

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY REPORT FOR FULL COMM. COUNCIL 10.6.2019**

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

NEW APPLICATIONS

19/0759/FUL ERECTION OF INDUSTRIAL CLASS 4 & 6 BUILDING WITH SEVEN UNITS, DUNCAN PARK, WIGTOWN (AMENDMENT OF APPLICATION 18/0147/FUL WHICH HAD BEEN APPROVED). This is a new proposal to replace the one approved after changes were made last year. It is for seven industrial units in one building on land adjacent to the industrial estate in Duncan Park / Jubilee Terrace, sold by D&GC as an industrial site but not zoned as industrial in the Local Development Plan. The previous application attracted concerns as to height, scale, appearance, industrial usage neighbour nuisance potential, etc. After the CC considered the application and 21 local objections were considered, there were several amendments – lowering the ground to the buildings appeared less tall, rendering the walls to fit in with local housing, screen planting, and restricting to class 4 (use which is suited to residential areas as not likely to cause nuisance such as through noise, vibration, fumes, smoke, etc.) and class 6 (storage and distribution) industrial uses. On this basis, the plans were approved.

This application is mostly the same, except that it has reverted from rendered walls to agricultural building style cladding. This is likely to be less insulated and therefore could be noisier, and it would make the building appearance fit much less with surrounding housing. There are 23 local objections lodged.

RECOMMEND: submit objection in keeping with CC's previous position that the clash of visual appearance within a mainly residential area is significant, indicating that CC objection was addressed/withdrawn by several changes last time, including the change from agricultural cladding to rendered finish.

19/0780/FUL & 19/0781/LBC INSTALLATION OF TWO REPLACEMENT WINDOWS AND ONE DOOR WITH TIMBER DOUBLE GLAZING ON FRONT ELEVATION, AND REPAINTING OF FRONT EXTERIOR. 20 NORTH MAIN STREET, WIGTOWN. Proposal applies to shopfront of CS listed building housing Wigtown Pharmacy, and is for replacement double-glazed, bespoke, wooden windows and doors, and to replace signage with Victorian style sign. Listed building consent will be needed also, application pending. In conservation area.

RECOMMEND: support, as improvement on current uPVC windows and doors.

19/0847/FUL & 19/0850/FUL ALTERATION AND EXTENSION OF EXISTING PAVILION BUILDING, AND ERECTION OF STORAGE SHED. WIGTOWN AGRICULTURAL SOCIETY, BLADNOCH PARK, BLADNOCH, WIGTOWN. Increased storage capacity but extending building at storage end by approx. a quarter and adding patio style doors to assist spectators in poor weather; and to add a new large store building nearby.

RECOMMEND: no submission.

19/0692/FUL & 19/0691/LBC ALTERATIONS AND REPAIRS TO OUTBUILDINGS (EXTENSIONS) AT REAR TO FORM LAUNDRY AND GLASSHOUSE. 10 BANK STREET, WIGTOWN. B listed building in conservation area previously re-roofed at front, requiring further renovation. Proposal is to improve and develop rear of house, in keeping with heritage value of property.

RECOMMEND: no submission.

19/0683/FUL EAST DRUMMODIE FARM, WHAUPHILL. Proposal for earth banked slurry lagoon and underground transfer tank.

RECOMMEND: no submission.

19/0796/FUL EXTENSION TO SOUTHEAST ELEVATION OF DWELLINGHOUSE.
MARCHMOUNT, MEIKLE KILLANTRAE, WHAUPHILL.
RECOMMEND: no submission.

UPDATES

19/0491/FUL BIG BALCRAIG FARM, WHAUPHILL. Proposal for agricultural shed.
UPDATE: granted without conditions by D&GC 2.5.2019.

19/0437/LBC & 19/0438/FUL INTERNAL ALTERATIONS, NON-ILLUMINATED PROJECTING SIGN, FIRST FLOOR CONVERSION TO SHOP SPACE, ATTIC CONVERSION TO STORAGE SPACE. FAODAIL, 7 NORTH MAIN STREET, WIGTOWN. Proposal to increase space in shop by opening up stair to first floor; and addition of hanging sign 600mm x 450mm in heritage style. C listed building in conservation area, already a shop at ground floor. CC supported application.
UPDATE: granted without conditions by D&GC 7.6.2019.

19/0319/FUL OCCUPATION OF HOUSE WITHOUT FULFILLING PLANNING CONDITION (REQUIRING DRY STONE BOUNDARY DYKE), REPLACING WITH BOW TOP BOUNDARY FENCE. PLOT W3, ADJACENT TO DUNVEGAN, STATION ROAD, WIGTOWN. Proposal to change agreement on fencing property from drystone dyke which was placed as a condition to link the modern house more with the older traditional properties opposite which are within the conservation area, and was required prior to occupation. Retrospective application as house appears to be occupied, and bow top fence is in place. CC objected to application as conditions were based on assessment at the time, to fit with adjacent conservation area, and should therefore be honoured.
UPDATE: recommended for approval by officers, and Planning Applications Committee granted approval with conditions relating to pavement, finish of walls, visibility for access/egress, at meeting on 30.5.2019.

19/0562/LBC & 19/0563/FUL ALTERATIONS INCLUDING REPLACEMENT WINDOWS AND DOORS, FORMATION OF 3 NEW WINDOW OPENINGS, INSTALLATION OF 2 ROOF-LIGHTS, REPAINTING OF EXTERIOR, DISPLAY OF 3 SLATE SIGNS TO FRONT ELEVATION, TO BRING ABOUT CHANGE OF USE OF BANK TO FORM HOSTEL AND TWO FLATTED DWELLINGS. FORMER BoS BUILDING, 21 NORTH MAIN STREET, WIGTOWN.
NOTE: Robin, Kevin, Nick, Matt, Jak have conflict of interest in this application by W&BCI.
UPDATE: Submission in support per May CC meeting. Architectural Heritage Society supportive. D&GC Roads and Scottish Water no objections.

ACTION

Note report.

Consider whether to agree submissions as recommended.

Nick Walker 7.6.2019