Your Ref:
Our Ref: 26/0952/FUL

Date: 20 August 2026

Representor to application reference 26/0952/FUL

**Dumfries and Galloway Council**
**Economy and Environment**
Development Management
Militia House
English Street
Dumfries
DG1 2HR

Any enquiries please contact
**Case Officer:** Chris McTeir
**Mobile:** 07919 300801
**Email:** chris.mcteir@dumgal.gov.uk
**Website:** www.dumgal.gov.uk/planning

**Town and Country Planning (Scotland) Act 1997**
**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013**

**PROPOSAL:** **ERECTION OF METEOROLOGICAL MAST (MAXIMUM HEIGHT OF 91 METRES) FOR A TEMPORARY PERIOD OF FIVE YEARS**
**LOCATION:** **Craes Hill, 4.7 Km South Of Moniaive**

Dear Representor

I refer to the above application, which will be reported to the Planning Applications Committee when it meets on **27 August 2026 in Council Offices, English Street, Dumfries**.

The agenda papers for this meeting (including the Head of Economy & Environment's report for this application) are now available to view and download on the Council's website at the following address:-

https://dumfriesgalloway.moderngov.co.uk/ieListMeetings.aspx?CommitteeID=136 and selecting 'Planning Applications Committee'.

Background documents and plans relating to this application can be viewed online at www.dumgal.gov.uk/planning and by using the reference number 26/0952/FUL.

A leaflet which tells you about how the application will be decided can be found at
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Planning decisions - Dumfries and Galloway Council (dumgal.gov.uk). You may attend the meeting, if you wish, and make a statement in person to the Committee before they decide the application.

Meetings can be viewed online and those who are eligible to speak and have registered in time will be allowed to do so virtually via MS Teams. There are also a limited number of spaces within the Council Chamber in English Street, Dumfries for members of the public to attend the meeting in person.

Planning Applications Committee is live streamed on the Council website at

Council meetings, agendas and minutes - Dumfries and Galloway Council (dumgal.gov.uk)

The meeting can be watched in full after it has been concluded using the link above.

If you wish to speak at the Committee meeting, you **must** confirm your intention to do so in writing **at least 48 hours** before the start of the Committee meeting emailing PlanningApplicationsPublicSpeaking@dumgal.gov.uk. Parties who do not do so will not be permitted to speak. Those eligible to speak who have registered in time will be provided with details of how to make representations.

Please note that by indicating you wish to speak at the meeting, you are also agreeing to your representation being streamed, recorded and made available online.

Yours faithfully

***Lindsey Cameron***
Team Leader (Planning Applications)

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**PLANNING APPLICATIONS COMMITTEE**
**GUIDANCE NOTE – PUBLIC SPEAKING AT COMMITTEE**
**& PRE-DETERMINATION HEARINGS**

***Introduction***

This Guidance Note tells you how the Council will determine applications reported to the Planning Applications Committee (the Committee).

***What Applications are Reported to the Committee?***

Planning authorities are required by legislation to conduct 'pre-determination hearings' of any representations which are received in the case of Major developments which are significantly contrary to the development plan and all National developments. This provides objectors, supporters, applicants or their agents with a statutory right to be heard in these cases at Committee meetings. Thereafter, such applications will be determined by the Committee.

The following planning applications are also reported to the Committee:-

- Applications made by the planning authority;
- Applications made by or on behalf of an Elected Member of the planning authority, or any officer directly involved in the statutory planning process or any immediate relative or partner of either;
- Applications which are subject to 6 or more separate, individual and timeously received objections on material planning grounds (NB - a petition is counted as a single objection);
- Applications which are the subject of an objection from any statutory consultee and which officers are minded to approve;
- Applications for developments which are significant departures from the development plan and which officers are minded to approve;
- Applications which an Elected Member has timeously requested be referred to the Committee for a decision; &
- Applications placed directly on the Committee Agenda by an appointed officer where they consider it appropriate or expedient to do so.

The Act provides that the Committee can decide to determine an application that could otherwise be delegated under its statutory approved Scheme of Delegation. Where this happens, a statement of the reasons for the decision to determine the application at Committee must be copied to the applicant.

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A small number of applications, which the Committee are minded to approve, may have to be referred to the Scottish Ministers before a decision can be issued. This is the case, for example, where a government agency (e.g. Transport Scotland, SEPA, MoD, NatureScot, Historic Environment Scotland, etc) has formally objected to an application and the Council wishes to approve it.

Scottish Ministers have a general power to intervene by calling in any planning application for their own determination. In practice, this power is exercised very sparingly.

The remaining applications are dealt with by planning staff under powers delegated by the Council to appointed officers. These procedures have been agreed to ensure that planning applications are dealt with as quickly as possible. The Scheme of Delegation can be viewed on the Council website.

***Can Parties Discuss Applications with Elected Members?***

If approached at surgeries, etc, Elected Members on the Committee (Committee Members) may be prepared to listen to the comments of their constituents but their Code of Conduct prevents them from expressing any opinion on the application concerned or how they might intend to vote if the application comes before Committee prior to the application being determined. If Committee Members express an opinion, they should declare an interest in the application before the Committee. Elected Members who are **not** on the Planning Applications Committee are not bound by the same requirements and in applicable cases, are entitled to speak for or against proposals at the Committee meeting if they so wish.

***Where and When Does the Committee Meet?***

The Committee will normally meet once a month at 10.30am unless in recess.

Council Offices, English Street, Dumfries has been identified as the principal venue, having regard to accommodation, facilities and in order to allow recording and live streaming of the meetings. However, meetings may be held at different venues across Dumfries and Galloway dependant on the geography of its business. The venue and the date and time of the meeting is specified in the covering letter accompanying this document.

Dates and times of all future Committee meetings are available on the Council's website at http://dumfriesandgalloway.gov.uk in the Committee Meetings section. A copy of the agenda and reports will be made available online on these webpages.

***Who Can Attend and Speak at Committee?***

There are a limited number of spaces within the Council Chamber for members of the

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public to attend the meeting in person. However, meetings can be viewed online and those who are eligible to speak and have registered, will be allowed to do so virtually via MS Teams.

Emails to interested parties will normally be sent out 5 working days prior to the date of a meeting, advising of the arrangements for the Committee meeting and confirming if they may speak. A summary of timeously received representations will be included in the Committee report. Third parties who have not made such representations in respect of an application to be considered by the Committee will not be afforded the opportunity to speak.

Only applications which have been the subject of timeous objections will be eligible for public speaking.

Whilst there is no obligation to speak if you do not wish to, any eligible party wishing to make verbal representations to the Planning Applications Committee, even if they have made a previous verbal or written request, **must confirm their intention to do so by sending an email to the following address** PlanningApplicationsPublicSpeaking@dumgal.gov.uk **at least 48 hours prior to start of the Committee meeting; parties who do not do so will not be permitted to speak**. Agents or proxies may read prepared statements on behalf of people eligible to speak who are unable to attend the meeting – the normal time limits (below) will apply. However, people who are unable to attend in person cannot transfer the time which they would have been allotted to other parties for their own use.

[NB – please note that the Committee no longer accepts written statements for the Clerk to read out; this temporary measure introduced during the Covid pandemic has been removed. Representors either need to attend in person (at the meeting or virtually via MS Teams) or appoint an agent or proxy to read out their statement.]

E-mails to the Council requesting the opportunity to speak should clearly specify:-

(i) the unique application reference number;
(ii) the proposed development and its location;
(iii) name and address of the person making the request to address the Committee and on whose behalf;
(iv) a daytime contact telephone number and reserve number if possible; &
(v) the date.

No cross-examination between parties will be allowed but any speaker must be prepared to answer any relevant questions from Committee Members (with the exception of statements being read out by agents or proxies, where no questions will be asked).

No materials (e.g. letters, documents, photos, etc) may be circulated at the Committee meeting as they cannot be legally taken into account by the Committee in reaching a

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decision. Digital photographs, plans, diagrams, etc, to assist with presentations can be incorporated within the PowerPoint presentation to the Committee **providing this has been agreed in advance and they have been submitted in PowerPoint (.pptx) format to** PlanningApplicationsPublicSpeaking@dumgal.gov.uk **at least 2 working days prior to the start of the meeting**.

Instructions or requests from the Chair of the Committee must be adhered to by all eligible parties; failure to do so may result in the opportunity for public speaking being withdrawn for that item.

There is no opportunity for public speaking where the Council is not the decision-making authority (e.g. consultations on applications made to the Scottish Ministers under Sections 36 and 37 of the Electricity Act).

Please note that meetings will be live streamed as well as recorded and made available online. Accordingly, by indicating you wish to speak at the meeting, please be aware that you are also agreeing to your representation being streamed, recorded and made available online.

***What Will Happen at the Meeting?***

At the beginning of the meeting, the Clerk will outline the procedures to be followed. The Committee will consider each application in turn. The case officer or appointed officer will make a short statement addressing the determining issues accompanied by digital images. Any late information, amendments or corrections will be reported at this time. Committee Members may ask questions of officers following the presentation. The order of eligible parties being heard will be as follows:-

- Third parties objecting to an application;
- Third parties supporting an application;
- Statutory consultees objecting to an application;
- Elected Members of Dumfries and Galloway Council who are not members of the Planning Applications Committee (such Elected Members should withdraw from the meeting after making their presentation); &
- Applicants or their agents.

The Chairman will individually invite those who have confirmed in advance that they wish to speak in respect of the application to make their presentation, after which they may be questioned by Committee Members (no questions may be asked of Committee Members by eligible parties).

After all the representations have been heard, the meeting is then in formal session and no further representation may be made by members of the public to the Committee.

The Planning Applications Committee will then proceed to consider and determine the application.

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***What Can I Say and How Long Can I Speak?***

Representations on planning applications must be made on the basis of valid planning matters only. Certain matters are **not** normally material planning considerations and will not be taken into account by the Council when deciding on a planning application. These include:-

- Devaluation of property;
- Loss of view;
- Hours of construction;
- Commercial / Business competition;
- Moral and religious issues;
- Matters which relate to other regulatory regimes;
- Matters which relate to safety or disruption during construction;
- Civil matters such as a right of access;
- Perceived Health and Safety risks.

It is not possible to list all the matters with which planning is legitimately concerned. The following are examples of the type of matters which the Committee can take into account before it makes a decision:-

- The development plan (Dumfries & Galloway Council Local Development Plan 2 and Scottish Government National Planning Framework 4);
- Planning guidance;
- Views of statutory and other consultees;
- Planning site history;
- Impact on residential amenity (loss of natural light, loss of privacy, overdevelopment, etc.);
- Quality of the design;
- Impact on the built and natural environment;
- Accessibility, parking and road safety issues;
- Sustainable drainage, flood impact and contaminated land issues;
- Compatibility with other land uses in the area;
- Operational characteristics of the proposals (noise, hours of operation, odour, etc.);
- Loss of trees and landscaping issues;
- Degree to which an unacceptable proposal can be made acceptable by imposing conditions.

If you are in any doubt as to whether what you want to say is a valid consideration, please contact a member of planning staff.

In addition, you may raise a point concerning:

- Human Rights law
- Equalities law

If you speak, you are encouraged to use the time allotted to clarify any points you

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consider material and address the determining issues. You should not raise any new matters without explaining why they were not raised earlier with the case officer. **Please do not repeat what is in the report. Committee Members should have read it beforehand.**

Presentations will be strictly limited to **3 minutes per eligible party**, excepting for National and Major developments, which by their very nature are more complex, where the time limit will be **5 minutes**. This should allow sufficient time for interested parties to make relevant points. The Chair of the Committee will ask you to come to a conclusion if you take too long. Where an applicant is employing an agent but also wishes to speak themselves, that is acceptable but only 1 time slot is allocated (i.e. 3 minutes for Local applications / 5 minutes for Major & National applications in total). Where there are multiple supporters / objectors to an application, in order to prevent unnecessary repetition, it is strongly recommended that parties should group together and use a spokesperson to make a collective presentation. In respect of complex or Major applications, it may be appropriate for a number of spokespersons to each cover a single aspect (i.e. planning policy, road safety, residential amenity etc.).

***How Do I Obtain Further Information?***

A case officer is allocated to each planning application and should be your first point of contact with any query.

***Committee Members***

Contact details for all the Councillors listed below are available on the Council website and from libraries.

- Jim Dempster (Mid and Upper Nithsdale) *[Chair]*
- Tony Berretti (Mid and Upper Nithsdale) *[Vice-Chair]*
- Ian Blake (Abbey)
- John Campbell (Nith)
- Ian Carruthers (Annandale South)
- Julie Currie (Stranraer and the Rhins)
- John Denerley (Dee and Glenkens)
- Archie Dryburgh (Annandale East and Eskdale)
- Pauline Drysdale (Castle Douglas and Crocketford)
- Chrissie Hill (Stranraer and the Rhins)
- Ivor Hyslop (Lochar)
- Maureen Johnstone (Lochar)
- Emma Jordan (North West Dumfries)
- Kim Lowe (Abbey)
- Andy McFarlane (Dee and Glenkens)
- Sean Marshall (Annandale South)
- David Slater (Nith)
- Stephen Thompson (Annandale North)

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- Keith Walters (Nith)

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