave Milngavie	Objection
Lorna Mirmelli	28 Kilmardinny Ave Bearsden	Objection
Sheila Watson	38 Braeside Avenue Milngavie	Objection
owner/occupier	72 Norwood Park Bearsden	Objection
Marjory Morton	21/3 Woodlands Street Milngavie	Objection
Sheena M Thomson	57 Keystone Quadrant Milngavie	Objection
T & A Niblo	1 Roman Gdns Bearsden	Objection
Wendy MacGregor	28 Bells Burn Avenue Linlithgow	Objection
I A Clark	27 Braeside Avenue Milngavie	Objection
William C Law	5 Blane Drive Milngavie	Objection
M A Hayes	71 Roselea Drive Milngavie	Objection
Rachel Forbes	No Address Given	Objection
Mrs B J Campbell	31 Ellangowan Court, Milngavie	Objection
Marion Grant	62 Keystone Quadrant Milngavie	Objection
Mrs W Douglas	34 Braeside avenue Milngavie	Objection
Mary Hutchinson	3 Moor Road Milngavie	Objection
MacMillan Family	4 Cochrane Court Fairways Milngavie	Objection
Robert and Helen Wilson	14 Braefoot Avenue Milngavie	Objection
Brian L. Kirke	No Address Given	Objection
Alex Robertson	6 Cairns Drive Milngavie G62 8AJ	Objection
Monica Malcolm	No Address Given	Objection
Mrs E McGillivray	1A St Edmunds Grove Milngavie Glasgow G62 8LS	Objection
Mandy Simpson	119 Mugdock Road Milngavie	Objection
R A Blair	14 Heathfield Drive Milngavie	Objection
Geoffrey Scordia	10 Montrose Drive Bearsden	Objection
Dawn Crowe	13 Roselea Drive Milngavie	Objection
Peter W Nicholl	32 Thorn Road Bearsden	Objection
Dorothy Parkin	Barloch Farm Lodge Middleton Drive Milngavie G62 8HT	Objection
Katrina Southwood	13 Heathfield Drive Milngavie G62 8AZ	Objection
WD Robinson	10 Tannoch Drive Milngavie Glasgow GH6 8AY	Objection
Mrs Anne D Crow	9 Prestonfield Milngavie G62 7PZ	Objection
Ms Amanda Ross	2 Dunellan Road Milngavie G62 7RE	Objection
John Stuart	2 Dunellan Road Milngavie G62 7RE	Objection
Dr J.M. Thorp	56 Campsie Drive Milngavie G62 8HP	Objection
David & Elsa Hamilton	79 Finlay Rise Milngavie G62 6QL	Objection
Anne Gilmore	16 North Campbell Avenue Milngavie G62 7AA	Objection
Robert Flockhart	23 Beech Avenue Bearsden	Objection
Alban Clarebert	No Address Given	Objection

J C More	No Address Given	Objection
Pauline Wallace	32 Kilmardinny Grove Bearsden	Objection
Anne Dunn	No Address Given	Objection
Elizabeth MacMillan	33 Campsie Drive Bearsden	Objection
Keith Waugh	No Address Given	Objection
Pauline Waugh	13 Birkhall Drive Bearsden	Objection
Barbara Carnegie	1 Drumclog Avenue Milngavie G62 8NA	Objection
Elizabeth Macdonald	4 Balvie Road Milngavie G62 7TA	Objection
Catriona Reid	4/138 Mugdock Road Milngavie	Objection
Sandra Skedgell	Jackson Place Bearsden	Objection
Sue Laverge	No Address Given	Objection
G M Pearston	14 Craigash Quad, Milngavie	Objection
Margaret McVee	17 Strathblane Road, Milngavie	Objection
Steve Campbell	9 Craighdu Avenue, Milngavie	Objection
Margaret Campbell	40 Ballater Drive, Bearsden	Objection
Bearsden West Community Council	16 North View, Bearsden	Objection
Margaret Robertson	6 Rowan Drive Bearsden G61 3HQ	Objection
Ted & Noar Liberi	82 Rowan Drive Bearsden G61 3HJ	Objection
Mr Wallace	32 Kilmardinny Grove Bearsden G61 3NY	Objection
Catherine McNamara	24 Breadie Drive Milngavie G62 6LT	Objection
Mairi MacArthur	53 Allander Road Milngavie G62 8PN	Objection
Mrs Fiona Lindsay	Moorfoot Way Bearsden	Objection
Iain Wallace	19 Campsie Drive Milngavie G62 8HX	Objection
Nick Holland	No Address Given	Objection
G.B. Lindsay	No Address Given	Objection
Judi Crossley	No Address Given	Objection
Peter Trowles MLitt, FRSA	5 Hillhead Street Milngavie G62 8AF	Objection
Thomas Boothe	7 Broomfield Mews Martlesham Heath Ipswich Suffolk IP5 3TN	Objection
Christopher McNeil	No Address Given	Objection
Monica Thorp	115 Clobber Road Milngavie G62 7LS	Objection
Colin Mason	62 Ellangowan Court Milngavie G62 8PP	Objection
A V Bishop	Craigard Tambowie Milngavie G62 7HN	Objection
Nigel Thorp	115 Clobber Road Milngavie G62 7LS	Objection
Susanna Bishop	Craigard Tambowie Milngavie G62 7HN	Objection
Robert Burns	8 Monreith Avenue Westerton G61 1NL	Objection
Kate Gilmore	55 Buckstone Terrace Edinburgh EH10 6XH	Objection
Mrs Richmond	14 Kersland Drive Milngavie G62 8DG	Objection
Dr S Goldthorp	8 Briarwell Road Milngavie G62 6AW	Objection
Gill Paterson	No Address Given	Objection

Marie Milne	9 McGrigor Road Milngavie G62 7LD	Objection
Mary Stevenson	47 Galbraith Drive Milngavie G62 6LZ	Objection
Allan Crossley	34 Prestonfield Milngavie G62 7PZ	Objection
Heather McNamara	No Address Given	Objection
Mrs Stevenson	30 Hazel Avenue Bearsden	Objection
W K Brown	No Address Given	Objection
Thomas Sillars	53 Breahead Avenue Milngavie G62 6DU	Objection
Mrs Barbara Sillars	53 Braehead Avenue Milngavie G62 6DU	Objection
Vivienne Parkes	No Address Given	Objection
Mrs M Webster	31 Thomson Drive Bearsden G61 3PA	Objection
Carol and John McWilliams	6 Dunlop Place Milngavie	Objection
Jim Morris	No Address Given	Objection
Lois Leggat	Potterhill Farm AYR KA6 5JS	Objection
Derek C Riddick	7 Station Road Bardowie Milngavie G62 6ET	Objection
W G R Thomson	The Old House of Orchil By Braco Perthshire FK15 9LF	Objection
Margaret Wyburn	No Address Given	Objection
Christine Dougan	Breadie Drive Milngavie	Objection
Isabelle Thomson	North Blochaim Craigmaddie Milngavie G62 6HE	Objection
Pamela Clark	9 West Chapelton Crescent Bearsden	Objection
Alexandra Jenkins	94 Prestonfield Milngavie	Objection
Steven Campbell	9 Craighdu Avenue Milngavie G62 6DX	Objection
Irene Whiteford	Owner of Sentiments Florist	Objection
Mrs Cath Buchanan	7 Cairns Drive Milngavie G62 8AL	Objection
Edna Stewart	33 Woodlands Street Milngavie G62 8NS	Objection
Susan Frize	Milngavie Bookshop 37 Douglas Street Milngavie G62 6PE	Objection
Steve Campbell	9 Craighdu Avenue Milngavie G62 6DX	Objection
S M Strachan	Tannoch Drive Milngavie	Objection
Bill Ogilvie	61 Dalgarroch Avenue Clydebank G81 1EU	Objection
Tracey Heather	No Address Given	Objection
Mary Angelina Donaldson	104 Woodvale Avenue Bearsden G61 2NZ	Objection
Janice Roxburgh (69 co-signators)	50 Buchanan Street, Milngavie	Objection
Heather Wallace	No Address Given	Objection
Iain Cree	North Lodge Craigmaddie Reservoir Strathblane Road Milngavie	Objection
Alastair Ewen	Secretary Bearsden West Community Council 16 North View BEARSDEN	Objection
KF & RJ Hosie	10 Edgehill Road BEARSDEN	Objection
Mrs Doris McNeil	The Stables Robinsfield Bardowie Milngavie	Objection
Mr J A Thomson	Cromarty Crescent Bearsden	Objection
Mrs J Donald	135 Mugdock Road Milngavie	Objection
Kenneth Barrowman	38 Ferguson Avenue MILNGAVIE	Objection

John Jack	58 Garvel Road Milngavie	Objection
Robert Wallace	No Address Given	Objection
Scottish Civic Trust	The Tobacco Merchants House 42 Miller Street GLASGOW	Objection
Mrs Elizabeth Knox	11 St Andrews Drive Glasgow G61 4NW	Objection
Jane Young	14 North Dumgoyne Avenue Milngavie G62 7JT	Objection
Dr Julia Edgar	111 Mugdock Road Milngavie G62 8NW	Objection
Kathleen Buchanan	12 Stockiemuir Avenue Bearsden G61 3JH	Objection
Mr S and Mrs V Bissland	15 Moorfoot Way Bearsden G61 4RL	Objection
Mr and Mrs Thomson	16 Craighton Road Milngavie	Objection
Rachel Rutherford	46 Keystone Quadrant Milngavie	Objection
Lynn Young	No2 Craigmaddie Lodge Strathblane Road Milngavie G62	Objection
Keith Mason	8 Murdoch Drive Milngavie G62 6QZ	Objection
Shelagh Watson	9 Michael McParland Drive Torrance G64 4EE	Objection
J Michael Bain	53 Kessington Drive Bearsden G61 2HQ	Objection
John Davies	1 Briarwell Lane Milngavie G62 6BB	Objection
Maureen Ross	25 Blackwood Road Milngavie	Objection
Bill and Eleanor Shankland	118 Drumlín Drive Milngavie	Objection
Richard Arnold	6 Kirkburn Drive Strathblane G63 9EE	Objection
Dr Lynn Walker	10 Carse View Drive Bearsden G61 3NJ	Objection
Paul Folley	Langbank Farmhouse Dowan Road Milngavie G62 6EL	Objection
Lindsey Lake	No address given	Objection
David Docherty	No Address Given	Objection
Clare McKinlay	20 Dougalston Crescent Milngavie G61 6HP	Objection
Alistair Angus	22 Lawn Park Fairways Milngavie G62 6HG	Objection
Anne Hunter	68 Campsie Drive Milngavie	Objection
Clare Boulton-Jones	No Address Given	Objection
Michael Boulton-Jones	No Address Given	Objection
Henry Perfect	Camberley 15 Thorn Road Bearsden	Objection
Rodney Stevens	No Address Given	Objection
Colin and Christine Grant	141 Clober Road Milngavie	Objection
Mrs Patricia McQueen	2 Vivian Ave Milngavie	Objection
Mrs Gwynneth Lightbody	47 Keyston Quadrant Milngavie G62 6LP	Objection
Ian Godber	39 Braeside Avenue Milngavie	Objection
D & A Glen	3 Campbell Avenue Milngavie	Objection
Ruby Red	12 Main Street Milngavie	Objection
Katie Hendry	No Address Given	Objection
Gordon Douglas	3 Craighdu Ave Milngavie	Objection
Brendan Mcloone	No Address Given	Objection
Mr & Mrs A C Lennox	2 Dunmore Drive Milngavie	Objection

William Jones	29 Craighdu Road Milngavie	Objection
Mrs Doreen Hodgkin	11 James Watt Road Milngavie	Objection
Anne and Derick Best	170 Prestonfield Milngavie	Objection
Fiona Buckmaster	No Address Given	Objection
John Souter	13 Hazel Avenue Bearsden	Objection
Irene Dickson	Enderley 19 Baldernock Road Milngavie	Objection
Ruth McKinlay	Dougalston Crescent Milngavie	Objection
Patricia Mailey	20 Station Road Milngavie	Objection
A Fairley	No Address Given	Objection
Elizabeth Souter	13 Hazel Avenue Bearsden	Objection
Ed Gibb	12 Garvel Road Milngavie	Objection
Charlotte Macdonald	9 Dunmore Drive Milngavie G62 6NZ	Objection
Mrs Julie Reid	Milngavie and Bearsden Historical Society 41 Killermont Road Bearsden	Objection
K A Sutherland	12A Dirleton Gate Bearsden	Objection
Derek McGaw	0/2 4 Loch Road Kirkintilloch	Objection
David McVean	No Address Given	Objection
Rhuari Glen	32 Galbraith Drive Milngavie	Objection
Sheila McEwan	No Address Given	Objection
Ruaridh Ferguson	No Address Given	Objection
Dr. Josie A Beeley	42 Montrose Drive Bearsden	Objection
Jean Jones	29 Craighdu Road Milngavie	Objection
Sandy Orr	37 Woodlands Street Milngavie	Objection
Suzanne Hendry	54 Clochar Avenue Milngavie	Objection
John H Corcoran	Chief Executive Dunbartonshire Chamber of Commerce	Objection
Des McNulty MSP	Constituency Office Clydebank Central Library Dumbarton Road Clydebank G81 1XH	Objection
Gillian McKinlay	No Address Given	Objection
L Edwards	154 Mugdock Road Milngavie G62 8NE	Objection
Alison Bain	8 Campsie Drive Milngavie G62 8HY	Objection
Wilson Blakey	150 Prestonfield Milngavie Glasgow G62 7QA	Objection
Mrs Valerie Perman	50 North Grange Road Bearsden Glasgow G61 3AF	Objection
Joan Kemp	Lerags Minch Lerags Oban Argyll PA34 4SE	Objection
Meg Barrowman	7 Cromarty Crescent Bearsden G61 3LU	Objection
Mair MacDonald	No Address Given	Objection
John Nixon & Chris Melling	No Address Given	Objection
Dorothy & James King	3 West Chapelton Drive Bearsden G61 2DB	Objection
Hazel Taylor	71 South Mains Road Milngavie G62 6DE	Objection
James Morgan	8 Tweedsmuir Crescent Bearsden G61 3LE	Objection
Dr Carole Hart	114 Castle mains Road Milngavie G62 7QB	Objection

Eileen Lundmark	12 Galbraith Drive G62 6NW	Objection
Juliet Van Rijbergen	14 Park Parade Cambridge CB5 8AL	Objection
Vanessa Ferguson	Glen Rowan Drummadrochit IV63 6UW	Objection
John Robertson	18 Keystone Avenue Milngavie G62 6HZ	Objection
Gwen McDonald	No Address Given	Objection
Tilly Arthur	No Address Given	Objection
Bruce & Alice Miller	Bearsden	Objection
Allan & Margaret Hewitt	12 Ballater Drive Bearsden	Objection
Grant Robertson	No Address Given	Objection
Fiona McNeish	35 Garvel Road Milngavie G62 7JD	Objection
Martin Gibb	37 Braeside Avenue Milngavie G62 6NN	Objection
David Ritchie & Yvonne Green	64 Moorfoot Way Bearsden	Objection
Ruth Cantlay	25 Craighdu Road Milngavie	Objection
Mrs Alison Eaglesham	No Address Given	Objection
Alastair Balfour	Kessogbank Ventures 60 Glasgow Road Blanefield Stirlingshire G63 9BP	Objection
Stewart Duff	34 Crawford Road Milngavie	Objection
Mrs Lynn Cree	North Lodge Strathblane Road Milngavie G62 8LD	Objection
Dr Janice Kennedy	8 Beech Avenue Bearsden G61 3EX	Objection
Monica Thorp	Milngavie Civic Trust 115 Clober Road Milngavie Glasgow G62 7LS	Objection
Norman Peacock	Milngavie Community Council 16 Drumlin Drive Milngavie Glasgow G62 6LN	Objection
Lisa Chan Properties	1 Ladybank Cumbernauld G68 0HT	Objection
Guangnan Liu	Charming Cuisine Gavin's Mill Milngavie G62	Objection
Dr Malcolm Hodgins	11 James Watt Road Milngavie G62 7JX	Objection
Mr Alistair Russell	90 Castlemains Road Milngavie G62 7QB	Objection
Fiona M. Risk, Convener	Milngavie Community Council 18 Iddlesleigh Avenue Milngavie G62 8NT	Objection
Dr W B Marker	2 Huntly Drive Bearsden GLASGOW G61 3LD	Objection
A A P Summers	47 Burnbrae Avenue Bearsden Glasgow G61 3ET	Objection
Mr G F Gold	56 Crawford Road Milngavie Glasgow G62 7LF	Objection
Mr Mike Donaldson	1 Hazel Avenue Bearsden G61 3HF	Objection
Fiona M Risk	18 Iddlesleigh Avenue Milngavie G62 8NT	Objection
Mrs R Hooper	Secretary Mains Estate Residents' Association	Objection
Morag Mackenzie	31 Burnbrae Avenue Bearsden G62	Objection
Mrs P E. Thomson	Milngavie Community Council 253 Milngavie Road Bearsden Glasgow G61 3DQ	Objection
M McCallum	5 Lynn Drive Milngavie Glasgow G62 8HL	Objection
Owner/Occupier	21/3 Woodlands Street Milngavie G62 8NX	Objection
Mrs Liz Macdonald	4 Balvie Road Milngavie G62 7TA	Objection
Dr John C. Higham	9 Balfleurs Street Milngavie Glasgow G62 8HW	Objection
Mr & Mrs Paterson	Dumbroch 3 Craiggallian Avenue Milngavie G62 8NF	Objection
John Edwards	154 Mugdock Road Milngavie G62 8NE	Objection

Mr Scott Holt	9 Garvel Road Milngavie G62 7JD	Objection
Mrs Fiona Holt	9 Garvel Road Milngavie G62 7JD	Objection
Nigel & Sally Orr	164 Mugdock Road Milngavie G62 8NE	Objection
Bob & Lila Ralston	33 Castle mains Road Milngavie G62 7QB	Objection
Prof C. Gilmore	14 Garwhitter Drive Milngavie G62 8DT	Objection
Max Field	Killorn 8 Baldernock Road Milngavie G62 2TR	Objection
Jon Cooper, George Cooper & Katie Hull	31 Tannoch Drive Milngavie G62	Objection
Dr H MacAnespie	3 South Glassford Street Milngavie Glasgow G62 6AT	Objection
Allan Carr	62 Crawford Road Milngavie Glasgow G62 7LF	Objection
Allan and Elizabeth Herron	No Address Given	Objection
Linda Robinson	10 Tannoch Drive Milngavie Glasgow G62 8AY	Objection
Mrs Enid Young	13 Ewing Walk Milngavie Glasgow G62 6EG	Objection
Diana M Hall	3 Lubnaig Gardens Baljaffray Bearsden G61 4QX	Objection
Miss E C Traill	22 Braehead Avenue Milngavie G62 6DJ	Objection
Christine Brooks	16 Dougalston Gardens North Milngavie G62 6HN	Objection
Allan & Jirina Tierney	37 Hilton Road Milngavie Glasgow G62 7DN	Objection
J Neil Young	13 Ewing Walk Milngavie G62 6EG	Objection
Barbara Adam	96 Strathblane Road Milngavie G62 8HD	Objection
Peter & Jeanne Boocock	No Address Given	Objection
Liz Orr	40F Buchanan Street MILNGAVIE	Objection
Ian and Jean Marshall	No Address Given	Objection
Jo Swinson MP	4 Springfield House Emerson Road Bishopbriggs GLASGOW G64 1QE	Objection
Ms Fiona Hamill	42 Lynn Drive Milngavie G62 8HN	Objection
Mr Peter Trowles	5 Hillhead Street Milngavie G62 8AF	Objection
Miss F C Ireland	8 Dougalston Gardens North Milngavie G62 6HN	Objection
Dorothy Parkin	G62 8HT	Objection
Ragne Hopkins	16 Kersland Drive Milngavie Glasgow G62 8DG	Objection
Ishbel Bertram	41 Braehead Avenue Milngavie G62 6DH	Objection
Gavin Stewart	17 Baldernock Road Milngavie Glasgow G62 8DU	Objection
Robert G Harvey	66 Braefoot Avenue Milngavie G62 6JT	Objection
Dr. D.A.R Robertson	12 Garwhitter Drive Milngavie Glasgow G62 8DT	Objection
Stephen Anderson	69 Strathblane Road Milngavie Glasgow G62 8HH	Objection
Kathleen Anderson	68 Strathblane Road Milngavie Glasgow G62 8HH	Objection
W. & M. Bennie	5 Dougalston Gardens North Milngavie G62 6HL	Objection
Catherine Stewart	17 Baldernock Road Milngavie G62 8DU	Objection
Robert Lapraik	1 Mitchell Drive Fairways Milngavie	Objection
Clare Bremner	55 Ashburn Gardens Milngavie	Objection
Sebastian Reid	Carneddans House Careddans Road Craigton By Milngavie G62 7HE	Objection
Helen Wales	45 Lynn Drive Milngavie G62 8HL	Objection

Lyndsay & Graham Ross	51 Deepdene Road Bearsden G61 1NS	Objection
Allan Baxter	No Address Given	Objection
Cathy Campbell	No Address Given	Objection
Helen Martin	12 Garvel Place Milngavie G62 7AB	Objection
John & Jill Neilson	No Address Given	Objection
Neil & Claire Miller	22 Dalnair Place Milngavie G62 7RD	Objection
Sue & Alastair Ramage	16 Claremont Gardens Milngavie G62 6PG	Objection
Victoria Field	Killom 8 Baldernock Road Milngavie G62 8DR	Objection
Mrs O'Neill	2 Drumlin Drive Milngavie G62 6LN	Objection
Susan Frize	Milngavie Bookshop 37 Douglas Street Milngavie G62 6PE	Objection
Bernadette A Gray	No Address Given	Objection
Ms Carol Govan	4 Allander Avenue Bardowie G62 6EU	Objection
Mrs SL Robertson	18 Keystone Avenue Milngavie G62 6HZ	Objection
Irene Tait & George Kirkland	15 Mar Drive Bearsden G61 3LY	Objection
Alison Hughes	14 Ashburn Gardens Milngavie Glasgow G62 7PE	Objection
Mrs Sheila Docherty	No Address Given	Objection
Rona Macleod	7 Dunmore Drive Milngavie Glasgow G62 6NZ	Objection
Ian Hutton	No Address Given	Objection
Joan Dickson	No Address Given	Objection
Rob & Sue Bond	14 Hilton Road Milngavie G64 4AE	Objection
John Docherty	No Address Given	Objection
A Mackay	No Address Given	Objection
Lesley Wiseman	Wester Blairskaitth House Balmore Torrance G64 4AU	Objection
Peter Jensen	34 Douglas Park Crescent Bearsden G61 3DT	Objection
Ailsa Jensen	34 Douglas Park Crescent Bearsden	Objection
Joyce Avery	No Address Given	Objection
Hugh Boyd	No Address Given	Objection
Mrs Moira Shaw	18 Corbie Place Milngavie G62 7NB	Objection
Mr & Mrs P Farmer	9 Craighton Gardens Milngavie	Objection
Eliese Fleck	No Address Given	Objection
Dr Hugh Boyd & Mrs Renate Boyd	65 Antonine Road Bearsden G61 4DS	Objection
Morag Brown	No Address Given	Objection
Joan Cameron	5 Etive Avenue Bearsden G61 2ET	Objection
Mrs M McCaig	39 Drumlin Drive Milngavie	Objection
David A C Gee	No Address Given	Objection
David Ritchie & Yvonne Green	64 Moorfoot Way Bearsden	Objection
Mrs Lorna Morris	Tannoch Moor Road Strathblane G63 9EX	Objection
Mary Wheeler	63 Braeside Avenue Milngavie Glasgow G62 6NN	Objection
Owner/Occupier	13 Strathblane Road Milngavie G62 8DL	Objection

Keith Carnegie	1 Drumclog Avenue Milngavie G62 8NA	Objection
Peter Sinson	20 Keystone Quadrant Milngavie G62 6LL	Objection
Anne & Geoff Muir	98 Netherblane Blanefield G63 9JP	Objection
Tom Thomson	31 Breadie Drive Milngavie G62 6LS	Objection
John Sandeman	No Address Given	Objection
Steve Campbell	9 Craighdu Avenue Milngavie G62 6DX	Objection
A Macleod	Strathblane Road Milngavie	Objection
Linda Anderson	22 Station Road Bearsden	Objection
Mr Kenneth McCaig	39 Drumlin Drive Milngavie	Objection
David Pugh	133 Clober Road Milngavie G62 7LS	Objection
Joan Pugh	133 Clober Road Milngavie G62 7LS	Objection
Alastair Garvie	47 Braehad Avenue Milngavie G62 2TR	Objection
Owner/Occupier	5 Craiggallan Avenue Milngavie G62 8NF	Objection
Mrs Kerr	17 Kirkhouse Road Blanefield G63 9BX	Objection
Mrs Berry	21 Oak Avenue Bearsden G61 3HD	Objection
Owner/Occupier	59 Ellangowan Court Milngavie G62 8PP	Objection
Ken Brown	66 Drumlin Drive Milngavie G62 6NQ	Objection
Richard & Gillian McKinlay	20 Dougalston Crescent Milngavie G62 6HP	Objection
Simon Bucknall	High Clochairn Farm Baldernock Milngavie G62 6HE	Objection
Mr & Mrs M Puton	70 Mosshead Road Bearsden G61 3HA	Objection
Donald & Lyndsay Graham	2 Tambowie Cottages Craigton Milngavie G62 7HN	Objection
Jamie Sneedan	8 Thomson Drive Bearsden G61 3NU	Objection
Katherine Sneedan	8 Thomson Drive Bearsden G61 3NU	Objection
Ailsa C Martin	6 Coronation Way Bearsden G61 1DF	Objection
Rosie Bishop	Craigard Craigton Village Milngavie G62 7HD	Objection
Alastair Ewen	Secretary Bearsden West Community Council 16 North View Bearsden G61 1NY	Objection
D E James	No Address Given	Objection
Fraser Ross	Blackwood Road Milngavie	Objection
Alexandra H Angus	No Address Given	Objection
Ian Symington	10 Buchanan Street Milngavie G62 8DD	Objection
Mr & Mrs Ferguson	6 Hilton Road Milngavie G62 7DW	Objection
Monica Ainslie	2 Ardlui Gardens Milngavie	Objection
Mary Watson	Barnellan Cottage Milngavie G62 6EZ	Objection
Gilbert McVean	Director McFarlanes (Milngavie) Ltd 5 Mugdock Road Milngavie G62 8PD	Objection
Dr Douglas C Gordon	14 Corbie Place MILNGAVIE G62 7NB	Objection
David Blackwood	D & H Cards 9 Station Road Milngavie G62 8PG	Objection
Derek & Elizabeth Thomas	47 South Mains Road Milngavie G62 6DE	Objection
Eleanor Scanlon	77 Hillfoot Drive Bearsden	Objection
John Mcleod	32 Cauldstream Place Milngavie G62 7NL	Objection

William and Jean Stimson	7 Lawn Park Fairways Milngavie G62 6HG	Objection
Fred Macleod	24 Craigmiller Avenue, Milngavie	Objection
Richard Donald	62 Nasmyth Avenue, Bearsden	Objection
Steve Campbell	No Address Given	Objection
Margaret Hamilton	1 The Crescent, Main St, Milngavie	Objection
Conor Doherty	94 Strathblane Rd, Milngavie	Objection
Carole Mc Cormick	2 The Crescent, Main St, Milngavie	Objection
Ross Gemmill	25 Blackwood Road, Milngavie	Objection
Mr/Ms Field	Killorn 8 Baldernock Road Milngavie	Objection
Mrs A Waugh	44 Hillfoot Drive Bearsden G61 3QF	Objection
Owner/Occupier	Ardshean Craigmillar Avenue Milngavie Glasgow G62 8AX	Objection
Owner/Occupier	1 Lyle Square Milngavie G62 7BN	Objection
Owner/Occupier	33 Campsie Drive Bearsden G61 3HZ	Objection
Owner/Occupier	Flat 2/1 2 Linden Place Anniesland G13 1EF	Objection
Miss A Findlay	6 Balvie Road Milngavie G62 7TA	Objection
Veronique Miller	28 Thorn Drive Bearsden G61	Objection
Susan Reid	No Address Given	Objection
Iain Bennie	12 McGrigors Road Milngavie G62 7LD	Objection
Alban Clareburt	44 Braeside Avenue Milngavie G62 6NN	Objection
Philip Glover	101 Netherlane Blanefield G63 9JP	Objection
Dr K F Kyle	No Address Given	Objection
Brain Proffitt	21 Lammernuir Gardens Bearsden G61 4QZ	Objection
Joanna Morris	No Address Given	Objection
F K Deakin	18 Norwood Park Bearsden G61 2RF	Objection
Jacqueline Thomlinson	Craigton Cottages Milngavie	Objection
Carol Rogers	22 Braeside Avenue Milngavie	Objection
W D Blair	14 Heathfield Drive Bearsden	Objection
Isobel & George Welsh	11 Corbie Place G62	Objection
Christine Gray	4 Queens Court G62	Objection
A B McMeekin	13 Glasgow Rd Milngavie	Objection
John S Meekin	13 Glasgow Rd Milngavie	Objection
CM Grosset	7 Auchencruive Milngavie	Objection
Janet Miller	3 Cochrane Court Milngavie	Objection
Alison Sampson	Stockiemuir Avenue Milngavie	Objection
Margo Storm	1Claremont Gardens Milngavie	Objection
Thomas G F Gray	4A Auchinloch Road Lenzie	Objection
Stuart Little	9 Finglen Gardens Milngavie	Objection
R & S Dallas	2 Heathfield Drive Milngavie	Objection
Ragnar Storm	1 Claremont Gdns Milngavie	Objection

Wendy Hendry	11 South Glassford St Milngavie	Objection
Carol Maitland	No Address Given	Objection
David Beglan	51 Braeside Avenue Milngavie	Objection
Ronnie Simpson	119 Mugdock Road Milngavie	Objection
Robert Johnstone	6 Heathfield Drive Milngavie	Objection
Catherine Leitch	6 Main St Torrance	Objection
Wendy McLaren	18 Norman Macleod Crescent Bearsden	Objection
Dale Scott	18 Stockmuir Avenue Bearsden	Objection
James Reilly	7 Vivian Avenue Milngavie	Objection
Moira Murray	74 Carbeth Road Milngavie	Objection
Ben Browne	23 James Watt Rd Milngavie	Objection
D & E Sloan	68 Heather ave Bearsden	Objection
Brenda Pell	30 Station Road Killearn	Objection
H Quinn	Company - Inspiring People, Improving Places Milngavie	Objection
G & S Bucher	165 Mugdock Road Milngavie	Objection
Chris Edwards	No Address Given	Objection
Grahame Bent	11 Sandfield Avenue Milngavie	Objection
Fiona Hutchinson	71 Stockiemuir Avenue Bearsden	Objection
Jean Brown	71 Stockiemuir Ave Bearsden	Objection
Marshall Brown	3 St Maddens St Troon	Objection
Andrew Birks	No Address Given	Objection
Graeme Ross	154 Mugdock Road Milngavie	Objection
John Edwards	8 Drumlin Drive Milngavie	Objection
Angus Alston	45 Middleton Drive Milngavie	Objection
William Paterson	8 Burnmouth Place Bearsden	Objection
Ian Dunlop	33 Lynn Drive Milngavie	Objection
Lorna Masson	1 Woodlands Grove Milngavie	Objection
S & D Couper	No Address Given	Objection
G & P Haydock	20 Balvie Road Milngavie	Objection
A Madsen	16 Middleton Drive Milngavie	Objection
Robert ODonnell	8 Clochbar Ave Milngavie	Objection
F R Duncanson	28 Overtown Rd Dalmuir	Objection
Mrs Paisley	32 Queens Court Milngavie	Objection
Wilson	11 Kilmardimny Drive Bearsden	Objection
Mrs Flockhart	4 Craighdu Ave Milngavie	Objection
J Booth	4 Craighdu Avenue Milngavie	Objection
R Booth	53 Norwood Park Bearsden	Objection
R Cauldwell	7 Craighurst Rd Milngavie	Objection
Sue Brough		Objection

I & M McLellan	2 McGrigor Rd Milngavie	Objection
Smith	8 Blackwood Rd Milngavie	Objection
D Hill	20 Blane Dr Milngavie	Objection
Bridget Hill	20 Blane Dr Milngavie	Objection
Leonie Bell	leonesbell@hotmail.com	Objection
I Stillie	19 Craigharnet Rd Milngavie	Objection
Phil Simpson	52 Clochbar ave Milngavie	Objection
Lynn Nicholson	12 Lynn Drive Milngavie	Objection
Lorna Farmer	37 Crawford Rd Milngavie	Objection
Ruth MacDonald	ruthmacdonald@hotmail.com	Objection
C & J Flynn	9 Roselea Dr Milngavie	Objection
J P Paul	25 James Watt Rd Milngavie	Objection
A Balsallie	39 Middleton Dr Milngavie	Objection
Alastair Ros	Endrick Road Killearn	Objection
Derek McGaw	0/2 4 Loch Road Milngavie	Objection
U P Allan	25 Lynn Dr Milngavie	Objection
Steve Campbell	admin@scotimages.com	Objection
Mrs Pearson	41 Lynn Drive Milngavie	Objection
Mr Milroy	17 James Watt Rd Milngavie	Objection
J Macpherson	9 Kilmardimny Dr Bearsden	Objection
W Webster	38 Lynn Dr Milngavie	Objection
E Webster	38 Lynn Drive Milngavie	Objection
M Robertson	29 Lynn Dr Milngavie	Objection
R H Mackinnon	2 Montrose Gdns Milngavie	Objection
John Bridges	1A Drumclog Avenue Milngavie	Objection
Anne Best	170 Prestonfields Milngavie	Objection
Caroline Inglis	26 Campsie Dr Milngavie	Objection
Joan & John Bankier	4 Hillneuk Dr Bearsden	Objection
Peter Hodgins	11 James Watt Rd Milngavie	Objection
Dr Gillian Halket	36 Crawford Rd Milngavie	Objection
Ronnie Bex	ronaldbex@mypostoffice.co.uk	Objection
Lonwen Edwards	lon@tannoch.org	Objection
Hendry Family	6 Blackwood Road Milngavie	Objection
D M Allan	25 Lynn Drive Milngavie	Objection
Mrs A Frame	2 Lochend Crescent Bearsden	Objection
W Gordon Rutherford	82 Crawford Rd Milngavie	Objection
Eleanor Gregh	118 Henderland Rd Bearsden	Objection
Jan McLellan	18 Sinclair St Milngavie	Objection
Grant Dinning	20 Lynn Drive Milngavie	Objection

APPENDIX 1

Anne Henstock	1 Birrell Road Milngavie	Objection
Ruby C F Younger	66 Clober Road Milngavie	Objection
Dania Anderson	14 Heather Ave Bearsden	Objection
Helen Adamson & Robbie Adamson	adamsonh@hotmail.com	Objection
Rita Maclean	1 Clathic Ave Bearsden	Objection
Alice Mathieson	No Address Given	Objection
Jim Adams	61 Douglas Muir Drive Milngavie	Objection
Fiona Beverage	11 Bolcair Rd Bishopbriggs	Objection
William Skinner	No Address Given	Objection
Karen Durham	Reid of Milngavie 15 Main St	Objection
Fiona Osbourne	59 Campsie Drive Milngavie	Objection
L Harrower	35 Woddlands St Milngavie	Objection
W P Harrower	35 Woodlands St Milngavie	Objection
Robin Brown	No Address Given	Objection
M MacBain	1 Bank Avenue Milngavie	Objection
Gordon Gillespie	10 Birrell Road Milngavie	Objection
Mrs M A Finlayson	72 Crawford Rd Milngavie	Objection
Joyce McKenna	No Address Given	Objection
B Hutchison	31 North Grange Road Bearsden G61 3AG	Objection
David Graham-Service	6a Gartconnell Drive G61 3BL	Objection
Elaine & Brian Adair	21 James Watt Road Milngavie	Objection
Elaine Chester	29 Clochbar Ave Milngavie	Objection
Charlie Mawer	52 Crawford Road Milngavie	Objection
Amir Smoli	9 Blackwood Road Milngavie	Objection
Dr Anne-Louise Cunningham	9 Blackwood Road Milngavie	Objection
Dr Heike Gleser	30 Crawford Rd Milngavie	Objection
John Synott	70 Crawford Road Milngavie	Objection
Rosemary Cochrane	40C Buchanan St Milngavie	Objection
Sarah Field	56 Aldebrook Road South Clapham London	Objection
G Savage	11 Clochbar Avenue Milngavie	Objection
Dr R D Paton	14 James Watt Road Milngavie Glasgow	Objection
Sally Mulholland	80 Antonine Road Bearsden	Objection
Lynda Leask	56 Clochbar Ave Milngavie	Objection
Finlay Macdonald	1 Shaw Rd Milngavie	Objection
John Sherwood	23 Blackwood Rd Milngavie	Objection
A MacCormick	7 Clochbar Avenue Milngavie	Objection
Kay McColl	9 James Watt Rd Milngavie	Objection
Ian Mackay	11 Dalnair Place Milngavie	Objection
Jennifer Ramsden	12 Station Rd Bardowie	Objection

Joyce S Avery	2 Birrell Rd Milngavie	Objection
M B Birks	38 Clochar Ave Milngavie	Objection
Sue Milne	54 Grampian Way Bearsden	Objection
Deborah Shipton	94 Strathblane Rd Milngavie	Objection
Joy Herbert	25 Keystone Quadrant Milngavie	Objection
Joyce Bell	Hunter Place Milngavie	Objection
Ronnie Gordon	31 Roselea Drive Milngavie	Objection
William Dalziel	No address given	Objection
Alistair Briggs	10 Dunmore Drive Milngavie	Objection
Jan Wallace	5 Bridgegait Milngavie	Objection
Maggie Yarr	6 Mugdoch Drive Milngavie	Objection
Raymond Di Mascio	13 Lawn Park Fairways Milngavie	Objection
H Cruichshank	18 Braefoot Avenue Milngavie	Objection
Bill Morton	2 Nethermains Road Milngavie	Objection
Diane Cairney	5 Tannoch Drive Milngavie	Objection
Mr D R Kelly	60 Keystone Quadrant Milngavie	Objection
Susan Steel	No address given	Objection
John Bertram	55 Roselea Drive Milngavie	Objection
Johnnie Corrish	Kilmannan Gdns Milngavie	Objection
Ralph Halley	6 Finlay Rise Milngavie	Objection
William & Liliias Scott	28 Braefoot Avenue Milngavie	Objection
Sarah Fleming	18 Blane Drive Milngavie	Objection
Paul Cairney	25 Glasgow Rd Milngavie	Objection
Mitchell Miller	7 Glasgow Rd Milngavie	Objection
Sophie Cleminson	8 Dunmore Drive Milngavie	Objection
Diana Herbert	25 Keystone Quadrant Milngavie	Objection
Janice Beacher	1 Bridgegait Milngavie	Objection
Thomas Taylor	18 Glasgow Rd Milngavie	Objection
Norma Choat	22 Roselea Drive Milngavie	Objection
J A James	71 Strathblane Road Milngavie	Objection
Donald Nelson	No address given	Objection
Doreen Stark	29 Braeside Avenue Milngavie	Objection
W I Poole	6 Castle Mains Roas Milngavie	Objection
John & Gladys McDonald	50 Braeside Avenue Milngavie	Objection
Mrs M Youil	Flat 4 5 The Riggs Milngavie	Objection
Mrs Rae	19 Glasgow Rd Milngavie	Objection
Dorothy McConnell	4 Bridgegait Milngavie	Objection
Micheal Beglan	51 Braeside Avenue Milngavie	Objection
Clare Beglan	51 Braeside Avenue Milngavie	Objection

Elizabeth Beglan	51 Braeside Avenue Milngavie	Objection
CG Armstrong	2 Moor Road Milngavie	Objection
Elizabeth Berwick	7 Craigton road Milngavie	Objection
R & J Climie	2 Oswald Walk Milngavie	Objection
Mary Crawford	2 Station Road Milngavie	Objection
J Mitchell	Roselea Drive Milngavie	Objection
D S Watson	36 Clochbar Ave Milngavie	Objection
J Targosz	53 Strathblane Road Milngavie	Objection
Graham Mitchell	1 Tannoch Dr Milngavie	Objection
Gordon McWilliam	17 Burnbrae Ave Bearsden	Objection
Lisa Le Grove	1 Tannoch Dr Milngavie	Objection
T & M Taylor	5 Russell Drive Bearsden	Objection
Lady C Campbell	No Address Given	Objection
John & Jill Neilson	10 Horseshoe Rd Bearsden	Objection
John O'Reilly	25 Braeside Avenue Milngavie	Objection
Jon Cooper	31 Tannoch Drive Milngavie	Objection
Amy Stevenson	64 Dougalston Gdns South Milngavie	Objection
Thomas Vennard	49 Roselea Drive Milngavie	Objection
John Urquhart	27 James Watt Road Milngavie	Objection
Michelle Lamont	32 Keystone Quadrant Milngavie	Objection
Bill Wyper	25 Courthill Bearsden	Objection
J S Henderson	15 Tannoch Drive Milngavie	Objection
W A Cameron	71 Strathblane Rd Milngavie	Objection
Ian MacKinnon	50 Keystone Quadrant Milngavie	Objection
Sandra Cahill	49 Roselea Dr Milngavie	Objection
William Blair	12 Drumbeg Terrace Milngavie	Objection
Diane Blair	12 Drumbeg Terrace Milngavie	Objection
E F Coleman	1 Braefoot Avenue Milngavie	Objection
Michella Lamont	32 Keystone Quadrant Milngavie	Objection
V Brogan	26 Blane Drive Milngavie	Objection
Calum MacNeill	No address given	Objection
Mrs M Baker	Speirs Road, Bearsden	Objection
Esther McColl	3 Bridgegait Milngavie	Objection
Andrew Bunyan	45 Braeside Avenue Milngavie	Objection
Margaret Coia	20 Braeside Avenue Milngavie	Objection
James Mitchell	22 Braeside Avenue Milngavie	Objection
R Bennett	125 Finlay Rise Milngavie	Objection
Fiona Taylor	18 Glasgow Rd Milngavie	Objection
Jon Wilkes & Vittoria Lutje	9 Learmont Place Milngavie	Objection

APPENDIX 1

Brenda Shakshaft	No address given	Objection
Stephen Thoms	66 Braeside Ave Milngavie	Objection
Arthur Chapman	35 Roselea Drive Milngavie	Objection
Rowan Mace	2 Roselea Drive Milngavie	Objection
Heather Burnet	11 Roselea Dr Milngavie	Objection
Zoe Armstrong	2 Moor Rd Milngavie	Objection
Dr E A Galbraith	14 Tannoch Dr Milngavie	Objection
D & K Mellor	Glenorchard Road Balmore	Objection
Anderson	12 Heathfield Dr Milngavie	Objection
Ann Murray	61 Braeside Avenue Milngavie	Objection
M C Nall	3 Finlay Rise Milngavie	Objection
JK	Moor Rd Milngavie	Objection
Duncan White	11 Braeside Avenue Milngavie	Objection
Rev D Chadwick	1 Nithsdale Cres Bearsden	Objection
Mhairi Auld	11 Dougalston Ave Milngavie	Objection
Ion Tannock	154 Mugdock Rd Milngavie	Objection
Angela Rigg	101 Finlay Rise Milngavie	Objection
Jeanette Cusick	Eldon Gdns Bishopbriggs	Objection
Norman Canlin	6 McGrigor Rd	Objection
Douglas Harrison	1 Clark St Clydebank	Objection
Elaine Mawer	52 Crawford Rd Milngavie	Objection
J G McGregor	2 Connell Cres Milngavie	Objection
Paul Williams	18 Kirkhouse Rd Blanefield	Objection
Maria Finnerty	Brandon Drive Bearsden	Objection
Celeste Gilbey	No address given	Objection
G Campbell Duff	No address given	Objection
Sandra E Bell	20 Galbraith Dr Milngavie	Objection
Jill Williams	18 Kirkhouse Rd Blanefield	Objection
Gilbert Stewart	25 Clochbar Ave Milngavie	Objection
Mrs S Mulholland	80 Antonine Rd Bearsden	Objection
Rod McNally	42 Main St Milngavie	Objection
Fiona Keddie	7 Balfeurs St Milngavie	Objection
Margaret Russell	16 North Dumgoyne Ave	Objection
Corla Van Griethuysen	4 Clochbar Avenue	Objection
C Harrison	1 Clark St Clydebank	Objection
Stephen Parratt	24 McGrigor Rd Milngavie	Objection
Shona Parratt	McGrigor Rd Milngavie	Objection
Robert Rutherford	No Address Given	Objection
Mr and Mrs Frame	31 Blackwood Rd Milngavie	Objection

Alison Parkes	21 Blackwood Road Milngavie	Objection
Alexander Macharg	16 Blane Drive Milngavie	Objection
Pamela Macharg	16 Blane Drive Milngavie	Objection
Janet Connelly	78 Southmains Rd Milngavie	Objection
Steven Kidd	13 Crawford Rd Milngavie	Objection
Rozanne Kidd	13 Crawford Rd Milngavie	Objection
Lynne Leonard	19 The Oaks Killearn	Objection
Neil Wilson	89 Hawthorn Ave Bearsden	Objection
Roderick G Livingston	51 Strathblane Rd Milngavie	Objection
Anne McWilliam	Burnbrae Avenue Bearsden	Objection
Ailsa Hill	2 Tannoch House Milngavie	Objection
Graeme McClelland	30 Buchanan St Milngavie	Objection
Elma Cunningham	40 Buchanan Street Milngavie	Objection
Irene Young	33 Kessington Rd Bearsden	Objection
Garry Graham	No address given	Objection
Connie Roxburgh	50 Buchanan St Milngavie	Objection
Jean Thow	11 Prestonfield Milngavie	Objection
James & Mary Aiken	20 Buchanan St Milngavie	Objection
Brian Stark	29 Braeside Avenue Milngavie	Objection
Drew Wilson	26 Buchanan St Milngavie	Objection
Paul Molloy	11 Clochbar Gdns Milngavie	Objection
Alyson Love	60 Dumbrook Rd Milngavie	Objection
Kathleen M Dunn	No address given	Objection
Hamish Ingram	14 Campsie Drive Milngavie	Objection
Alana Ingram	14 Campsie Drive Milngavie	Objection
Rhona Gilmour	No Address Given	Objection
Jean Baguley	No Address Given	Objection
Gavin Newton	2 Cochrane Court Milngavie	Objection
Susan Graves	Towerwood Mugdoch Milngavie	Objection
Ian Marshall	12 Finlay Rise Milngavie	Objection
Ailsa Bell	No Address Given	Objection
Trevor Davis	19 Buchanan St Milngavie	Objection
Angela Gillies	The Heath 41 Craigmillar Avenue Milngavie	Objection
Alasdair Gillies	41 Craigmiler Ave Milngavie	Objection
Elizabeth Rose	Shaw Road Milngavie	Objection
John G Carruthers	Lower Gartacharn Balfron	Objection
Norman Douglas	20 Galbraith Drive Milngavie	Objection
Mr & Mrs D Adam	3 Drumlin Dr Milngavie	Objection
Mc Callum & McKechnie	66 Drumbrook Rd & 77 Ashburn Rd Milngavie	Objection

Andrew Jennings	41 Roselea Drive Milngavie	Objection
Dr Fiona Meikle	11 Clochbar Gdns Milngavie	Objection
J Watson	No Address Given	Objection
B McElhinney	12 South Glassford St Milngavie	Objection
James and Carolyn Cordiner	1 Kenmore Gdns Bearsden	Objection
W G Young	33 Kessington Rd Bearsden	Objection
Ian G Wallace	No Address Given	Objection
Donald McIntosh	57 Roselea Drive Milngavie	Objection
K M Carruthers	Lower Gartacham	Objection
Marion Dunseith	12 Earn Avenue Bearsden	Objection
Paul Yarr	6 Murdoch Dr Milngavie	Objection
E McLaren	9 Lawn Park Milngavie	Objection
G M McLaren	9 Lawn Park Milngavie	Objection
John Bremner	55 Ashburn Gardens Milngavie	Objection
Robert Yarr	6 Murdoch Drive Milngavie	Objection
Allan & Jirina Tierney	No Address Given	Objection
Linda Gillard	101 Netherblane Blanefield	Objection
David Boyle	62 Dumbock Road Milngavie	Objection
Barbara Waterfield	1 Roman Avenue Bearsden	Objection
Helen Robertson	20 Breadie Drive Milngavie	Objection
Andrew Keith	14 McGrigor Rd Milngavie	Objection
Jim Munro	19 Braeside Avenue Milngavie	Objection
Anne Easton	No Address Given	Objection
Crispin Best	14 Thorn Road Bearsden	Objection
Yvette Shephard	17 North Dumgoyne Avenue Milngavie	Objection
Alan MacKenzie	18 Blane Drive Milngavie	Objection
Gillianne Halliday	92 Killermont Road Bearsden	Objection
Ingrid Jute	No Address Given	No Objection
Eve Gilmore	14 Garwhitter Drive Milngavie	No Objection
M Robinson	49 Keystone Quadrant Milngavie	No Objection
Robin Milne	9 McGrigor Road Milngavie G62 7LD	No Objection
Finlay Black	No Address Given	Support
Robert Brown	58 Galbraith Drive Milngavie G62 6NE	Support
Mrs Doris McNeil	The Stables Robinsfield Bardowie Milngavie Glasgow G62 6ER	Support
The Occupier	5 Dunlop Place Milngavie G62 7HL	Support
Nan Crossan	1 Oakburn Crescent Milngavie	Support
Margaret Brown	14 Dunellan Road Milngavie Glasgow G62 7RE	Support
Neil Anderson	47 Deepdene Road East Dunbartonshire Glasgow G61 INS	Support
Nicholas Bain	5 Briarwell Road Milngavie G62 6AW	Support

APPENDIX 1

John Vallance	10 Cortachy Place Bishopbriggs Glasgow G64 1NX	Support
The Occupier	16 Falloch Road Milngavie	Support
J Gillan	22 Hazel Avenue Bearsden G61 3HF	Support
Craig Harper	150 Prestonfield Milngavie	Support
Mark Williamson	9 Cauldstream Place Milngavie G62 7NL	Support
Lorraine McHugh	50 Doon Crescent Bearsden G61 1ET	Support
Gordon Getty	No Address Given	Support
No Name	No Address Given	Support
Owner/Occupier	31 Craighton Drive Blanefield G63 9DP	Support
Grace Duncan	96 Inveroran Drive Bearsden G61 2AT	Support