

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 14.9.2020**

Members

- Nick Walker, Paul Tarling, Kathleen Hart, Ada Montgomery, Sandra McDowall, Robin Richmond, Willie McCartney, Kerr Inger.

NEW APPLICATIONS

20/1256/FUL ERECTION OF AGRICULTURAL STORAGE SHED. FARTHING COTTAGE, NORTH CLUTAG FARM, WIGTOWN.

RECOMMENDATION: no submission.

20/1134/FUL ALTERATIONS AND FORMATION OF PITCHED ROOF OVER EXISTING GARAGE AND FORMATION OF DECKING. COUTHY BRAE, BOTANY STREET, WIGTOWN. Alteration to house as noted, within the conservation area and adjacent to Craigmount.

RECOMMENDATION: consider impact of proposal and local views, to enable decision on submission.

UPDATES

20/1127/FUL SITING OF 6 HOLIDAY CHALETS, ALTERATIONS TO EXISTING ACCESS, FORMATION OF ACCESS ROAD AND INSTALLATION OF SHARED SEPTIC TANK AND SOAKAWAY. LAND ADJACENT TO WIGTOWN HOUSE HOTEL, BLACKS' FIELD, BANK STREET, WIGTOWN.

UPDATE: CC objection submitted (previously circulated). Roads submission requires gateway wide enough for vehicles to enter and exit at the same time, with widened visibility for exit before accessing public road, and bin area to be ensured not to obscure visibility. Public submissions: two late (which cannot be considered); supportive 11; objecting 83. CC requested early notification of Planning Applications Committee meeting date (if the application has to go to Committee – due to the number of public objections and the CC objection, it will require to do so if planning officers are minded to approve it).

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. Planners indicated decision expected in August 2020 but no updates in system.

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. Missing information provided early June 2020.

UPDATE: New drawings regarding lighting replacement in main stairway and main hall added on 2.9.2020. No other indication of progress. *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 still not adequate for Roads Dept. but some additional info. submitted in January 2020; this included removing some boundary wall to create driveways from Lilico Loaning but LDP states that “original stone boundary walls include medieval carving within their fabric” and should be retained. Scottish Water unable to confirm adequate sewerage handling capacity and request fuller engagement. Little detail on how affordable housing element is proposed to operate. *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 since January 2020, even regarding recent demolition of ruined buildings. *CC made no submission reflecting divided opinions in community.* Note that previously D&GC has declined this application after several months without receiving requested further information.

Scottish Government Consultation:

Proposed changes to Pre-Application Consultation Requirements in Planning. Deadline for submission is 6.11.2020 (before November CC meeting). Consultation document is circulated with this report. Comments back to Nick by 1.10.2020 so a draft response can be prepared for the October CC meeting to approve.

ACTIONS SOUGHT

1. Note report.
2. Decision on need for Couthy Brae submission.
3. Consider SG consultation and feedback by end of month.

Nick Walker, 10.9.2020