

**Peebles & District Community Council
Planning Conveners Report
April 2022**

1.0 General

- 1.1 **Local Development Plan 2** – No more information received
- 1.2 **Ballantyne Place** – This is presently with SBC Enforcement, and they will revert when there is any new information
- 1.3 **Crossburn Caravan Park** – This is presently with SBC Enforcement, and they will revert when there is any new information
- 1.4 **22/00593/TPO – Work to trees – Land at Craigearne Lane / Craigearne Crescent** (This refers to the woodland next to the estate and trees adjacent to the roadway) – In general, the writer takes little oversight of tree work and relies on SBC to make a reasoned decision as to whether a tree requires work or can reasonably be felled. However, it is worth noting the following text copied from the tree survey.
 - 1.4.1 “The development has taken its toll on some of the mature trees as they have failed what is seemed to be from soil level changes, road works, soil compaction, root damage, water logging amongst some of the long-term issues with this site”.
 - 1.4.2 This may be very relevant to the proposal for a new roadway to access the proposed flats at Kingsmeadows.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** 19/01471/FUL – No change
- 2.2 **Kingsmeadows House, Peebles – 19/00182/PPP** (New Flats)
 - 2.2.1 Approved but pertinent to 20/01624/PAN and 22/00422/AMC
- 2.3 **Kingsmeadows House, Peebles – Erection of 14 apartments** – Kingsmeadows, Peebles – Ref No: 22/00422/AMC
 - 2.3.1.1 This proposal has attracted circa 450 objections including the PCC and PCS. Some are from very knowledgeable professionals in the fields of ecology and arboriculture.
- 2.4 **Cloich Windfarm** –21/01134/S36 – No change
- 2.5 **Scawd Windfarm – 20/00880/SCO** – No change
- 2.6 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
 - 2.6.1 Still rumbling on. SBC Planning and the developer have still not reached an agreement on the location of all the heat pumps.
 - 2.6.1.1 From SBC – With all due respect, it is not for us to prove..... Anyone with interest in this saga should look it up on the portal. **No follow up since November last!**
- 2.7 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL
 - 2.7.1 Required to apply for a change of use.
 - 2.7.2 Owners rebuked for operating before the planning applications had been determined. Apologised and provided an explanation which some may find acceptable. However, the last dated document was 03 September and therefore there appears to have been **no follow up from SBC since September last!**
- 2.8 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL.

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- 2.8.1 No change since **January**
- 2.9 **Change of use of building to form 2 no Holiday lets and erection of bicycle store** – Office and workshop, Dovecot Road Industrial Estate, Peebles – Ref No: 22/00175/FUL
- 2.9.1 This proposal has been withdrawn following a letter from SBC asking for clarification. This letter notes
- 2.9.1.1 The applicant's statement regarding ownership appears incorrect as the developer laid claim to the parking bays and the service strip.
- 2.9.1.2 There was drainage under the service strip
- 2.9.1.3 The plans provided appeared to contain inconsistencies
- 2.9.1.4 There were concerns regarding privacy
- 2.9.1.5 SBC recommended withdrawal
- 2.9.1.6 This proposal has been withdrawn. **However, the withdrawal letter states that there is an intention to re-submit.**
- 2.10 **Erection of 3 no holiday pods** – Land East of Park Hotel, Innerleithen Road, Peebles – Ref No: 22/00091/FUL
- 2.10.1 The March Report gave a precis of the Civic Society Comments and there are no submitted objections noted.
- 2.10.2 PCC took a neutral position at last month's meeting
- 2.10.3 Roads Planning at SBC requesting further information on parking
- 2.10.4 SBC require a design statement
- 2.10.5 SBC also require an updated drawing to take account of comments made by the Civic Society
- 3.0 New Planning Applications
- The writer recommends no action on any of the following subject to PCC agreement. 22/00544/FUL is highlighted for interest.
- 3.1 **Work to trees** – Craigearne Lane and Craigearne crescent, Peebles – Ref No: 22/00593/TPO
- 3.2 **Work to trees** – Tawahi, 10 Edderston road, Peebles – Ref No: 22/00596/TPO
- 3.3 **Replacement windows and formation of replacement boundary wall** – Dun Whinny, Springwood Terrace, Peebles – Ref No: 22/00585/FUL
- 3.4 **Alterations and extension to dwellinghouse** – 23 Edderston Road, Peebles – Ref No: 22/00584/FUL
- 3.5 **Alterations and extension to dwellinghouse** – 20 Edderston Road, Peebles – Ref No: 22/00551/FUL
- 3.6 **Change of use from retail (Class 1) to food and drink (class 3) and external decoration** – 53 Northgate, Peebles – Ref No: 22/00544/FUL
- 3.6.1 **Proposed as a wine and cheese shop with small wine bar if a licence is granted.**
- 3.7 **Replacement garage** – The Cairn, Haystoun avenue, Peebles – Ref No: 22/00523/CLPU
- 3.8 **Replacement windows** – Lee Cottage, 17 Caledonian Road, Peebles – Ref No: 22/00520/FUL

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- 3.9 **Remove existing rear door and replace with window** – Craigearne Lodge, Edderston Road, Peebles – Ref No: 22/00517/LBC
 - 3.10 **Alterations to dwellinghouse** – Preston Villa, Wemyss Place, Peebles – Ref No: 22/00483/FUL
 - 3.11 **Erection of dwellinghouse and formation of access (approval of matters specified in 17/00948/PPP)** – Land north of Redscaur, Nether Kidston, Peebles – Ref No: 22/00465/AMC
 - 3.12 **Alterations and extension to dwellinghouse** – Kailzie Gamekeepers Cottage, Peebles, EH45 9HT – Ref No: 22/00459/FUL
 - 3.13 **Replacement windows** – Oak Cottage, Old Town, Peebles – Ref No: 22/00458/FUL
 - 3.14 **Replace existing dormers with single dormer and replacement first floor windows** – 7A Rosetta road, Peebles – Ref No: 22/00452/FUL
 - 3.15 **Replacement windows and door** – 11 Montgomery Place, Peebles – Ref No: 22/00451/FUL
 - 3.16 **Vehicle Access Application** – 21 Glen Road, Peebles – 22/00433/VAA
 - 3.17 **Erection of block of residential flats comprising of 14 units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP** – Kingsmeadows House, Peebles – Ref No: 22/00422/AMC
 - 3.18 **Work to trees within wooded strip** – Wester Greyfield, Edderston Road, Peebles – Ref No: 22/00395/TPO
 - 3.19 **Alterations and extension to dwellinghouse** – 6 Echo Street, Peebles – Ref No: 22/00389/FUL
 - 3.20 **Alterations and extension to dwellinghouse** – Greenways, Springhill Road, Peebles – Ref No: 22/00364/FUL
 - 3.21 **Construction of concrete skate park** – Victoria Park, Springhill Road, Peebles – Ref No: 22/00363/FUL
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Siting of catering trailer** – Car Park, Kingsmeadows Road, Peebles – Ref No: 22/00134/FUL
 - 4.1.1 A license has been agreed with the Common good and this writer's only concern is perhaps an increase in littering
 - 4.2 **Work to Trees** – Hairdressing Salon, 5 Venlaw Road, Peebles – Ref No: 22/00362/TCA
 - 4.3 **Erection of Ancillary Accommodation** - Land SW of Greystones, Bonnington Road, Peebles – Ref No: 22/00338/FUL
 - 4.4 **Removal of Tree** – aird Lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 22/00354/TPO
 - 4.5 **Alterations and extension to dwellinghouse** – South Bank, Bonnington Road, Peebles – Ref No: 22/00329/FUL
 - 4.6 **New high School buildings, car parking, playgrounds, sports, pitches, etc.** – Ref No: 22/00271/FUL
 - 4.7 **Alterations and extension to dwellinghouse** – 4 Glen Crescent, Peebles – Ref No: 22/00327/FUL

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- 4.8 **Extension to dwellinghouse** – 106 Whitehaugh Park, Peebles – Ref No: 22/00227/FUL
- 4.9 **Vehicular Access Application** – 2C Cademuir Drive, Peebles – Ref No: 22/00203/VAA
- 4.10 **Work to Trees** – 24 Edderston road, Peebles – Ref No: 22/00202/TPO

5.0 Scottish Borders Community Council Network (SBCCN)

Unfortunately, the AGM coincides with our April PCC meeting. Apologies sent.

6.0 The Proposed Additional High Street Pedestrian Crossing

No change

7.0 Peebles Parking Working group

The writer could not attend the meeting of 09 March

8.0 Common Good

Bullets extracted from Financial Report dated 23 February

- 2021-2022 surplus project to be £3,914 for the year
- Projected decrease in balance sheet reserve of £51,797
- Investment income of £19,290 (4.5% return)
- Expenditure allocated £10,865 (Budget £27,000). Main beneficiaries
 - Peebles Cricket Club (£2,600)
 - Tweeddale Youth Action (£7,840)
 - Remembrance Day (£200)
- Projected Balance Sheet Cash - £74,269
- Projected Balance Sheet Fixed Assets - £637,079
- Projected Capital Investment Fund - £525,153
- Projected Total Reserves - £1,228,551

For those interested, the full report including a list of assets is available on the SBC website via the link below.

[Item No. 5 - Peebles Common Good Financial Monitoring report to 311221.pdf \(modern.gov.co.uk\)](#)