

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY REPORT FOR FULL COMM. COUNCIL 11.12.2017**

Members - Willie McCartney, Joe McKeown, Robin Richmond, Kevin Witt, Nick Walker.

NEW APPLICATIONS

17/1984/FUL ERECTION OF 43 DWELLINGS, ASSOCIATED ROADS, PARKING, LANDSCAPING, ETC., OLD SHOWFIELD, SOUTHFIELD PARK, WIGTOWN.

Full application now lodged by 3b Construction in keeping with proposals described in their pre-application consultation. D&GC aware CC is likely to with to make a submission.

Some issues to consider:

- Southfield Park is designated for 42, not 43, houses in the Local Development Plan;
- in 2007, D&GC was “minded to approve” a proposal for 34 houses subject to agreement on services such as water which was not completed at the time, and that application was deemed withdrawn;
- the scale of the development is significant, increasing the number of houses by 10% and potentially increasing the population and number of cars by a similar margin;
- there is no evidence of relevant housing need, and houses tend to remain on the market for a long period before selling in this area;
- the designs proposed may appear out of keeping with the historic and touristic nature of Wigtown, with the site lying immediately adjacent to the Wigtown conservation area;
- the development could have an adverse impact of the setting of several listed buildings especially in Harbour Road (such as Clintz House – the former prison, and the old Manse);
- houses proposed for the upper part of the field near Harbour Road will intrusively overlook properties opposite in Harbour Road;
- a large increase in dwellings and population will add strain to local services especially health, water supply and sewerage / surface water treatment, and education;
- access roads around the site are narrow and awkward already, posing risks of accidents, congestion, blockage, etc. for the foreseeable future as there is likely to be at least one additional vehicle per dwelling;
- construction vehicle access for the duration of works will be awkward, and noisy and disruptive for local residents;
- Wigtown has 6500 sq m too little green space by D&GC standards and this site is very well used parkland and has been for years; its development will reduce “wild” greenspace significantly; however the site is not included in the greenspace audit and the proposal will add 7500 sq m of public park space which may then be included in future greenspace audits, bringing Wigtown up to D&GC recommended standard;
- mature trees along Southfield Lane form the edge of the Wigtown conservation area and ought to be protected but some boughs pose potential risk from age and neglect;
- local experience suggests bat roosts and nesting birds (such as owls) need consideration;
- the pre-application consultation report indicates support but shows example submissions which by majority are not in favour of large development at this site;
- there are mixed views about the proposal evident in the community as a whole.

Note that several community councillors are Directors of Wigtown & Bladnoch Community Initiative which has a community right to buy interest in the site, so they have a conflict of interest and cannot contribute to CC decisions on this application.

RECOMMEND: CC consider application and key issues set out above; consider arranging a survey of community opinion to contribute to a formal response; consider requesting more time to gather views; CC response to be agreed at subsequent meeting.

17/2017/FUL CHANGE OF ROOF FROM CONCRETE TILES TO SLATES, REAR ELEVATION, LINMARA, AGNEW CRESCENT, WIGTOWN.

Listed building consent already granted, and CC was supportive. D&GC indicated full planning was required, but reason not clear.

RECOMMEND: No CC submission.

17/1132/LBC INSTALLATION OF 9 REPLACEMENT WINDOWS WITH DOUBLE GLAZED, uPVC UNITS, 10 AGNEW CRESCENT, WIGTOWN. New windows in a C listed building in the Wigtown conservation area.

UPDATE: D&GC delegated refusal, now reviewed and **submitted for Appeal (DPEA ref. LBA-170-2010) www.dpea.scotland.gov.uk**. Original CC objection will be considered.

UPDATES ON APPLICATIONS

17/1762/FUL ERECTION OF 25M TELECOM. MAST, 6 ANTENNAE, 2 TRANSMISSION DISHES, 2 EQUIPMENT CABINETS, ASSOC. WORKS. KIRKLANDHILL / LOVERS' WALK, WIGTOWN. **UPDATE: Approved by D&GC.**

17/1756/FUL ALTERATION, EXTENSION, CHANGE OF USE OF MILL/OFFICE BUILDING TO FORM DWELLINGHOUSE, TORHOUSEMILL, WIGTOWN.

UPDATE: Approved by D&GC.

17/0708/FUL INSTALLATION OF 12 ABOVE GROUND LPG STORAGE TANKS. BLADNOCH DISTILLERY, BLADNOCH.

UPDATE: Planning Application Committee 7.12.2017 – D&GC Cllrs may update CC on 11.12.2017; Planning Officer report advises approval with conditions that river is protected during construction, and that fencing be taller and of natural timber, with additional planting to reduce visual impact. There is not considered to be any impact on the core path, though CC concern was that health & safety related to the LPG tanks might be used as an argument against access to the path in future.

17/0825/FUL ERECTION OF REPLACEMENT HOPPER. BLADNOCH DISTILLERY, BLADNOCH, WIGTOWN. RETROSPECTIVE.

UPDATE: Planning Application Committee 7.12.2017 – D&GC Cllrs may update CC on 11.12.2017; Planning Officer report advises approval with condition that hopper be painted grey or black to reduce visual impact.

17/1104/FUL & 17/0826/LBC INSTALLATION OF 82 REPLACEMENT WINDOWS, 7 REPLACEMENT DOORS, REPLACEMENT ROOF COVERING (partly retrospective). BLADNOCH DISTILLERY, BLADNOCH.

UPDATE: No update since July 2017 when CC supported. Decision deadline passed 21.8.2017.

17/1895/FUL ERECTION OF TWO STOREY DWELLINGHOUSE WITH INTERNAL GARAGE. PLOT 1, DUNCAN PARK, WIGTOWN.

UPDATE: Nil.

17/0135/FUL ERECTION OF THREE DWELLINGS WITH INTERNAL GARAGES, OLD STATION YARD, KIRKINNER.

UPDATE: No progress since April 2017. Decision deadline passed 24.5.2017.

ACTION

Note report. Agree decisions on submissions.

Nick Walker 3.12.2017