

Peebles & District Community Council
Planning Report
April 2023

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – The report that this was commencing construction in the summer appears incorrect.
- 1.3 **Peebles High School** – As reported by the Parent Council.

2.0 Planning Applications - Current Interest

- 2.1 **Cloich Windfarm** –21/01134/S36 – A couple of new documents posted relating to private water supplies and noise levels.
- 2.2 **Scawd Windfarm** – 23/00013/S36 – Nol change.
- 2.3 **Edderston Farm change of use to Events Venue** – No change
Leithenwater Wind Energy Project – Ref No: 22/01513/SCO – A new document has been posted which will be of interest to those who have an interest in the ecology and the proposed development's potential effects on it.

3.0 New Planning Applications

The writer recommends no action on any of the following subject to PCC agreement.

- 3.1 **Erection of Office Block** – Land west of 1 Rowan Court, Cavalry Park, Peebles – Ref Nos: 23/00500/FUL and 23/00499/FUL
- 3.2 **Erection of Garage** – Mount Pleasant, 3 Haystoun Terrace, EH45 9EA – Ref No: 23/00489/FUL
- 3.3 **Replacement Door** – 51A Northgate, Peebles – 23/00472/CLPU
- 3.4 **Change of Colour to Windows** – 1 Springwood terrace, EH45 9ET – Ref No: 23/00463/FUL
- 3.5 **Alterations and extension to Dwellinghouse (Revision to existing planning permission).** 6 Elcho St Mews, EH45 8LP – Ref No: 23/00417/FUL
- 3.6 **Installation of illuminated and non-illuminated signage** – 4 Eastgate, Peebles – Ref No: 23/00416/ADV
- 3.7 **Partial replacement of roof tiles (Retrospective)** – Museum, High St, Peebles [**Chambers Institution**] – Ref No: 23/00397/LBC
 - 3.7.1 Peebles Community Council and the Civic society have objected to this work. Potentially, a law has been broken by carrying out the work without the listed building consent being in place.
 - 3.7.2 **Historic Scotland** guidance on roofs notes the following:
 - 3.7.2.1 **The roof** and associated features of a historic building form important elements in defining their character.
 - 3.7.2.2 **In planning works** to a roof it is important to understand its contribution to the building's character and to protect the special interest of the building through the re-use of existing historical materials and close matching of new materials

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3.7.2.3 **Repairs** - Wherever possible the repair of historic roofs should be carried out in traditional materials to match the existing. Replication of the type, dimensions, pattern, and coursing of materials is important to maintaining the character of the roof. The use of slate, lead and other traditional materials not only protects the character and appearance of a building, but with regular maintenance they can also be extremely durable.

3.7.2.4 **New Work** - New work should normally match the original as closely as possible.

3.7.3 This is all rather problematical. The original slate was Westmorland green slate which is expensive but durable (life of circa 300 years) and has been replaced by a cheap, possibly Spanish slate with a lifespan of circa 25 – 30 years. It alters the look of the roof considerably. This is clearly wrong. This raises several considerations.

3.7.3.1 This may breach legislation. However, the policing authority is also the one who has done the work.

3.7.3.2 Where were the Trustees? Did they agree to this work? Why did they not identify that this is a listed building and requires consent?

3.7.3.3 Should the work be remediated?

3.7.3.3.1 If so, who pays? If remediated there would be a considerable expenditure wasted. The Chambers Institution Trust cannot afford this loss and should not be required to pay for this unless it did not cover the cost the first time. If it did cover the cost, then the Trustees must have signed it off.

3.7.3.3.2 What happened to the original slates that had been removed? Surely some could have been salvaged.

3.7.3.3.3 Peeblesshire News carried an article that suggested that the work had to be done rapidly because of safety concerns. This writer does not consider this argument reasonable and then it would beg the question as to why the roof had been allowed to deteriorate to such an extent without suitable preventable maintenance.

3.8 **Work to Trees** – Land at Craigearne Drive, Peebles – 23/00349/TPO

3.9 **Extension to Dwellinghouse** – Ladyblair, Eshiels, Peebles – Ref No; 23/00348/FUL

4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)

4.1 **of Dwellinghouse and formation of new access** – Land adjacent Eshiels Steading – Ref No: 23/00321/PPP

4.2 **Replacement Windows** – 15 Bridgegate Court, Peebles, EH45 8RW – Ref No: 23/00280/FUL

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- 4.3 **Alterations to form sun lounge from conservatory** – 17 Glen Crescent, Peebles, EH45 9BS – Ref No: 23/00259/FUL.
- 4.4 **Alteration and Extension to Dwellinghouse** – 6 Elcho Street, Peebles, EH45 8LQ – Ref No: 23/00251/FUL
- 4.5 **Change of use from class 10 (Adult Education and training Studio) to mixed use comprising of 2 no class 4 suites and 1 no class 2 suite** – Unit 1, Silverbirch Studios, Cavalry Park, Peebles – Ref No: 23/00243/FUL
- 4.6 **Replacement Windows** – Middle House, Kingsmuir Hall, Bonnington Road, Peebles – Ref No: 23/00225/FUL
- 4.7 **Work to Trees** – Land north of Bank of Scotland, 70 High Street – Ref No: 23/00221/TCA
- 4.8 **Internal and external alterations to Coachman's cottage and Cider press (amendment to existing consent 21/01289/LBC)** – Grooms Cottage, Kailzie – Ref No: 23/00218/LBC