

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 12.10.2020**

Members

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

NEW APPLICATIONS

20/1458/FUL & 20/1480/LBC INSTALLATION OF 9 REPLACEMENT WINDOWS, 9 AGNEW CRESCENT, WIGTOWN. Replacement of five windows at front and four at rear of C-listed dwellinghouse in conservation area. Application notes listed but unaware of classification. No design statement included. Proposal is to replace white painted wooden sash windows with new double-glazed white painted wooden sash windows.

RECOMMENDATION: support as application is sympathetic to the historical nature of the building and the area.

20/1634/FUL ERECTION OF EXTENSION TO NORTHWEST & SOUTHWEST, CORNAKINNEGAR, 8 JUBILEE TERRACE, WIGTOWN. Extensive alterations and extension to dwellinghouse to provide disabled accommodation.

RECOMMENDATION: no submission.

20/1635/FUL ERECTION OF EXTENSION TO NORTHEAST, 8 LIGHTLANDS AVENUE, WIGTOWN. Single storey extension to rear of dwellinghouse.

RECOMMENDATION: no submission.

UPDATES

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

UPDATE: approved by D&GC 24.9.2020.

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.

UPDATE: approved by D&GC 1.10.2020.

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. In addition, replacement lighting replacement in main stairway and main hall.

UPDATE: approved by D&GC 1.10.2020.

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 still no further update.

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.

CC objected. 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).

UPDATE: nil.

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 demolition of ruined buildings. *CC made no submission reflecting divided opinions in community.* Previously D&GC has declined this application after several months without receiving requested further information.

ACTIONS SOUGHT

1. Note report and agree recommendations for no submission.
2. Decision on Agnew Crescent application (20/1458/FUL & 20/1480/LBC) response.
3. Decision on Scot Gov consultation (see following pages).

Nick Walker, 10.10.2020

SCOTTISH GOVERNMENT CONSULTATION

Proposed changes to Pre-Application Consultation (PAC) Requirements in Planning. Deadline for submission is 6.11.2020 (before November CC meeting). Thank you to Sandra and Ada for providing some comments.

Summary of background

National and major planning proposals require in law to have a pre-application consultation before submission of formal application for planning consent. Across D&G, there are few such applications (7 in 2016-17; 11 in 2017-18; 15 in 2018-19). The old showfield housing and Auchleand windfarm proposals were examples locally. The idea is to ensure that applicants inform communities about their plans early on in the hope that community views can be taken into consideration as plans are finalised and formal planning applications are prepared for submission.

Currently, a potential applicant must lodge a Planning Application Notice with an outline of the proposal, its location and their intentions regarding PAC with the local authority. The local authority can require changes to PAC arrangements if considered necessary. As a minimum, the relevant Community Council must be notified of the PAC, notice must be published in a local newspaper, proposal details must be made available and a public event (or COVID equivalent) must be held. A planning application can then be lodged (at least 12 weeks and at most 18 months later), and it must include a report on the PAC. Otherwise there is no binding guidance on how PAC is conducted, and the applicant has wide discretion on how to handle the feedback received through PAC.

Summary of key proposals

This consultation relates to proposed changes to the law to: provide more information about development proposals (in hard copy and on line), provide more opportunities for feedback including a minimum of two public events, make PAC reporting clearer and more consistent, and balance proportionality by introducing some exemptions from PAC requirements (such as when an applicant intends to make a new application without significant changes to what/where is proposed, with PAC having occurred previously).

Comments proposed for submission (based around the key questions posed in the consultation document)

Wigtown CC is supportive of an open planning process and believes that the proposed changes help make the process fairer, more open and more accessible. Requiring provision of information on line as well as in hard copy is a sensible and welcome change, which is overdue. Community Council experience is of significant variability in how PAC is conducted – increasing the minimum requirements for is therefore welcome. COVID-19 has demonstrated that public events can succeed through a virtual arrangement, and this option is welcome, but at least one event should be physical unless there are specific restrictions in effect as virtual arrangements enhance access for some but exclude others especially in rural and remote areas, and where there is significant poverty.

The second public event could be required to provide feedback from the first event. We are supportive of this change as it allows community verification of the summary of views expressed at the first event. There needs to be sufficient time between events for communities to consider and discuss the information provided. We suggest a minimum of two weeks between events, which also allows applicants time to summarise (and seek additional views and clarification) feedback at the first event.

One newspaper advertisement and one notification to the relevant community councils should suffice for advertising both public events. There must be sufficient notice for community councils to inform their communities – and we suggest at least four weeks notice. A shorter notice period would be needed for the newspaper advertisement. We are concerned about communities without an extant community council being disadvantaged and would like some reference in the Regulations to address this issue – perhaps the local authority should be required to notify local communities in areas without a community council.

The proposed regulations on PAC report guidance seem appropriate and helpful.

Proposals on exemption from PAC are reasonable overall. We support these being limited to the same applicant making an application which is not substantially different. A second Planning Application Notice should be required including a request for PAC exemption and stating the grounds for exemption. The planning authority should decide whether to agree the exemption. We agree that there needs to be a time limit on the option of exemption, and 18 months seems reasonable, but there needs to be discretion with the planning authority, for example, in cases where there have been significant changes in the relevant proposal site and its environs, or in the relevant community.

Guidance is proposed to address how PAC sessions are arranged, communities engaged with, excluded groups (such as disabled people) are actively included, etc. We have nothing additional to add to this.

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