

Peebles & District Community Council
Planning Report
March 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 **Variation of conditions of expired Planning Permission in Principle 19/00182/PPP** – Kingsmeadows House (Granton Homes) Ref Nos: 24/00030/FUL and 24/00031/FUL.
 - 2.1.1 At the time of writing, the two existing applications have attracted circa 175 objections, including from this Community Council.
 - 2.1.2 These two applications were resubmitted on 4 Mar 2024 and now state that they are “section 42” applications.
 - 2.1.3 The underlying permission expired 4 Mar 2024 (end of day).
 - 2.1.4 Each successful application would result in new permission being granted, identical to the expired permission except for changes to specific conditions.
 - 2.1.5 End date for public comments extended to 29 Mar 2024.
 - 2.1.6 **New application 24/00247/FUL** (see below).
- 2.2 **Scawd Windfarm** – 23/00013/S36 – An extension to the consultation deadline has been granted until 7th June 2024.
- 2.3 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – No change since 21 July 2023
- 2.4 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No portal updates since 16 May 2023.
- 2.5 **Rosetta Road Development of 100 Holiday lodges** – Ref No: 23/01564/FUL & 23/01563/LBC – No updates since Roads Planning Report 14 Feb 2024. 4 public objections lodged.
- 2.6 **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.
 - 2.6.1 This application is now going to committee, and it is understood that the Allotment Holders will be making representation. Committee date listed as 5 Feb, but status “awaiting decision.”
 - 2.6.2 There were 19 objections including ours, 3 support comments and several general comments.
 - 2.6.3 **New application 24/00181/FUL** (see below) makes following comments
 - 2.6.4 “... former March Street Mill, for which we have approval for 50 new houses and flats together with the Boiler House and Engine House which will be retained for Class 4,5 or 6 uses.”
 - 2.6.5 “The site is identified within [LDP2] as MPEEB007 March Street Mill for mixed use redevelopment and the protection of the Key Green Space used for allotments.”

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3.0 New Planning Applications

Applications for replacement windows, interior alterations, or external redecoration are not listed in this report.

The writer declares a personal interest and declines to make a recommendation on the following:

- 3.1 Variation of conditions of expired Planning Permission in Principle 19/00182/PPP – Kingsmeadows House (Granton Homes) Ref Nos: 24/00247/FUL. This application requests the same changes to conditions as 24/00030/FUL and 24/00031/FUL, but in a single permission.

Recommend consultation response indicating support for the following, subject to PCC agreement:

- 3.2 Residential development 2 dwellinghouses and 12 flats – March Street Mills – Ref No 24/00181/FUL
- 3.2.1 Applicant’s description “Proposed residential development comprising 14 houses and flats for **affordable rent** with associated roads, parking and green space.”
- 3.2.2 Housing section’s consultation response: “SBC’s Housing Strategy service are supportive of this application and the delivery of 12 new affordable homes in one of the areas most pressured housing markets. More clarity on the tenure being provided (e.g. Social rent, MMR or other) would be welcomed, as well as any future management arrangements or RSL partnership.”
- 3.2.3 Design statement “The land remaining will form part of a green landscaped route to encourage biodiversity leading from Dovecot Road through the wider March Street site and offer pedestrian and cycle routes in accordance with the Local Development Plan.”

No action is recommended on any of the following, subject to PCC agreement:

- 3.3 Demolition of garage and erection of log cabin – Orchard Bank Frankscroft Peebles Scottish Borders EH45 9DX – 24/00212/FUL. Garage replaced with similar size garden room, no external access.
- 3.4 Dormer extension and erection of garden shed – Flat 3 29 Rosetta Road Peebles Scottish Borders EH45 8HJ – 24/00144/FUL. Not in keeping. PCS objection.

4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)

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

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- 4.2 **Internal and External Alterations to School** – Halyrude Primary School – Ref No: 24/00093/LBC
- 4.3 **Formation of Additional Off street parking and Erection of Garden Room** – The Elms, Eshiels, EH45 8NA
- 4.4 **Installation of ASHP to 14 no. Maisonettes and Erection of rickshaw store** – Tweedbridge Court – Ref No: 24/00071/FUL
- 4.5 **Change of use to form Hot Food Takeaway** – Central Baguette, Hight Street, Peebles – Ref No: 24/00042/FUL NOTE: We have supported this application.

Michael Marshall, PhD
Planning Convener