

**ROYAL BURGH OF WIGTOWN & DISTRICT COMMUNITY COUNCIL
PLANNING WORKING PARTY
REPORT FOR COMMUNITY COUNCIL 11 April 2022**

Members

Paul Tarling, Ada Montgomery, Robin Richmond, Sandra McDowall, Kerr Inger.

NEW APPLICATIONS

22/0138/PIP LOW COTLAND, WIGTOWN

ERECTION OF DWELLINGHOUSE

An application for Planning Permission in Principle for a new house to be built on the land immediately after the new Show Ground.

22/0321/FUL BLADNOCH DISTILLERY

INSTALLATION OF 4 POT ALE AND SPENT LEES TANKS AND SITING OF STAFF FACILITIES CABIN

The application shows existing tanks being relocated to the rear of the Distillery complex and the installation of what looks like a portakabin to provide canteen and drying room facilities for staff.

CURRENT APPLICATIONS

UPDATES

21/0719/FUL OLD CHURCH SITE, ADJACENT TO CRAIGMOUNT

ERECTION OF DWELLINGHOUSE (AMENDED DESIGN TO THE PREVIOUSLY APPROVED UNDER 16/P/1/0028) AND INSTALLATION OF SEPTIC TANK AND SOAKAWAY

The application has been refused because the proposed development site is located in a publicly sewered area but would not connect to the public sewer despite a connection solution being available contrary to the LDP 2 Policy IN9 - Waste Water Drainage.

OTHER

21/1635/FUL (21/0095/DEV) BALDOON AIRFIELD, BALDOON MAINS FARM, KIRKINNER, ERECTION OF AGRICULTURAL STORAGE BUILDING. Retrospective application for large agricultural building in vicinity of other buildings associated with the business.

UPDATE: DGC's Flood Risk Management Team (FRMT) objected to the proposed development based on the development lying within the Coastal floodplain as detailed on DGi (information from SEPA).

21/2006/FUL LAIGH KIRKLAND, WIGTOWN, ERECTION OF TERRACE AREA TO NORTH EAST ELEVATION OF DWELLINGHOUSE, ERECTION OF STORAGE BUILDING FOR DOMESTIC PURPOSES, FORMATION OF HARD STANDING AREA, ALTERATIONS TO ACCESS INCLUDING ERECTION OF 1.2 BOUNDARY WALL AND REPOSITIONING OF GAS TANK -

UPDATE: Roads Department's consultation response asks that conditions be applied re the access which appears unmade and requires to be formalised.

21/2115/FUL SITE ADJACENT TO KERROSS, STATION ROAD. Erection of 2 Storey house.

RECOMMENDATION: To maintain consistency with the Council's decision on the development of Kerross the CC should ask the Council to decide against development that *"is not designed to reflect the contours and landform of the site or the character and scale of adjacent development; it involves unnecessary and insensitive upfill of land and the formation of retaining walls; and excessive underbuilding to the rear to form a basement floor"*.

UPDATE: Agent has written in response to objections writing that the objectors have based their objections on a perceived difference in height levels between the proposed house and Kerross. He provided a drawing that shows the height level of the proposed property would be 200mm lower than Kerross.

21/2494/FUL BLADNOCH DISTILLERY

CHANGE OF USE OF PART OF AGRICULTURAL SOCIETY'S SHOWGROUND TO FORM VISITOR CAR PARKING AREA FOR BLADNOCH DISTILLERY, FORMATION OF PEDESTRIAN ACCESS AND NEW ACCESS ONTO B7005 AND ERECTION OF SMOKING SHELTER

The proposed 65 space car park will be compacted hardcore in the area that is usually used on show days for horse boxes and cars. Disabled parking will continue to be available in the existing car park. A new access point will be formed opposite the garage and pedestrian access to the Distillery from the car park will be along a path behind Bladnoch Cottage. See attached document for full details.

21/2495/FUL BLADNOCH DISTILLERY

ERECTION OF WAREHOUSE BUILDING AND EXTENSION TO INTERNAL ROAD LAYOUT
New Building will be to the west of the existing Distillery and is needed to provide additional capacity.

21/2550/HAZ BLADNOCH DISTILLERY

STORAGE OF HAZARDOUS SUBSTANCES

Hazardous Substances include whisky, alcohol and propane gas. Application says there is currently no PHS consents in place so it would appear the situation is being regularised.

21/2483/FUL & 21/2459/LBC 26 BLADNOCH, WIGTOWN

ERECTION OF EXTENSION TO EXISTING DETACHED GARAGE TO FORM STUDIO /
WORKROOM

The studio will be an extension to match the existing garage and have the same width, height and roof line. The building will be constructed from stone and timber with a slate roof with the stone coming from a previous building on the site and matches boundary walls within the plot.

The studio will be used to produce handmade prints and while the primary usage is not a location for sales it is likely that on occasion the building could be open to the public for open studio events.

22/0099/FUL LAND AT BARVERNOCHAN FARM, OFF B7052 WHAUPHILL

ERECTION OF 20 METRE HIGH LATTICE TOWER, INSTALLATION OF 6 ANTENNAS, 4
TRANSMISSION DISHES, 2 EQUIPMENT CABINETS, 1 METER CABINET AND ASSOCIATED
WORKS

The tower is being planned by the Shared Rural Network project on behalf of Vodafone Limited, Telefonica and Hutchison 3G Limited (Three) to provide improved 4G mobile connectivity. The MOD says that the addition of a 20m lattice tower in this location has the potential to introduce a physical obstruction to low flying aircraft operating in the area and should be fitted with aviation safety lighting.

ACTIONS SOUGHT

1. Consider new Planning Applications
2. Note report.