



community council. It was intended that a wider public event in Wigtown would be organised in around 4 weeks' time to provide an overview of the proposals and obtain community views and thoughts on the development.

Andrew displayed the design that showed a residential development of 44 houses and an area of public space. He explained that the houses were ranged in size from two to four bedrooms with smaller houses included to reflect the current housing market. In accordance with Council policy, 20% of the properties would be 'affordable' housing with this likely to mean mid-market rent.

The increase in the number of houses from the previous scheme had been achieved by more of the properties being designed as semi-detached and terraced. In response to a question about the increase in number of houses having an adverse impact on the size of the public space, Andrew said that the open space extended to over 5,000 sq metres.

Andrew explained that there had been extensive negotiations with statutory consultees on the proposed development since 2015 particularly with Scottish Water and this would continue prior to the relative Planning application being submitted in May or June 2017. He advised that Scottish Water had now agreed to the proposed drainage and waste water proposals.

He was unable to speak to 3B's failure to respond to Wigtown & Bladnoch Community Initiative's contact re the community body's effort to register a community interest in the land and its aspirations for a community buyout or 3B's inaction on the derelict buildings and grandstand in the Park.

In connection with the future consultation event, it was suggested that DGC be invited to participate as Housing Authority and to provide objective assessment of the scheme; and that 3B/Potters deliver invitations to the event to those properties that would be entitled to Neighbour notification. It was agreed that Jak would identify potential dates for the proposed Public event and convey to Andrew Clark along with suggested format.

**ACTION: Jak Kane**

### **3 APPROVAL OF MINUTES OF PREVIOUS MEETING (Monday, 13 March 2017)**

The minutes of previous meeting had been circulated. The minutes were adopted, proposed by Kerr Inger and seconded by David McAdam.

### **4 UPDATES & REPORTS**

#### **1: Consultations WP**

A report had been circulated prior to the meeting.

Jak Kane explained that he had met with Nick Walker and Joe McKeown to discuss the Review of the Scheme for the Establishment of Community Councils and agree any suggestions for improvement. A draft response would be compiled by Jak Kane and shared with Nick and Joe before presenting a final draft to be considered at the May meeting in time for the 15 May deadline.

**ACTION: Jak Kane**

The Council's Consultations on Local Development Plan Supplementary Guidance continued with consultation on Developer Contributions.

Finally, the Scottish Government had launched a 'Consultation on Improving Parking in Scotland'. Jak explained that it appeared that the plan was to positively influence parking behaviours across the country by making sure that the law is consistent and easily understood. The main issues to be addressed were:

- Pavement parking, parking adjacent to drop kerbs and double parking
- How best to manage disabled parking provision
- Parking incentives for the uptake of ultra-low emission vehicles, eg discounted parking or preferential access to prime spaces.

Currently Traffic Regulation Orders (TROs) can be used to enforce parking restrictions such as outside schools; it is proposed in future that TROs would be required to exempt specific roads from national restrictions.

#### **2: Planning WP**

A report had been circulated prior to the meeting. Nick explained that there were two new planning applications in the report. The first was for a new child's hut/observatory in the garden of the Old Bank Bookhouse in South Main Street. It was sited away from the listed building but within the

conservation area. Since it was not a significant size, no CC submission was recommended other than comment that the proposal may also require Listed Building Consent. The other was a planning application in connection with replacement windows and erection of a summer house in Kirkinner. The relative application for Listed Building consent had been considered at the March meeting when it was agreed that no submission be made.

A third new Planning application had been received since preparation of the report. It was for retrospective permission for formation of a slated hipped roof over former prisoners' yard at Clintz House, the old Prison House and again no submission was recommended.

The report was noted and it was agreed that no submission be made on the above applications listed.

Councillors did not participate in the consideration of the subjects of the report.

### **3: Resilience WP**

Joe McKeown confirmed that applications had been submitted to Wigtown Common Good and Community Safety Funds for the funding required to provide the initial equipment identified. He would be meeting with the Council's Clerk of Works to discuss what would be involved in using the Primary School as an urgency centre with power and heat.

### **4: Wigtown Week**

There was no progress since the March meeting to report.

### **5: Parking at Market Cross**

Matt Kitson was not present to provide an update on the revised invitation to community members to participate in the design of the junction of North and South Main Streets. **ACTION: Matt Kitson**

## **5 TASKS FROM PREVIOUS MEETING.**

***Derelict Properties*** – Work on the North Main Street property continued. The Council was not due to inspect the 24 High Street property for progress on the list of works detailed on the Maintenance Plan until May 2017.

Cllr Geddes explained that Wigtown Area Committee had held a Community Meeting on 23 March 2017 to discuss '*Dealing with Derelict Buildings within Wigtown Area*'. The Area Committee agreed that a pilot project within Wigtown Area should be used to test out an interagency approach to address the problem of derelict buildings with Community Councils taking an active role working with Planning and Building Standards; Housing; Environmental Health; Economic Regeneration; Police Scotland; Community Safety; and Legal Services. He also pointed out that he had understood that it had been agreed that Planning and Building Control Service would be asked to draw up and maintain an inventory of derelict buildings in Wigtown Area but the Minute of the meeting restricted this to them investigating four buildings as potentially dangerous with an update on the position of each to be given back to Ward Members and relevant Community Councils. Cllr McColm agreed with Cllr Geddes' interpretation and would pursue the issue of an inventory of all derelict buildings. **ACTION: Cllr McColm**

***Bladnoch Core path*** - There had been no progress in re-establishing access to the Bladnoch Core Path but it was noted that, with the level of current activity in the Distillery Car Park, access would probably not be advisable anyway due to Health & Safety issues. **ACTION Matt Kitson**

***McGuffie Memorial*** – Nick Walker advised that the Planning Application in respect of the archway and memorial plaque was almost ready to be submitted. He needed to obtain permission from the 'owner' of the land and had contacted the Council's Property Services Department for this permission, as the Bowling Green is part of the Wigtown Common Good controlled by DGC. Coincidentally, he would be applying to Wigtown Common Good Fund for an award to cover the cost of the Planning Application.

## **6 COMMUNICATIONS, CORRESPONDENCE, ETC**

***WBLNR*** - Laura Whitelaw, Solicitor with the Council's Legal & Licensing Section needs to send a copy of the proposed revised Wigtown Bay Local Nature Reserve Byelaws to every community council whose area includes an area to which the proposed byelaws would apply. Information provided on which Community Councils she would need to provide copies to.

***Information Commissioners Office*** – Renewal of Data protection registration due and £35 fee will

be collected by direct debit on 3 May.

**Digital Superfast Broadband** – Newsletter distributed.

## 7 COUNCILLORS ISSUES

Jim McColm reported that the Council's Economy, Environment & Infrastructure Committee had met in March 2017 to discuss the LDP's Supplementary Guidance on Developer Contributions that was now in the consultation phase. There would be a rigorous assessment of all schools in terms of existing school roll and projected capacity over the next 5 years, to identify those schools which exceeded the 80% capacity that would trigger the need for a developer contribution. Re the proposed revised Byelaws for Wigtown Bay Local Nature Reserve, he pointed out that it had taken 4 years to reach this stage which would see the RSPB's Crook of Baldoon Reserve brought into the LNR.

Alistair Geddes said that he was still pursuing the Council for action on the issue of the removal of dangerous trees and encroaching undergrowth opposite the properties in Fountainblue Terrace

## 8 OTHER URGENT BUSINESS

**Bank of Scotland** – the Bank of Scotland had announced that it would be closing its Wigtown Branch in September 2017. The issue was discussed in depth and, while it was thought unlikely that the decision could be reversed, it was agreed that the Bank should be asked, if they were unwilling to reconsider full closure, if the closure could be postponed as the proposed date coincides with the dates of the 2017 Book Festival. As well as losing the Branch service, the Bank's ATM would also be removed with both being replaced in the town by a mobile Branch service with frequency still to be announced. There had been a planning application in the past for an ATM to be installed in the Co-op store and it was agreed that a letter be sent asking them to revisit the proposal.

**ACTION: Jak Kane**

It was recognised that some banking services could be accessed via the Post Office and that the additional business would be benefit that facility. Having said that, the limited counter space and proximity of shop customers would mean customers having to conduct business with limited privacy.

## 9 NEXT MEETING

**Monday, 8 May 2017 at 7.30pm in Wigtown County Buildings.**