

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY REPORT FOR FULL COMM. COUNCIL 12.3.2018**

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

NEW APPLICATIONS

18/0147/FUL ERECTION OF INDUSTRIAL BUILDING CONTAINING 8 UNITS, AND TWO TEMPORARY CONTAINERS, DUNCAN PARK, WIGTOWN.

Proposal to build a class 5 general industrial building including 12 car parking spaces, to provide 8 units within. The building is to be clad and roofed in composite panelling, and is 5.3 metres (17' 5") in height. It forms a L shape and hugs the outer boundary of the industrial site with car parking in the resultant courtyard. There are two containers on the site but the application gives no clarification about these.

Note some Comm. Councillors have conflict of interest in regard to this application.

Note there are thirteen objections so far, mainly from neighbours.

Issues to consider: the area is designated for business and industrial use in the Local Development Plan and has been partly used for this purpose for many years. Plans do not include elevations so hard to assess detail of the project and extent of works during construction. Plans convey little about the containers. The area is predominantly residential and quiet with limited, narrow road access which is often fairly full with parked cars. Planning policy requires consideration to be taken of issues such as noise, fumes, emissions, light pollution (such as if there needs to be security lighting at night). There is no indication of what sort of industry might use the units. Class 5 (see note below) could pose a nuisance to residents in the area. Policy also requires consideration of the scale and style of the area with an expectation of high quality design to fit in with its surroundings in terms of scale and appearance which this proposal appears not to do; a large tall block could also shade surrounding properties significantly. Policy encourages relevant planting which could help to screen the development but the proposed design leaves no room for screen planting.

Recommend: submit objection based on issues listed above.

Note on **classification** of industrial units which is complicated: *class 1 is retail/shops (incl. for sale of goods, services – such as hair-dressing, rental, launderette, etc.) serving mainly public who come to the location; class 2 is financial, professional and other services, serving mainly public who come to the location; class 3 is for sale of food and drink to consume on premises; class 4 is other sorts of office, industrial processes, and research and development for products and processes, which will not detrimentally affect residential areas through noise, vibration, smell, fumes, etc.; class 5 refers to any industrial process other than class 4 (presumably therefore at risk of disturbance to neighbours in some form); class 6 is storage and distribution; class 7 is hotels, etc.; class 8 is residential institutions; class 9 housing of various sorts; class 10 is non-residential institutions such as schools, museums, libraries, halls, etc.; class 11 is for assembly and leisure such as cinemas, theatre, swimming pools, etc.*

18/0149/FUL ERECTION OF 43 DWELLINGS, ASSOCIATED ROADS, PARKING, LANDSCAPING, ETC., OLD SHOWFIELD, SOUTHFIELD PARK, WIGTOWN.

Full new application by 3b to erect 43 houses in old showfield, with the same details as previously.

RECOMMENDATION: Not significantly different from recent application which CC discussed and decided not to submit a view on; therefore recommend same decision on this application.

18/0137/FUL ALTERATION TO WIND TURBINE (13.845m to hub, 20.393m to tip), BALCRAIG MOOR FARM, WHAUPHILL.

Replacement turbine same total height but hub height slightly shorter (existing turbine height 15.545m to hub). Replacement will reduce from three to two turbine blades; the main tower will not be replaced. Replacement is due to difficulty maintaining existing turbine.

RECOMMENDATION: No submission.

UPDATES

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 submission re 18/0147/FUL.

Nick Walker 8.3.2018