

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY REPORT FOR FULL COMM. COUNCIL 9.11.2015**

Members - Willie McCartney, Robin Richmond, Nick Walker, plus Jak Kane this month.

Current applications

15/C/1/0048 TELECOM DISH AND ANCILLARY WORKS, STERRATON FARM, KIRKKINNER. Utility development so for notice rather than consultation.

RECOMMEND – note.

15/P/1/0226 EXTENSION TO WORKSHOP, UNIT 2A, BLADNOCH BRIDGE INDUSTRIAL ESTATE, WIGTOWN. Not in Bladnoch conservation area, which skirts around some buildings in the industrial estate. There is already planning permission for a small extension to Plunkett's workshop to allow improved, covered HGV access. This proposal expands beyond that to provide greater storage capacity and better cover for materials moving between processes and in/out of storage. It will mean outdoor storage ceases which will make the area look tidier and reduces risk of theft, etc. Expectation is of slight reduction in HGV traffic, but possibly larger vehicles carrying larger loads, hence need for better space for access and manoeuvring, and increased storage capacity. There should be general health & safety improvements as a result. There is no expectation of change in light or noise from currently. The Building design will be similar to existing units in the area. The site is designated as mixed use industrial, and the application is to extend an existing industrial unit. Flood risk not considered significant. No biodiversity issues are identified. Development Plan emphasis on economically positive developments is of clear relevance. There are few submissions from the public and neighbours, split between objection and support.

RECOMMEND – discuss and decide on CC submission. Working Party opinion is that CC should support the application, but note potential for HGV traffic which tends to pass through Wigtown and Bladnoch; this could be addressed by a notice directing delivery traffic (esp. HGVs) along the B7005 bypass from Culquhirk (likely of benefit irrespective of this application).

15/P/1/0227 ERECTION OF STEEL FRAMED INDUSTRIAL BUILDING, CAR PARKING, STORAGE AREA, BLADNOCH BRIDGE INDUSTRIAL ESTATE, WIGTOWN. In Bladnoch conservation area and in part replacing former fish factory (which already has permission for demolition). Signature Gifts Ltd (Historic Newspapers) as proposed tenant, enabling expansion and centralisation of that business and likely to lead to significant increase in employment locally (already employs 40 people locally). Their storage archive would remain at Baldoon but the North Main Street premises which are no longer adequate would close. Building and carpark design will cut back into hillside a little, and will have some masking by trees from Bladnoch village. Traffic will increase a little, but most traffic is relatively small delivery vehicles. Alternative sites have been considered, including Baldoon (not internet), North Main Street (too small and no option to expand) and Duncan Park (redevelopment unlikely allowed due to close proximity of residences). Building design will be similar to existing units in the area. This may be an issue in the Conservation Area. The site is designated as mixed use industrial however. Noise at current location is not an issue and proposed building designed to reduce sound transmission, so unlikely at issue in proposal site; fewer residences nearby (one only) close by than at current location. Flood risk not considered significant. No biodiversity issues are identified; there is no evidence of bat roosts for example. Development Plan emphasis on economically positive developments is of clear relevance. There are few submissions from the public and neighbours, split between objection and support.

RECOMMEND – discuss and decide on CC submission. Working Party opinion is that CC should support the application, but note potential for increased traffic which tends to pass through Wigtown and Bladnoch; this could be addressed by a notice directing delivery traffic (esp. HGVs) along the B7005 bypass from Culquhirk (likely of benefit irrespective of this application).

Update on general applications

15/P/1/0197 ERECTION OF DISTILLERY AND ASSOC. BUILDINGS, SEPTIC TANK, PARKING (10 spaces), ETC., OFF A714, BY BARHILL FARM, NEWTON STEWART.

UPDATE: Roads submission for clarification of vehicle volume, changes to parking, changes to lane to improve access in and out especially for HGVs.

Renewable energy proposals

15/P/1/0031 SHENNANTON WINDFARM, NEWTON STEWART.

12 turbines, 100m to blade tip, ancillary structures, etc.

UPDATE: Nil.

15/P/2/0053 CALIFORNIA WINDFARM, CARSLUITH.

7 turbines, 110m to blade tip, structures, etc.

UPDATE: Nil.

13/P/1/0366 AUCHLEAND WINDFARM, WIGTOWN.

7 turbines, 130 m to blade tip, ancillary structures, etc.

UPDATE: Nil.

15/E/1/0008 SOLAR PANEL FARM, BALDOON.

UPDATE: nil.

ACTION

Note report, consider recommendations on new proposals and agree CC submissions.

Agree to lobby D&GC / DGFirst re HGVs being directed via B7005 rather than through Wigtown and Bladnoch when heading beyond the Royal Burgh.

Nick Walker 8.11.2015