



**Planning application:** 2019/0293/DET

Comments were submitted at 8:27 AM on 06 Dec 2019 from Mr James Fraser.

## Application Summary

**Address:** Site Of Former Garden Centre (Guyana) Main Street  
Aberfoyle Stirling FK8 3UQ

**Proposal:** Alterations and extension of existing building to form  
retail unit with associated car park and service areas

**Case Officer:** Caroline Strugnell

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## Customer Details

**Name:** Mr James Fraser

**Email:** [jamesbfraser@aol.com](mailto:jamesbfraser@aol.com)

**Address:** Carrochan Carrochan, Carrochan Road, Balloch

## Comments Details

**Commenter Type:** Organisation/body

**Stance:** Customer made comments in support of the Planning  
Application

### Reasons for comment:

**Comments:** On behalf of the Friends of Loch Lomond and the  
Trossachs, the independent conservation and heritage  
charity covering the National Park, I am writing to  
confirm our support for this development.  
The relocation of the Coop store to larger premises with  
dedicated parking will have a number of community and  
traffic management benefits which are summarised  
below:

- (1) the off street dedicated parking and lorry unloading  
will ease traffic congestion and a traffic bottleneck in the  
busy Main Street;
- (2) it will free up parking spaces in the Main Street for  
users of other shops;
- (3) the larger store will enable the Coop to better cater  
for the needs of the local community and wider  
catchment area;
- (4) the development will lead to a vacant 'eyesore' site in  
a prominent location being brought back into use;
- (5) the development will contribute to wider village  
regeneration efforts and the freeing up of the existing  
Coop site for three smaller units will potentially lead to  
further strengthening of the Main Street retail offer;

The design proposals are welcome as they will still feature timber quite strongly while upgrading the lower part of the building and the proposed extension with matching brick.

There are clearly issues relating to flooding but this equally applies to many existing nearby buildings so it is disappointing SEPA have lodged an objection. Hopefully the proposed flood risk management plan will address the SEPA objection and also take account of the concerns expressed by the proprietor of the neighbouring and long established Forth Inn. There must be some design solutions which help mitigate the worst effects of flooding.

It is not clear what the plans are for site boundary treatments are. Reference is made to removing stone walls but there is no detail on what boundary treatments would take their place. This requires to be addressed to ensure the development contributes positively to townscape improvements