

Peebles & District Community Council
Planning Report
August 2021

1.0 General

- 1.1 **Cloich Windfarm** –19/01489/SCO – The writer has received a large (very) file folder of details regarding this development proposal. The file includes many photographic representations of what the site will look like from different viewpoints and maps of where the windmills can be seen from. It is the writer's opinion that this development is seriously intrusive. Although the number of turbines is reduced, the height and size are markedly increased. The recommendation is to support our neighbour community councils and object. Feel free to review the documentation if you wish.
- 1.2 **Peebles Parking Working group** – No change
- 1.3 **Local Place Plans** – No further progress.
- 1.4 **Community Council Network** – No change.
- 1.5 **Road safety - March Street** – The writer has exchanged emails with a concerned resident as per the email circulated 02/08/21.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – [October perhaps?](#)
- 2.2 **Rosetta Holiday Park (13/00444/PPP)**
 - 2.2.1 No further information – Technically still live since 17/04/17.
- 2.3 **Kingsmeadows House, Peebles – 19/00182/PPP** (New Flats)
 - 2.3.1 Approved
- 2.4 **Kingsmeadows House, Peebles – 20/01624/PAN**
 - 2.4.1 Awaiting next stage
- 2.5 **Ballantyne Place - 20/00691/FUL**
 - 2.5.1 Residents have responded to the owner of the play area and have received a reply to the effect that he is to place the issue in the hands of a solicitor. The writer is continuing to assist residents in resisting this new development.
- 2.6 **Scawd Windfarm – 20/00880/SCO**
 - 2.6.1 No change
- 2.7 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC)
 - 2.7.1 This saga goes on and on. There is now a retrospective application for the installation of air source heat pumps to which there is a substantial objection by the Heritage and design Officer. There is also an interesting letter to the developer from the SBC Team Leader responding to one from them. It can be viewed on the SBC planning portal.
- 2.8 **Change of use of bank to form restaurant with takeaway facility and installation of extraction flue - 78 High Street Peebles Scottish Borders EH45 8SW - Ref. No: 21/00412/FUL | Received: Fri 12 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Registered**
 - 1.1.1 Unchanged - Planning officers have written to the applicant recommending withdrawal based on the environmental health officers report which considered that there were no adequate measures possible to mitigate nuisance to neighbouring properties.

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- 2.9 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL
2.9.1 Required to apply for a change of use.
- 2.10 **Deposition excavated soil/ gravel (retrospective)** – Field East of Knowesland, 2 Edinburgh Road, EH45 8DZ – Ref No: 21/00896/FUL
2.10.1 Application refused
2.10.2 Archaeology Officer was dismayed to see the extent of the spoil over the terraces as he considers them of possibly national importance. He also considers that it will need a removal plan to attempt to mitigate against further damage. For those who are interested in the archaeology and history of the terraces there are documents on the SBC planning portal that are worth a visit.
- 2.11 **Internal and external alterations and installation of illuminated and non-illuminated signage** – The Tatler, Peebles – 21/00989/LBC – The developer notified to stop work as no approval has been given and that the work done to date constitutes an offence. SBC note the following issues with the application:
2.11.1 Single dark colour not supportable
2.11.2 Projecting sign possibly too large (sign 1)
2.11.3 Sign 2 not acceptable
2.11.4 No justification for an awning as it is north facing
- 2.12 **Illuminated and non-illuminated signage and awning** – The Tatler, High St. – 21/00988/ADV
2.12.1 As previously
- 3.0 New Planning Applications (Since 05 January 2021)

The writer recommends no action on any of the following subject to PCC agreement except for the holiday pods at the Park Hotel to which we have objected based on the feedback provided.

- 3.1 **Vehicle access** – 7 South Park Drive, EH45 9DR – Ref No: 21/01303/VAA.
- 3.2 **Replacement windows** – 13A Rosetta Road, EH45 8JU – Ref No: 21/01234/FUL
- 3.3 **Replacement Windows and doors** – 3 Buchan Gardens, Peebles – Ref No: 21/01202/FUL
- 3.4 **Erection of wooden shelter (Retrospective)** – Land NW of 4 Edderston Cottages, Peebles – Ref No: 21/01197/FUL
- 3.5 **Erection of sign board (Retrospective)** – Crossburn Caravan Park, Edinburgh Road, Peebles, EH45 8ED – Ref No: 21/01147/ADV
- 3.6 **Replacement windows (Retrospective)** – 11 Kirkland street, EH45 8EU – Ref No: 21/01158/FUL
- 3.7 **Change of use from Class 1 to class1/Class 3** – 42-44 High St, Peebles – 21/01146/FUL
- 3.8 **Alterations and extension to Dwellinghouse** – Tantah Croft, Edderston Road, Peebles, EH45 9JD – Ref No: 2101143/FUL
- 3.9 **Erection of pergola (Retrospective)** – 58 George street, Peebles, EH45 8DN – Ref No: 21/01132/FUL

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3.10 Erection of 4 Holiday Pods – Land east of Park Hotel, Peebles – Ref No: 21/01117/FUL

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

- 4.1 **Installation of new signage** – 42–44 High St, Peebles – Ref No: 21/00596/ADV
 - 4.1.1 Approved for the external signs and refused for the internal screens. Colour scheme proposals to be the subject of a separate planning application.
- 4.2 Alterations to tower house and store to form holiday let accommodation - Towerhouse, Winkston Farm, Peebles – Ref No: 21/01069/LBC
- 4.3 Work to trees – 17 and 19 Elcho Street, Peebles, EH45 8LQ – Ref No: 21/01072/TCA
- 4.4 Alterations to tower house and store to form holiday let accommodation - Tower house, Winkston Farm, Peebles – Ref No: 21/01067/FUL
- 4.5 Formation of roof balcony and erection of garden room – Tantallon, Frankscroft, Peebles, EH45 9DX
- 4.6 Alterations and extension to dwellinghouse – Kershope, Innerleithen Road, Peebles, EH45 8LY – Ref No: 21/01040/FUL
- 4.7 Erection of new community campus – with soft landscaping, internal paths, service access, car parking and external sports provision – high School - Ref No: 21/01034/PAN
- 4.8 Alterations and extension to dwellinghouse – 20 Kittlegairy Crescent, Peebles, EH45 9NJ – Ref No: 21/00991/FUL
- 4.9 Change of use from Class 3 to Class 1, alterations and redecoration – The Tatler, High St, Peebles – 21/00990/FUL
- 4.10 Change of use of land to site 13 no self storage containers – Land north of Brown Bros, George St, Peebles – Ref No: 21/00987
- 4.11 Work to Trees – The Croft, chambers, terrace, EH45 9DZ – Ref No: 21/00995/TPO
- 4.12 Alterations and extension to dwellinghouse, Alterations to pavement to facilitate wider off street parking area – 66 Edinburgh Road, EH45 8EE – 21/00982/FUL
- 4.13 Alterations and extension to dwellinghouse – Kailzie Gamekeepers Cottage, EH45 9HT – Ref No: 21/00981/FUL
- 4.14 Extension to form entrance porch – 20 Kittlegairy Park, EH45 9NP – Ref No: 21/00978/FUL
- 4.15 Replacement windows – 3 Venlaw Court, EH45 8AE – Ref No: 21/00973/FUL
- 4.16 External redecoration – 13 Caledonian Road, EH45 9DL – Ref No: 21/00953/FUL
- 4.17 External redecoration – 13 Caledonian Road, EH45 9DL – Ref No: 21/00952/LBC
- 4.18 Erection of replacement garage with carport and ancillary accommodation – Strathard, 16 Springhill Road, EH45 9ER – Ref No: 21/00949/FUL
- 4.19 Extension to dwellinghouse – Avonlea, 68 Edinburgh Road, EH45 8EE – Ref No: 21/00948/FUL

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Peter Maudsley
Planning Convener Peebles and District Community Council