

Peebles & District Community Council
Planning Report
January 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
- 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 **Scawd Windfarm** – 23/00013/S36 – No change
- 2.2 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – No change since July 2023
- 2.3 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change
- 2.4 **Rosetta Road development of 100 Holiday lodges** – Ref No: 23/01564/FUL & 23/01563/LBC – The formal applications are now on the SBC planning portal. This writer has no objections.
 - 2.4.1 There are 4 objections on file.
 - 2.4.2 The Civic Society have noted concern regarding traffic flows on Rosetta Road.
- 2.5 **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.
 - 2.5.1 The Heritage and Design Officer has submitted a lengthy report that may make interesting reading to some. Interested parties are recommended to read the files on the SBC Planning Portal.
 - 2.5.2 [Link to SBC Portal - 23/00884/FUL | Residential development comprising of 71 houses and flats with associated work and change of use to boiler house/engine house to commercial use | Site Of Former March Street Mills March Street Peebles Scottish Borders \(scotborders.gov.uk\)](#)
 - 2.5.3 The Boiler House and Engine Shed have been advertised for sale separately with Cullen Kilshaw for offers over £120K.
 - 2.5.4

3.0 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.

- 1.1 **Work to Tree** – Priors Reach, Kingsmeadows Road, EH45 9HP – Ref No: 24/00033/TCA
- 1.2 **Variation to Condition 7 of Planning Permission 19/00182/PPP** – Site in grounds of Kingsmeadows House – Ref No: 24/00031/FUL
 - 1.2.1 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

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area considers the condition should remain unvaried and suggest that we object.

- 1.3 **Variation to Condition 2 of Planning Permission 19/00182/PPP** – Site in grounds of Kingsmeadows House – Ref No: 24/00030/FUL
 - 1.3.1 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.
 - 1.4 **Work to Tree** – 6 Frankscroft, EH45 9DX – Ref No: 24/00027/TPO
 - 1.5 **Alterations and Extension to Dwellinghouse** – 4 Clement Gunn Square, EH45 8LW – Ref No: 23/01905/FUL
 - 1.6 **Incorporating Hot Food Takeaway and new Signage** – Central Baquette, High Street – Ref No 23/01898/CLPU.
 - 1.7 **Alterations and Extension to Dwellinghouse including solar panels** – Craigmount, Bonnington road, EH45 9HF – Ref No: 23/01890/LBC & Ref No: 01889/FUL
 - 1.8 **Dormer Extension to Dwellinghouse** – 32 Edderston Road, EH45 9DT – Ref No: 23/01871/FUL
 - 1.9 **Erection of Dwellinghouse with Garage and access** – Land North of Brackla, Haystoun Avenue – Ref No: 23/01863/FUL
 - 1.10 **Erection of Garage** – Kingsmuir House, Glen Road, EH45 9EP – Ref No: 23/01860/FUL.
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Alterations and Extension to Dwellinghouse** – Kailzie West Lodge, EH45 9HT – Ref No: 23/01833/FUL & 2301832/LBC
 - 4.2 **Internal alterations, Replacement windows and Roof Covering** - Kailzie West Lodge, EH45 9HT – Ref No: 23/01831/LBC
 - 4.3 **Extension to Dwellinghouse** – 22 Conor Street, EH45 8HD – Ref No: 23/01822/FUL
 - 4.4 **Installation of Roof Lights** – Dalgety, 10 montgomery Place, EH45 8ET
 - 4.5 **Replacement Tiles to Roof** – Langlands, 5 St Andrews Place, EH45 8HG – Ref No: 23/01730/LBC
 - 4.6 **Installation of Solar Array to Roof** – Branxholme, Springhill Road, Peebles – Ref No: 23/01678/FUL
 - 4.7 **Extension to Form Car Port and erection of boundary Fence** – Ref No: 23/01675/FUL
 - 4.8 **Erection of Home Office (Retrospective)** – 98 Whitehaugh Park, EH45 9DA – Ref No: 23/01656/FUL
 - 4.9 **Erection of Store** – Site, East of Dogcraig cottage, Scotsmill – Ref No: 23/01657/FUL

Peter Maudsley
Planning Convener & Chair