

Peebles & District Community Council
Planning Report
June 2021

1.0 General

- 1.1 **Cloich Windfarm** –19/01489/SCO – No change
- 1.2 **Peebles Parking Working group** – Suspended due to Covid
- 1.3 **Local Place Plans** – No further progress.
- 1.4 **Community Council Network** – No change

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – No change
- 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
 - 2.3.2 It is of note that amongst the conditions is a requirement for an updated tree survey and protection of the existing mature trees. There is also a recognition of the importance of the trees in relation to bats. This may have implications for 20/01624/PAN, 2.5, below.
- 2.4 **Kingsmeadows House, Peebles – 20/01624/PAN**
 - 2.4.1 Awaiting next stage
- 2.5 **Erection of 22 dwellinghouses with new access road and associated work Land East of Knapdale** 54 Edinburgh Road Peebles Scottish Borders - Ref. No: 20/00753/FUL | Received: Fri 10 Jul 2020 | Validated: Mon 13 Jul 2020 | Status: Registered
 - 2.5.1 [Appeal unsuccessful. SBC Decision upheld and development turned down.](#)
- 2.6 **Ballantyne Place - 20/00691/FUL**
 - 2.6.1 [Awaiting results of appeal](#)
- 2.7 **Scawd Windfarm – 20/00880/SCO**
 - 2.7.1 No change
- 2.8 **Castle Venlaw – 20/01493/LBC** (Revision to LBC 18/01286/LBC)
 - 2.8.1 [This continues to be of interest. SBC Planning appear to be continually having to chase the developers. A transcript of comments from an SBC email is included below. The writer will allow members to form their own opinions!](#)
 - [I still await details of the materials and an application for the air source heat pumps, per my email of 29 April.](#)
 - [This is disappointing as they are not covered by LBC nor are they even hinted at on any of the drawings.](#)
 - [Unfortunately, there is a pattern of works being undertaken without permission / consent and then us having to play the bad guys and chase for further applications.](#)
 - [In relation to 21/00627, I see our contaminated land officer has submitted a response and, whilst no objection is made, conditions are recommended requiring appropriate site investigation and risk assessment is carried out, submitted to and approved by the planning authority. Any requirement arising from that assessment for a remediation strategy and verification plan would also need to be submitted and agreed upon by the planning authority. Those details would normally be subject to a suspensive condition preventing commencement of development but, as we all know, development has commenced. We will need to be satisfied that the site is suitable for the intended use, and I would prefer to avoid a condition](#)

Peebles & District Community Council
Planning Report
June 2021

preventing occupation. With that in mind, it would be in your client's best interests to provide that information in early course so that they can be agreed and therefore avoid a suspensive condition. I am sure the information is available so the earlier it is provided, the better.

- 1.1 **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 This application has attracted more than 18 objections including from ourselves and the Civic Society.
 - 1.1.2 Environmental Health has a substantial objection along the same lines that we have raised. Further, they consider that the "level of mitigation, if possible, may be prohibitive".
 - 1.2 **Change of use of pavement to form outside seating area – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL**
 - 1.2.1 SBC Roads Planning have suggested imposing a number of conditions, such as refusing permanence and therefore requiring the tables, chairs and barriers to be erected and removed daily to coincide with opening hours. Also prior to approval, they require to see detailed scale drawings of the proposals. Further, they recommend. That should there be approval it will be limited to three years.
 - 1.2.2 **Installation of new signage – 42 – 44 High St, Peebles – Ref No: 21/00596/ADV**
 - 1.2.3 No progress
- 2.0 New Planning Applications (Since 05 January 2021)

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

- 2.1 **Deposition excavated soil/ gravel (retrospective) – Field East of Knowesland, 2 Edinburgh Road, EH45 8DZ – Ref No: 21/00896/FUL.**
- 2.2 **Work to Trees – 18 Craigearne Drive, EH45 9HN – Ref No: 21/00891/TPO**
- 2.3 **Work to Trees – Rosebud Cottage, 12 Rosetta Road, EH45 8JU – Ref No: 21/00883/TCA**
- 2.4 **External redecoration and re-slate roof – 56 High Street, EH45 8SW – 21/00877/FUL Also 21/00875/LBC**
- 2.5 **Alterations and Extension to Dwellinghouse – Rosebud Cottage, 12 Rosetta Road, EH45 8JU – Ref No: 21/00843/FUL**
- 2.6 **Extension to Dwellinghouse – 4 Drovers Way, EH45 9BN – Ref No: 21/00841/FUL**
- 2.7 **Alterations and extension to form holiday accommodation from Cider Press, internal and external alterations to Grooms, Stables and Coachmans Cottages – Cider Press, Coachman's Cottage, Grooms cottage and Stable Cottage, Kailzie, Peebles – Ref No: 21/00835/LBC and 21/00834/FUL and 21/00833/LBC**

Peebles & District Community Council
Planning Report
June 2021

- 2.8 **Alterations to Dwellinghouse, erection of garage, boundary fence and gate** – Venlaw, North Lodge, Edinburgh Road, EH45 8QF – Ref No: 21/00832/FUL
 - 2.9 **Alterations and Extension to Dwellinghouse** – 67 Edderston Road, EH45 9DT – Ref No: 21/00804/FUL
 - 2.10 **Replacement Windows to front elevation** – 21C Old Town, EH45 8JF – Ref No: 21/00764/FUL.
 - 2.11 **New residential access road with associated drainage and street lighting** – Land West of Horsbrugh Ford, Cardrona – Ref No: 21/00767/RCC
 - 2.12 **Work to Tree** – Land West of Aird Lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 21/00719/TPO.
- 3.0 Previous Planning Applications removed from this report (No interest to PCC)
- 3.1 **Erection of lean too garden shed** – 12 Craigearne Drive, Peebles – 21/00526/FUL
 - 3.2 **Work to Tree** – Land west of Aird Lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 21/00719/TPO
 - 3.3 **Replacement Windows and Doors** – 22 Damcroft, Peebles, EH45 8EF
 - 3.4 **Installation of new handrail across bridge and replacement of existing lighting** – Priorsford Bridge – Ref No: 21/00689/LBC
 - 3.5 **Alterations to dwellinghouse and erection of 2 wooden buildings** – Bisley, Damdale, Peebles, EH45 8DQRef No: 21/00682/FUL
 - 3.6 **Erection of dwellinghouse (renewal of planning permission)** – Land adjacent to Kingswood Lodge, Bonnington Road, Peebles – 18/00306/PPP
 - 3.7 **Alterations and dormer extension to dwellinghouse** – 74 Glensax Road, Peebles – Ref No: 21/00672/FUL
 - 3.8 **Alterations and extension to dwellinghouse** – 17 Jubilee Park, Peebles – 21/00657/FUL
 - 3.9 **Work to Trees** – 15 Loaning Crescent, Peebles – Ref No: 21/00651/TPO
 - 3.10 **Work to Trees** – 1 Croft Gardens, Peebles, EH45 9DQ – 21/00650/TCA
 - 3.11 **Extend existing dormer and installation of 2 rooflights** – The Mount Lodge, Springwood Terrace, Peebles, EH45 9ET – Ref No: 21/00633/FUL
 - 3.12 **Changes to site levels, road / parking / footway layouts / relocation and sizing of bin store / landscaping and boundary treatments (retrospective)** – Castle Venlaw – 21/00627/FUL
 - 3.13 **Change of use of land to form water treatment works: New building / access / landscaped bund (Revision of planning permission 20/00349/FUL** – Land south of Bonnyrcraig filter station, Bonnington Road, Peebles – Ref No: 21/00609/FUL
 - 3.14 **Work to trees** – Woodland adjacent to 1 -3 Loaning crescent, Peebles – 21/00576/TPO
 - 3.15 **Alterations and extension to dwellinghouse** – Garden House, Kailzie, Peebles, EH45 9HT – Ref No: 21/00569/LBC
 - 3.16 **Alterations and extension to dwellinghouse** – Garden House, Kailzie, Peebles, EH45 9HT – Ref No: 21/00568/FUL

**Peebles & District Community Council
Planning Report
June 2021**

- 3.17 **Work to trees** – sawmill Holding No1, Eshiels, Peebles- Ref No: 21/00545/TCA
- 3.18 **Alterations and extension to dwellinghouse and erection of home office** – Bracklyn, 15 Crossland Crescent, Peebles, EH45 8LF – Ref No: 21/00540/FUL
- 3.19 **Alterations and extension to dwellinghouse** – St Marnocks, Frankscroft, Peebles – Ref No: 21/00536/FUL

Peter Maudsley
Planning Convener
Peebles and District Community Council