

Peebles & District Community Council
Planning Report
April 2024

1.0 General

- 1.1 **Local Development Plan 2** – Awaiting formal adoption.
 - 1.1.1 Scottish Ministers have directed SBC to make changes to reflect the new regulatory context (e.g. NPF4) before LDP2 can be adopted.
 - 1.1.2 E.g. Insert: “NPF4 states that LDPs should create healthier places, for example through land for community food growing and allotments.”
 - 1.1.3 <https://www.scotborders.gov.uk/plans-guidance/local-development-plan/2>
- 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, 24/00031/FUL and 24/00247/FUL – Undecided. At the time of writing, these applications have attracted circa 225 objections, including from this Community Council.
- 2.2 **Scawd Windfarm** – 23/00013/S36 – No change since 28 Feb 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 change since 16 May 2023 – SBC issued Screening/Scoping Opinion on 16 May 2023 for ECU00004619 (which is missing from Energy Consents Unit portal).
- 2.5 **Rosetta Road Development of 100 Holiday lodges** – Ref No: 23/01564/FUL & 23/01563/LBC – Extension of time agreed to 5 June, with expected committee date 3 June 2024.
- 2.6 **March Street Mills – 50 houses and flats, demolition of mill buildings** – Ref No: 23/00884/FUL and Ref No 23/00883/CON.
 - 2.6.1 Original application was for 71 units. Now reduced to 50, with affordable housing in a separate application (see below).
 - 2.6.2 There were 19 objections including ours, 3 support comments and several general comments.
 - 2.6.3 Full permission (23/00884/FUL) still “Awaiting decision”. It appears SBC is minded to approve and working through legal agreements.¹
 - 2.6.4 Conservation area consent (23/00883/CON) granted 5 Feb 2024 (see appendix) contains the following statement:
“The proposals are considered to secure the regeneration of an important brownfield site to provide housing to meet local needs and also retain employment use at the site. The development does impact on the existing allotments however it is felt that the proposal retains sufficient space for the allotment use at their current location

¹ SBC explain this process under “Release of Planning Permission” page 7
<https://www.scotborders.gov.uk/downloads/file/1043/development-contributions-legal-agreements-guidance-note>

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in accordance with Greenspace Policy. Additional benefits will also be provided by seeking to transfer the allotment land to the Peebles Community Trust allowing the community to have stewardship of the function of the Key Greenspace.”

2.7 March Street Mills – 2 houses and 12 flats, affordable housing – Ref No: 24/00181/FUL.

2.7.1 The design statement describes this application for affordable housing as satisfying the requirement of draft planning condition 13 of 23/00884/FUL (which is “minded to grant”).

2.7.2 PCC supported this application.

3.0 New Planning Applications

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

Consultation responses have been requested for the following. Recommend no objection, subject to PCC agreement:

3.1 Boundary wall and parking bay – Ref No: 24/00360/FUL & 24/00361/LBC

3.2 High Street Signage – Ref No: 24/00328/LBC and 24/00305/ADV

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

3.3 Erection of porto-cabin in Priorsford school – Ref No: 24/00354/FUL

3.4 Remove conservatory and construct garden room – Ref No: 24/00373/FUL

3.5 Fell 5 trees in Peebles Conservation Area – Ref No: 24/00273/TPO – This is a residential yard. One of the trees is dead. Pines are to be felled to give light to closely planted broad-leaved trees.

3.6 Unknown works to trees – Ref No: 24/00333/TPO – No information available on planning portal.

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

4.1 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.

4.2 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.

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Planning Convener