

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 11.5.2020 (incl. April update)**

Members

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

NEW APPLICATIONS

20/0539/FUL ERECTION OF DETACHED DOMESTIC GARAGE / ANNEXE ACCOMMODATION, AND ROOF MOUNTED SOLAR POWER (PV) PANELS. 1 BLADNOCH, WIGTOWN. C listed heritage building in conservation area in Bladnoch - “single storey and attic, 3-bay cottage in terraced pair; of whin-stone rubble, painted, with painted ashlar dressings and rusticated quoins; coped skew to right, pale grey graded slates and concrete tiles to rear.” Application seeks to demolish existing detached garage and replace with larger modern garage with self-contained accommodation above, and photovoltaic solar electric panels on the south-facing (road side) roof. No design statement but appears not to affect listed house directly so this seems not to be a requirement. **RECOMMEND:** no submission, unless local concerns (there are no register public objections).

UPDATES

20/0221/LBC PARTIALLY LATE (RETROSPECTIVE) ALTERATIONS INCLUDING REPLACEMENT WINDOWS, ERECTION OF EXTENSION AND INTERNAL ALTERATIONS TO CHANGE TO DWELLING-HOUSE. RED LION INN, 4 NORTH MAIN STREET, WIGTOWN. Restoring disused building in sympathy with its C listed status and the conservation area, and bringing back into residential use. Mainly retrospective.

UPDATE: no CC submission made. Application no longer present in system (?system error).

20/0194/FUL ERECTION OF DOMESTIC OUT-BUILDING, 3 AGNEW TERRACE, WHAUPHILL.

UPDATE: Granted by D&GC 13.3.2020.

19/1994/FUL ERECTION OF DWELLING-HOUSE, INSTALLATION OF GROUND SOURCE HEAT PUMP, SEPTIC TANK AND SOAK-AWAY. CULBAE FARMHOUSE, WHAUPHILL

UPDATE: Granted by D&GC 27.3.2020.

20/0132/ADV DISPLAY OF 1 CAST IRON SIGN WITH 2 DOWN-LIGHTERS, 1 NON-ILLUMINATED PROJECTING SIGN AND 2 WINDOW VINYLs. 24 NORTH MAIN STREET, WIGTOWN. New application for change to planned signage at new fish & chip shop.

UPDATE: Granted by D&GC 5.3.2020.

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

UPDATE: Granted by D&GC 7.4.2020.

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 B listed County Buildings, which replaces old, defunct floodlights, and will be lower energy.

UPDATE: **No update.** Supportive submission put in by CC per January meeting.

19/1383/FUL ERECTION OF 43 DWELLING-HOUSES AND ASSOCIATED ACCESS, LANDSCAPING, ETC. OLD SHOWFIELD, SOUTHFIELD PARK, WIGTOWN. Application updates earlier ones with additional information about roadways and large vehicle access. Water, waste water and storm water handling remain unclear, with potential flooding impact not clear as previously raised by Roads Dept. Scottish Water unable to confirm adequate sewerage handling capacity and request fuller engagement. Little detail on how affordable housing element is proposed to operate. Update January 2020 showed more storm water details and new road layout including sections of boundary wall removed to create driveways from Lilico Loaning despite Local Development Plan stating that original stone boundary walls include medieval carving within their fabric and that walls should be retained. *D&GC Education requires £1744.93 levy per house.*
{NOTE: Robin, Kevin, Nick, Jak have conflict of interest in this application through W&BCI.}
UPDATE: **No further update.** *CC made no submission reflecting divided opinions in community.*

ENQUIRY (pre-application)

Ian & Sandy McCreath had previously indicated an intention to develop the field below Bayview Nursery (the former British Linen Bank and Wigtown House Hotel site). They have now produced sketches to indicate a likely layout and architect's impression of six holiday lodges, which they indicate will not for residential letting or sale. The land is outside the Town boundary and is designated agricultural. Drawings form annex A to this report. Messrs McCreath are keen to hear any feedback including constructive criticism on their proposals as they finalise their planning application.

ACTIONS SOUGHT

1. Note report.
2. Decide on submission re 20/0539/FUL.
3. Consider comments to pre-application enquiry.

Nick Walker, 9.5.2020

ANNEX A - McCreath, p
Wigtown Comm. Co

[illegible][illegible]

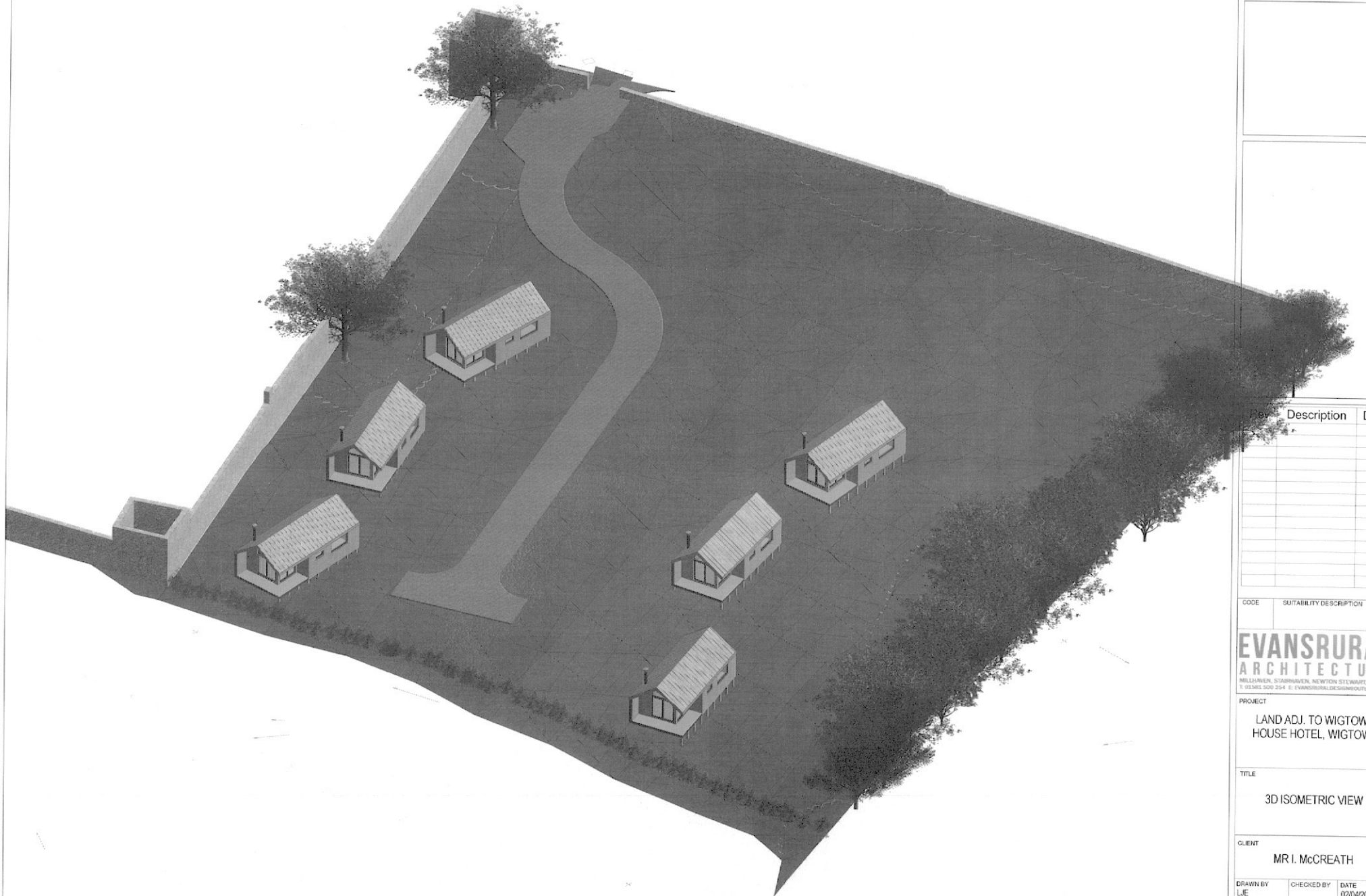
EVANSRURAL
ARCHITECTURE
MILLHAVEN, STARRHAVEN, NEWTON STEWART, DGB OIL
T: 01582 500 254 E: EVANSRURALDESIGN@OUTLOOK.COM

LAND ADJ. TO WIGTOWN
HOUSE HOTEL, WIGTOWN

SITE SECTIONS

MR I. McCREATH

DRAWN BY LJE	CHECKED BY	DATE 02/04/2020
SCALE (@A9) 1 : 100	PROJECT NUMBER 91	17-03-06
DRAWING NUMBER 91-05A		REV



1 3D view

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
------	-------------------------

EVANSRURAL
ARCHITECTURE
 MILLHAVEN, STARRHAVEN, NEWTON STEWART, DUN GAIL
 T: 01345 5020 254 E: EVANSRURALDESIGN@OUTLOOK.COM

PROJECT
 LAND ADJ. TO WIGTOWN
 HOUSE HOTEL, WIGTOWN

TITLE
 3D ISOMETRIC VIEW

CLIENT
 MR I. McCREATH

DRAWN BY LJE	CHECKED BY	DATE 02/04/2020
SCALE (@A0)	PROJECT NUMBER 91	

DRAWING NUMBER 91-07A	REV
--------------------------	-----





