

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY REPORT FOR FULL COMM. COUNCIL 10.2.2020**

Members

- Nick Walker, Kevin Witt, Paul Tarling, Sandra McDowall, Robin Richmond, Willie McCartney

NEW APPLICATIONS

19/1994/FUL ERECTION OF DWELLINGHOUSE, INSTALLATION OF GROUND SOURCE HEAT PUMP, SEPTIC TANK AND SOAKAWAY. CULBAE FARMHOUSE, WHAUPHILL
RECOMMEND: No submission

20/0016/FUL INSTALLATION OF TWO REPLACEMENT DOORS AND TWO WINDOWS ON FRONT ELEVATION WITH UPVC, INSTALLATION OF REPLACEMENT DOOR AND WINDOW WITH UPVC, ENLARGEMENT OF WINDOW OPENING TO FORM DOOR OPENING AND FORMATION OF NEW WINDOW OPENING ON REAR ELEVATION OF DWELLINGHOUSE. 24 HIGH STREET WIGTOWN DG8 9HH.

This application was included in the Weekly Planning list issued on 15 January 2020 and was approved unconditionally on 7 February 2020. Given the opportunity we would have considered a submission against the application to show consistency. In the past the Community Council has objected to installation of UPVC replacement doors and windows in properties within the Wigtown Conservation Area on the grounds that it risks undermining the wider Conservation Area as well as the heritage value of individual properties.

The planner's delegated report states that there were no representations but there was a late representation submitted on 4 February - neither objecting to nor supporting the application – from Architectural Heritage Society of Scotland. AHSS wrote *“We are pleased that this derelict house is being restored but we would have preferred traditional wooden sash windows. There is a very good restoration of a house in Agnew Crescent where ugly modern ‘improvements’ have been removed and the house restored with six over six sash and case windows. However the uPVC windows will be sliding sash and case but the door would be better with a fan light in a more traditional style. The modern ‘Kentucky’ style with inserted fanlight does not lend character to a period house. Although the new door resembles the adjoining house’s ‘Kentucky’ door the proportions do not match, so perhaps it would be more appropriate to have a simpler, different style.”*

The relative Delegated Report makes no reference to this representation but does address the Conservation Area. *“Taking all relevant considerations into account, it is considered that in this instance the proposal would improve the appearance of this building which has been unoccupied for a number of years and consequently had fallen into a poor state of repair. It is therefore considered that the proposal would not have a materially adverse effect on the character or appearance of the Conservation Area.”*

RECOMMEND: note decision only.

UPDATES

19/1383/FUL ERECTION OF 43 DWELLINGHOUSES AND ASSOCIATED ACCESS, LANDSCAPING, ETC. OLD SHOWFIELD, SOUTHFIELD PARK, WIGTOWN. Re-application with no obvious change from previous two applications, but a little additional information about roadways and large vehicle access. No updated Pre-Application Consultation. Water, waste water and storm water handling remain unclear, with potential flooding impact not clear as previously raised by Roads Dept. No details on how affordable housing element is proposed to operate.

{NOTE: Robin, Kevin, Nick, Jak have conflict of interest in this application through W&BCI.}

UPDATE: Additional documents submitted January 2020. These included revised Road layout drawings and Draining Assessment/Engineering Statement to address Roads Department's concerns in relation to roads and storm water drainage (see below). The new Roads layout sees sections of the boundary wall being taken down to allow for new driveways on Lilico Loaning and Harbour Road. Within the Southfield Park Housing Site's listing in the Local Development Plan it states that the

original stone boundary walls have medieval carved stone work incorporated into their fabric **and should be retained.**

CC made no submission reflecting divided opinions in community. Ten local objections. D&GC Education requires £1744.93 per house towards local school provision.

D&GC Roads Dept response raised concerns about some elements of internal roads and parking, access/manoeuvring space for large vehicles, and storm water drainage with inadequate flood modelling details and unclear vehicle access to storm water storage facility. Scottish Water unable to confirm adequate sewerage handling capacity locally and request fuller engagement, as well as information on development details which may impact existing Scottish Water infrastructure.

19/1867/FUL EXTENSION TO SOUTHWEST OF DWELLINGHOUSE, CULBAE FRAMHOUSE, WHAUPHILL.

UPDATE: Approved unconditionally.

19/1819/FUL ALTERATION AND CHANGE OF USE OF STEADING TO DWELLINGHOUSE AND INSTALLATION OF SPETIC TANK AND SOAKAWAY. NORTH BLAFERN STEADING, KIRKINNER. Twice previously had permission for similar development. Relatively modern looking small house within and extending the existing ruined steading.

UPDATE: No submission.

19/1927/FUL EXTENSION TO CUBICLE SHED AND SLURRY CHANNELS. STEWARTON FARM, KIRKINNER.

UPDATE: Approved unconditionally.

19/1906/LBC INSTALLATION OF 14 L.E.D. FLOODLIGHTS TO COUNTY BUILDINGS FACADE. WIGTOWN. D&GC application to install floodlights around the façade of the County Buildings, which replaces old, defunct floodlights, and will be lower energy. Consideration needs to be given to light pollution locally and to the dark skies park, arrangements for control/management, and to the impact on the B listed building and the broader conservation area. Jak Kane will produce a summary of the proposal details for consideration. The effect could be enhance the County Bldgs and the town especially in winter, for Christmas and the Book Festival, and for other events.

UPDATE: Supportive submission put in by CC per January meeting. **Historic Environment Scotland did not have any comments to make on the proposals either in support or against.**

19/1839/PIP PLANNING IN PRINCIPLE (NOT FULL CONSENT) APPLICATION FOR ERECTION OF DWELLINGHOUSE. EDINARD, 1 MAIDLAND PLACE, WIGTOWN.

UPDATE: Planning Permission in Principle refused for the following reason(s):-

The proposed dwellinghouse on this restricted site would be cramped, and would have a harmful adverse impact on the density, character and pattern of the area, and be out of keeping with the general building pattern of the area.

The proposed dwellinghouse would give rise to a poor standard of residential amenity for occupiers and would be uncharacteristic of the locality, in addition to damaging the visual amenity of the area,

ACTION: Note report. Decide on submissions.

9 February 2020