

Peebles & District Community Council
Planning Report
February 2024

1.0 General

- 1.1 **Local Development Plan 2** – Awaiting formal adoption.
- 1.2 **Tweedbridge Court** – No change
- 1.3 **Peebles High School** – Ongoing – Sam Coe liaising with SBC and Parent Council. The writer is invited to a ceremonial phot opportunity to mark the start of the main construction works.
- 1.4 **Baptist Church Building** – No change
- 1.5 **Victoria Park Centre** – Councillor Tatler may be able to update.

2.0 Planning Applications - Current Interest

- 2.1 **Variation to Condition 7 of Planning Permission 19/00182/PPP / Variation to Condition 2 of Planning Permission 19/00182/PPP** – Kingsmeadows House (Granton Homes) Ref Nos: 24/00030 FUL / 24/00031/FUL. At the time of writing, both applications have attracted circa 60 objections including one from this community Council.
- 2.2 **Scawd Windfarm** – 23/00013/S36 – Following little activity for some months, an eight-page report has been filed (23/01) from the Landscape Architect with an objection. Interested parties should follow the link [23/00013/S36 | Wind farm development and ancillary infrastructure | Land North And East Of Holylee \(Scawd Law Wind Farm\) Walkerburn Scottish Borders \(scotborders.gov.uk\)](#) **The writer has documented a sample of comments from the report. It is worth noting that the writer consider this report to be a very professional and well written document.**
 - 2.2.1 In general agreement with Landscape and visual chapter of the Environmental Impact Assessment but considers that the significance has been underestimated and does not comply with the “wind energy spatial framework”.
 - 2.2.2 The inherent existing open and wild character of the landscape would be diminished.
 - 2.2.3 The effect on the landscape is correctly assessed as being major-moderate significant.
 - 2.2.4 The Tweed valley and its enclosing slopes and hills could hardly be more sensitive, covered as it is by two national scenic area (NSA) designations and three local landscape designations..... I suggest that the proposed windfarm could significantly impact those views and therefore significantly and adversely alter the two defining qualities of the NSA.
 - 2.2.5 It is of major concern that the night-time landscape will be significantly altered.
- 2.3 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – No change since July 2023
- 2.4 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – Doug Wilson of Smithy House associates is to give the committee a presentation at the February meeting.
- 2.5 **Rosetta Road Development of 100 Holiday lodges** – Ref No: 23/01564/FUL & 2301563/LBC – The formal applications are now on the SBC planning portal. This writer has no objections.

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2.5.1 The Roads Planning Report is now filed on the portal and the officer does not object subject to conditions. The writer notes several points of interest from this report.

2.5.1.1 The expansion of the Rosetta Road Holiday Park has been a highly contended issue largely due to the capacity of the surrounding road network. The Roads Planning Service (RPS) have previously stated that we would be reluctant to support any development which greatly increases the amount of traffic using the surrounding roads.

2.5.1.2 At present, the site has permission for a total of 264 units split between holiday lodges, static caravans, touring caravans, and tents. The submission looks to reduce the number of units on site to 100. Clearly, this would result in an overall reduction in the number of vehicular trips being generated by the site and therefore the number of vehicles on the surrounding roads. The submitted Transport Assessment (TA) shows that the number of trips being generated by the development would be reduced by more than half.

1.1 **Residential Development comprising 71 houses and flats and demolition of existing mill buildings – March Street Mills – Ref No: 23/00884/FUL and Ref No 23/00883/CON.**

1.1.1 This application is now going to committee, and it is understood that the Allotment Holders will be making representation.

1.1.2 There were 19 objections including ours, 3 support comments and several general comments.

2.0 New Planning Applications

The writer does not list applications for replacement windows, interior alterations, or external redecoration and recommends no action on any of the following subject to PCC agreement.

2.1 **Alterations and Extension to Dwellinghouse - 72 Eliots Park Peebles Scottish Borders EH45 8HB - Ref. No: 24/00105/FUL**

2.2 **Internal and External Alterations to School – Halyrude Primary School – Ref No: 24/00093/LBC**

2.3 **Formation of Additional Off street parking and Erection of Garden Room – The Elms, Eshiels, EH45 8NA**

2.4 **Installation of ASHP to 14 no. Maisonettes and Erection of rickshaw store – Tweedbridge Court – Ref No: 24/00071/FUL**

2.5 **Change of use to formk Hot Food Takeaway – Central Baguette, Hight Street, Peebles – Ref No: 24/00042/FUL NOTE: We have supported this application.**

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- 3.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 3.1 **Work to Tree** – Priors Reach, Kingsmeadows Road, EH45 9HP – Ref No: 24/00033/TCA.
 - 3.2 **Variation to Condition 7 of Planning Permission 19/00182/PPP** – Site in grounds of Kingsmeadows House – Ref No: 24/00031/FUL
 - 3.3 Granton Homes are submitting variation requests. This one argues that condition 7 (management plan for woodland) should be modified and provides its reasoning. However, the writer considering this from the perspective of cumulative development within a conservation area considers the condition should remain unvaried and suggest that we object.
 - 3.4 **Variation to Condition 2 of Planning Permission 19/00182/PPP** – Site in grounds of Kingsmeadows House – Ref No: 24/00030/FUL
 - 3.4.1 Seeks to remove the single word “except” from condition two. This appears to the writer to be of little consequence. However, these requests may be strategies designed to extend the existing planning approvals and consequently the writer believes we should object.
 - 3.5 **Work to Tree** – 6 Frankscroft, EH45 9DX – Ref No: 24/00027/TPO
 - 3.6 **Alterations and Extension to Dwellinghouse** – 4 Clement Gunn Square, EH45 8LW – Ref No: 23/01905/FUL
 - 3.7 **Incorporating Hot Food Takeaway and new Signage** – Central Baquette, High Street – Ref No 23/01898/CLPU. – Application withdrawn – New application made 24/00042/FUL
 - 3.8 **Alterations and Extension to Dwellinghouse including solar panels** – Craigmount, Bonnington road, EH45 9HF – Ref No: 23/01890/LBC & Ref No: 01889/FUL
 - 3.9 **Dormer Extension to Dwellinghouse** – 32 Edderston Road, EH45 9DT – Ref No: 23/01871/FUL
 - 3.10 **Erection of Dwellinghouse with Garage and access** – Land North of Brackla, Haystoun Avenue – Ref No: 23/01863/FUL
 - 3.11 **Erection of Garage** – Kingsmuir House, Glen Road, EH45 9EP – Ref No: 23/01860/FUL.
 - 3.12 **Internal and External alterations for new heating system** – St Peter’s Church, high Street – Ref No: 24/0001/LBC

Peter Maudsley
Planning Convener & Chair