

Peebles & District Community Council
Planning Report
July 2023

1.0 General

- 1.1 **Local Development Plan 2** – We now have the government reporters' (4 of them) response to LDP2 which in total extends to 1150 pages. Of course, only a fraction of this applies to Peebles. Unless SBC can find specific errors or omissions, then they are obliged to accept the report as is. Most importantly, the reporters found that SBC had met its statutory duties in drafting the plan and consulting with Borderers'. One has to say that whether one agrees with the outcome or not, it is a most thorough piece of work by the reporters and that the effort put into the exercise by all parties cannot be faulted. It is also worth noting that the reporters use the term or one very similar, "no modifications necessary", circa 400 times and the term "not considered needed" or similar, circa 300 times. Only a fraction of the points raised in the community have been upheld. However, we are where we are and will have to live with it.
- 1.2 **Tweedbridge Court** – No change
- 1.3 **Peebles High School** – Ongoing – The writer met with John Curry, SBC Director and raised the ongoing concerns relating to the proposed new school hall including the proposal to retain the existing one. The answer was that there will be no change. The arguments raised by our member; Sam Coe demonstrate clearly to this writer that the new hall is not as capable as the existing hall.
- 1.4 **Baptist Church Building** – No change

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
- 2.3 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change

3.0 New Planning Applications

The writer is no longer listing applications for replacement windows and recommends no action on any of the following subject to PCC agreement.

- 3.1 **Alterations and two storey extension to dwellinghouse including new front porch** – 6 Venlaw Rpoad, EH45 8AY – Ref No: 23/00877/FUL
- 3.2 **Work to trees** – March St Mills, March Street – Ref No 23/01026/TCA
- 3.3 **Removal of tree Scots Pine** – 6 Clark Place, EH45 8LB – Ref No: 23/00991/TCA
- 3.4 **Alterations and extension to dwellinghouse** – Meikle Cottage, 2 Kingsmeadows Road, EH45 9HR – Ref No: 23/00978/LBC
- 3.5 **Dormer extension to dwellinghouse, erection of garden room and installation of photovoltaic array** - Meikle Cottage, 2 Kingsmeadows Road, EH45 9HR – Ref No: 23/00977/FUL
- 3.6 **Work to trees** – 13 Buchan Gardens, EH45 8JS – Ref No: 23/00937/TCA
- 3.7 Use of dwellinghouse as holiday let – Ninians Bank, Chambers terrace, EH45 9DZ

Peebles & District Community Council
Planning Report
July 2023

- 3.8 **Extension to dwellinghouse and erection of boundary fence – 5 Kingsmeadows Gardens, EH45 9LA – Ref No: 23/00887/FUL**
- 3.9 **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.**
- 3.9.1 There are 9 objections tabled, one detailed one from the Civic Society. Objections from the public include
- 3.9.1.1 Peebles lacks infrastructure
- 3.9.1.2 Concern over traffic levels on March Street
- 3.9.1.3 Concern over noise levels during construction.
- 3.9.1.4 Loss of some allotment space
- 3.9.1.5 Overcrowding.
- 3.9.2 There are two letters of support tabled.
- 3.9.3 The objection from the Civic Society is circulated with this report and should be studied prior to the July meeting.
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Redevelopment and expand the existing facilities to achieve a leisure development of 100 lodges, the provision of a new access route, supporting infrastructure to serve the lodge park (service yard, maintenance building, car parking area etc.) and re-use of the stables building as ancillary facilities - Land Southeast And West Of Rosetta Caravan Park Rosetta Road Peebles Scottish Borders – Ref No: 23/00852/PAN – Finally, there is movement in this area and accompanying this report are three pdfs from the developer providing some detail. Any comments gratefully received.**
- 4.2 **Part change of use of dwellinghouse to form holiday let – Kerfield cottage, Innerleithen Road, Peebles – Ref No: 23/00828/FUL**
- 4.3 **Replacement windows – Balnamoons Cave, 55 High Street, Peebles – Ref No: 23/00828/FUL**
- 4.4 **Change of use from Hairdresser (class 1A) to residential flat – 76 High Street, Peebles – Ref No: 23/00815/FUL**
- 4.5 **Alterations and extension to dwellinghouse and formation of new access – 30 Northgate, Peebles, EH458RS – Ref No: 23/00773/FUL**
- 4.6 **Alterations and extension to dwellinghouse – Melford, Edderston Road, Peebles – Ref No: 23/00738/FUL**
- 4.7 **Relocate Boundary Fence and formation of Decking – 32 Crossburn Farm Road, Peebles – Ref No: 23/00713/FUL**