

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 14.6.2021**

Members

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

NEW APPLICATIONS

21/1384/FUL ERECTION OF DWELLINGHOUSE AND GARAGE, LAND WEST OF 10 AARON COURT, MAIN STREET, KIRKINNER. Proposal to build a two-storey house, with detached garage and small garden, at south end of Kirkinner, just within the village boundary. Living rooms and en suite bedroom on ground floor, two bedrooms and bathroom to first floor. The design looks similar to houses in immediate vicinity.

RECOMMEND: No CC submission.

21/1314/FUL ERECTION OF EXTENSION TO NORTHWEST OF DWELLINGHOUSE, 4 MAIN STREET, WHAUPHILL. Proposal to extend house with “garden room” added to kitchen and bedroom.

RECOMMEND: No CC submission.

21/1175/FUL CHANGE OF USE AND EXTERNAL ALTERATIONS TO OLD MALTINGS BUILDING, BLADNOCH DISTILLERY, BLADNOCH. Main planning application that relates to the LBC application previously discussed, 21/1173/LBC.

RECOMMEND: No CC submission.

UPDATES

21/0235/FUL CHANGE OF USE OF PART OF HOUSE TO EXTEND SHOP SPACE, FORMER BUTCHER'S SHOP, 2 NORTH MAIN STREET, WIGTOWN. Proposal (stated not to be retrospective, but work is well underway!) to open up the public shop area to increase retail space.

UPDATE: D&GC granted permission 28.6.2021.

21/1177/FUL ERECTION OF EXTENSION TO SOUTHEAST ELEVATION OF DWELLING-HOUSE AND RE-SITING OF GAS TANK. LAIGH KIRKLAND, MOSS OF CREE ROAD, WIGTOWN. Proposed extension to house which will make the building more symmetrical from the road and add an extra bedroom, bathroom, utility room and gym, with office upstairs, all with large windows for light and view.

UPDATE: D&GC granted permission 5.7.2021.

21/0338/FUL CHANGE OF USE OF PART OF HOUSE TO FORM SHOP, ALTERATIONS TO HOUSE. 22 NORTH MAIN STREET, WIGTOWN. Proposal to renovate building, replacing front doors and windows with more traditional style wooden sash and case windows, etc. and reinstating shop to street frontage, for class 1 non-food retail (which covers such as sale of goods, hairdresser, undertaker, travel and ticket agency, post office, dry cleaner, launderette, display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed). *Note: Sandra has conflict of interest in regard to this application.*

UPDATE: D&GC granted permission 30.6.2021. CC made no submission.

21/1173/LBC ALTERATIONS TO OLD MALTINGS BUILDINGS INCLUDING INSTALLATION OF SIX ROOFLIGHTS AND ONE STAINLESS STEEL FLUE. BLADNOCH DISTILLERY. Listed building in conservation area, with substantial recent improvements. This proposal seeks to upgrade the old maltings building as part of the visitor experience with tasting lounge, “library” and toilets, and to address damp and insulation. The design statement indicates a sympathetic approach to the building's heritage.

UPDATE: Historic Scotland submission indicates no specific comment or objection. CC made no submission.

21/0703/FUL ERECTION OF DWELLING-HOUSE AT EDINARD, 1 MAIDLAND PLACE, WIGTOWN. Proposal to build house on land currently forming part of the garden at Edinard. Previous proposal refused due to concerns about limited space for a house, and impact on the overall housing density and appearance. This proposal is for a small single-storey two-bedroom house.

UPDATE: Additional detail and drawings, in part to reassure planners in context of comprehensive objection by one neighbour. Another neighbour entered support, and CC made no submission.

21/1116/FUL ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING WITH UNDERGROUND SLURRY CHANNEL. HIGH BARNES FARM, WIGTOWN.

UPDATE: Nil. CC made no submission.

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: No updates since 26.2.2020 when first validated. Clarification sought again from Planners.

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. Roads Dept. had set requirements for access.

UPDATE: Bat surveys completed and found high potential for summer and winter roosting, but no evidence of active roosting. Advice is to work between April and October, and repoint areas where bats could enter for hibernation this winter. Application therefore active again.

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 lacked sufficient details re flooding and access to SuDS system, but additional info. March 2021 finalised this. 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. Parking not considered suitable for plot 33 but Roads Dept. considers this minor.

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

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

ISSUES

21/0082/DEV LAIGH KIRKLAND, MOSS OF CREE ROAD, WIGTOWN. Agricultural building erected with associated earthworks and drainage without planning consent. Planning Enforcement has assessed and issued a “letter for action” so a retrospective planning application is expected.

UPDATE: nil.

21/0076/DEV CASH MACHINE / TELEPHONE, NORTH MAIN STREET AT HIGH VENNI, WIGTOWN. Planning enforcement considering this but no feedback yet on the outcome.

UPDATE: nil.

21/0095/DEV BALDOON MAINS FARM, KIRKINNER. Large agricultural building erected without planning consent. Planning Enforcement had already been notified about this, and is investigating.

UPDATE: nil.

ACTIONS SOUGHT

1. Note report.
2. Agree no submission on new applications.

Nick Walker, 11.7.2021