

Peebles & District Community Council
Planning Report
June 2023

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – No change
- 1.3 **Peebles High School** – Ongoing – The Parent Council to keep us informed and members with information to update the meeting where appropriate.
- 1.4 **Baptist Church Building** – A second meeting was held and discussions between the church and third parties are ongoing.

2.0 Planning Applications - Current Interest

- 2.1 **Scawd Windfarm** – 23/00013/S36 – No change – However, the developers are presenting to this June meeting. A minute of the presentation of 09/09/21 has been re-circulated.
- 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 – SBC response to the SCO has now been posted and as one would expect, deals with a wide range of issues and for those who have an interest, it is recommended reading. There are many recommendations and comments. The one copied below is considered of especial importance by the writer.
 - 2.3.1 Given the sensitivity of landscape and visual receptors in the Tweed valley, regarded as one of the most attractive routes in the Central Borders, it would be useful for additional viewpoints to be considered along the valley bottom, which might include at least one from A72 - Layby facing towards the site (Grid Ref 330911E 638351N) and one from B7062 - Minor road on south side of Tweed (331898E 636224N).I welcome that methodology for Cumulative LVIA will be in accordance with NatureScot Guidance (2021)

3.0 New Planning Applications

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

- 3.1 **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.
- 3.2 **Part change of use of dwellinghouse to form holiday let** – Kerfield cottage, Innerleithen Road, Peebles – Ref No: 23/00828/FUL
- 3.3 **Replacement windows** – Balnamoons Cave, 55 High Street, Peebles – Ref No: 23/00828/FUL

Peebles & District Community Council
Planning Report
June 2023

- 3.4 **Change of use from Hairdresser (class 1A) to residential flat** – 76 High Street, Peebles – Ref No: 23/00815/FUL
- 3.5 **Alterations and extension to dwellinghouse and formation of new access** – 30 Northgate, Peebles, EH458RS – Ref No: 23/00773/FUL
- 3.6 **Alterations and extension to dwellinghouse** – Melford, Edderston Road, Peebles – Ref No: 23/00738/FUL
- 3.7 **Relocate Boundary Fence and formation of Decking** – 32 Crossburn Farm Road, Peebles – Ref No: 23/00713/FUL
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Work to Trees** – Cross Cryne, Kingsmuir Drive, Peebles, EH45 9AA – Ref No: 23/00683/TCA.
- 4.2 **Alterations to Conservatory to form sunroom** – Roughcrook, 19 Crossland Cres, Peebles, EH45 8LF – Ref No: 23/00667/FUL.
- 4.3 **Formation of access bell mouth to field** – Land South of Bonnycraig Filter Station, Bonnington Road, Peebles – Ref No: 23/00658/FUL
- 4.4 **Erection of Field Shelter, agricultural shed and access road** – Land East of Knapdale, 54 Edinburgh Road, Peebles – Ref No: 23/0000651/FUL
- 4.4.1 The writer does not have an issue with these structures, others may and should therefore look at the application documents and revert.
- 4.5 **Alteration to form driveway and new access stairs** – Drumadoon, Edinburgh Road, EH45 8ED – Ref No: 23/00635/FUL
- 4.6 **Work to Trees** – Bank of Scotland, 70 High Street – Ref No: 23/00634/TPO
- 4.7 **Part use of short term holiday let to dwellinghouse** – Kerfield Cottage, Innerleithen Road, EH45 8BG – Ref No: 23/00614/CLPU
- 4.8 **Work to Trees** – The Croft, Chambers Terrace, Peebles – Ref No: 23/00608/TCA
- 4.9 **Work to Trees** – Yomah, 38 Kirkland street, EH45 8EU – Ref No: 23/00599/TCA
- 4.10 **Erection of 20 Dwellinghouses and associated structure** – Land west of Horsburgh Ford Cottages – Ref No: 23/00580/RCC
- 4.10.1 The writer does not have an issue with this application, others may and should therefore look at the application documents and revert.
- 4.11 **Cloich Windfarm** –21/01134/S36 – The Planning and Building Standards Committee [of SBC] determined to advise Scottish Ministers that Scottish Borders Council do not object to the proposed Cloich Forest Wind Farm, provided Turbine 12 is relocated to a lower position within the site so that it does not appear as visually prominent within the landscape and subject to the following recommended conditions being attached to any consent which may be granted.
- 4.12 **Partial replacement of roof tiles (Retrospective)** – Museum, High St, Peebles [Chambers Institution] – Ref No: 23/00397/LBC
- 4.12.1 More than 10 objections tabled.
- 4.12.2 **Application withdrawn 03 May.**
- 4.12.3 Architectural Heritage Society of Scotland – Strongly objected on similar grounds to our own position. They stated that “Short-term

**Peebles & District Community Council
Planning Report
June 2023**

economy” was not an appropriate justification for the use of Spanish Slate.