

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 8.3.2021**

Members

- Nick Walker, Paul Tarling, Kathleen Hart, Ada Montgomery, Sandra McDowall.

NEW APPLICATIONS

21/0190/FUL INSTALLATION OF 2x 50kW GROUND SOURCE HEAT PUMPS AND ASSOCIATED UNDERGROUND PIPEWORK. BARNBARROCH MAINS, WHAUPHILL.

RECOMMEND: No submission.

21/0207/FUL ALTERATION TO EXISTING ACCESS ONTO B7005 AND FORMATION OF NEW FOREST TRACK (PARTIAL RETROSPECTIVE). GLENLING WOOD, CORSEMALZIE, WIGTOWN.

Proposal to improve access and allow forest management.

RECOMMEND: No submission.

21/0348/FUL & 21/0349/LBC ALTERATIONS INCLUDING NEW WINDOW TO SOUTHWEST, NEW DORMER TO SOUTHEAST, PARTIAL DEMOLITION OF EXISTING EXTENSION, REPLACEMENT EXTENSION TO SOUTHEAST, AND ALTERATIONS TO INTERNAL LAYOUT. 4 ACRE PLACE, WIGTOWN. C-listed building in the conservation area. There is an existing narrow extension which overlooks neighbours and is not a useful space so it is proposed to replace with a wider but shorter and less intrusive extension which would link to the main house allowing larger kitchen and living area, and the removal of the bathroom to upstairs nearer bedrooms. The window changes arise as a consequence. Windows and external finish will match the current appearance, and new roofing is intended to be slate (as the houses have been reroofed in the past with concrete tiles which are unsuited for the extension and are not actually in keeping with the buildings' heritage).

RECOMMEND: Submit comments on the importance of the conservation area and its listed buildings, and note that the proposal appears sympathetic to and supportive of the built heritage.

UPDATES

21/0013/LBG ISSUE OF 30 AGNEW CRESCENT Residents raised concern about replacement windows. Investigation suggests C listed building in conservation area, with several changes over the years, and no relevant planning applications. D&GC assessed and requested planning application.

UPDATE: Nil.

20/2025/FUL ERECTION OF DWELLING-HOUSE AND OUT-BUILDING, AND FORMATION OF ACCESS. SITE NORTH OF 2 MAIN STREET, WHAUPHILL. Proposes a new house at the Wigtown end of Whauphill opposite Tarff, seeming therefore to fall within a circle enclosing the settlement; therefore this could be considered within rather than creating expansion of the village. Frontage is designed to look in keeping with nearby properties in the village.

UPDATE: D&GC approved 19.2.2021.

20/1589/FUL ALTERATION / CHANGE OF USE OF STEADING TO FORM FIVE DWELLINGHOUSES, NEW ROAD ACCESS, BIODISK SEWAGE TREATMENT, CARSEGOWAN.

Proposal to convert Carsegowan steading, bordering A714, into five dwellings, with shared private sewage system. Access from A714 to the north to be closed and a new access opened nearer Newton Stewart, and the southerly access to be retained, which is shared with the existing farmhouse (under separate ownership).

CC submitted comments (neither supporting nor objecting), noting road access and bat survey issue. SNH likewise concerned about bats. Prelim. bat survey states "although no evidence of roosting... was recorded... the buildings were assessed as having high potential during the winter and summer months.... It is recommended that activity surveys are conducted, ideally two at dusk and one at dawn, between May and August 2021." D&GC requires complete bat assessment before application can be assessed. Roads Dept. had set requirements for access. Likely to be held or withdrawn until bat assessment complete.

UPDATE: Nil.

20/1676/LBC INSTALLATION OF FIVE REPLACEMENT WINDOWS. CRAIGMOUNT, HIGH STREET, WIGTOWN. Proposal to replace several windows with UPVC double glazed units in modern extension, effectively like for like, and one large window which is no longer up to safety specification. The building is in the conservation area and is C listed. CC agreed no submission. Architectural Heritage Society commented but did not object.

UPDATE: Nil.

20/0221/LBC 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. No CC submission. Planners expected decision in August 2020.

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 parking, roadways and large vehicle access. Water, waste water and storm water handling still lack sufficient information re flooding and access to SuDS system. Additional info. submitted in January 2020 included removing some boundary wall to create driveways from Lilico Loaning despite LDP statement that “original stone boundary walls include medieval carvings 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. December 2020, minor updates with parking for plot 33 still unacceptable to Roads Dept. and still insufficient detail on drainage design overall and for access to the SuDS catchment.

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

UPDATE: Nil further. *CC made no submission reflecting divided opinions in community.*

RSPB preapplication consultation – per presentation at February CC meeting re further works at Baldoon to create more wetland. Submission in support in principle provided to RSPB.

ACTIONS SOUGHT

1. Note report.
2. Decide on response regarding 4 Acre Place

Nick Walker, 7.3.2021