

Peebles & District Community Council

Planning Report

Fri 11 April 2025

Planning Reports represent the views of the Community Council (whereas Draft Planning Reports represent the views of the writer).

Key: **Red – important**; **Blue – new**; Black – unchanged since last report.

1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge) – In progress**
- 1.2 **Baptist Church Building – No change**
- 1.3 **Victoria Park Centre – No change**
- 1.4 **River Tweed Trail – funded by Scottish Government, see full Feasibility Report. Proposed active travel link Priorsford – Fotheringham footbridges on-line survey 6–23 Mar 2025. Results expected Fri 11 Apr 2025.**
- 1.5 **Ballantyne Place Play Area – no application yet submitted (see March 2025 planning report item 3.1).**
- 1.6 **New SEPA surface water flood maps published – “medium risk” covers a very wide range, with 50% likelihood of flooding between 7 and 138 years.**
- 1.7 **SBC Planning – Awaiting outcomes. No change since SBC CEO David Robertson’s 4 Mar 2025 reply to PCC Chairman’s 26 Feb 2025 letter.**

Recommend responding as follows to consultations, subject to PCC agreement:

- 1.8 **Consultation – Community benefits from net zero energy developments, closes 11 Apr 2024. Recommend supporting Scottish Community Coalition on Energy recommendations “A Fair Energy Deal for Scotland: New standards for Community Benefit funds from clean power developments”, including: a floor of £7.5k/MW installed capacity (index linked); 4% of revenue to local funds; 1% of revenue to a national wealth fund; mandatory payments; community capacity building.**
- 1.9 **Consultation – SBC draft Development Plan Scheme (DPS), closes 6 May 2025. “The Draft DPS sets out how the next Local Development Plan (LDP3) will be prepared.” More info on PCC Planning page. Recommend PCC remind SBC of its duty to set out its “view on the opportunity and potential scope for the use of mediation” in the DPS (which it hasn’t) and request mediation as part of the DPS in respect of planning issues previously raised, per Planning circular 2/2021 - planning system - promotion and use of mediation: guidance, paragraphs 9–13.**
- 1.10 **Consultation – SEPA Environmental Performance Assessment Scheme (EPAS), closes 30 Jun 2025 (no recommendation yet). “We are consulting on a new way of assessing environmental performance that is designed to drive quick action to resolve issues that could cause harm to communities and nature. We are proposing a responsive scheme that is transparent about when we have checked compliance and what this means for environmental performance.” See SEPA’s full consultation paper.**

Actions agreed at PCC meeting:

- 1.11 **Request an update on progress at Horsbrugh Ford (see letter page 6).**
- 1.12 **Recommend to Peebles Town Team PCC’s view that £1,000 funding from Leithenwater wind farm should go to Peebles Beltane Festival.**
- 1.13 **Invite Tweed Valley Community Collective to join Peebles Town Team.**
- 1.14 **Nominate Mr Crick Carleton as Community Champion, My Place awards.**

Peebles & District Community Council
Planning Report
Fri 11 April 2025

2.0 Planning Applications – Current Interest

Wind farms¹

- 2.1 [Leithenwater](#) – 24/00512/S36 / ECU00004619 – SBC S36 deadline 2 Jul 2025. Awaiting decision.
- 2.1.1 18 Dec 2024 Scottish Rights of Way and Access Society ([ScotWays](#)) [object](#), asking turbines to be placed blade tip height [here 180-200m] from any road or public right of way – not 20m as proposed.
 - 2.1.2 14 Nov 2024 PCC issues qualified letter of support for Leithenwater, i.e. subject to the advice of SSGEP & RSPB being followed.
 - 2.1.3 23 Oct 2024 [Belltown Power reject RSPB's request](#) "NatureScot did not raise any concerns" (see [NatureScot's advice](#) 15 Jul 2024).
 - 2.1.4 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. "policy [3 biodiversity] requirement for betterment"
 - 2.1.5 5 Jul 2024 [RSPB requests](#) 3 turbines deleted or moved, disagreeing with EIA report findings on impact to golden eagle² and citing impact to (red-listed) Black Grouse and breeding Curlew.
- 2.2 [Scawd Law](#) – 23/00013/S36 / ECU00002111 – SBC S36 decision deadline 4 Jun 2025.
- It appears [South of Scotland Golden Eagle Project](#) (SSGEP) may object to the entire Scawd Law project on the grounds it is incompatible with the reintroduction of Eagles in the South of Scotland.
- NB: It is an offence³ to interfere with Golden Eagle nests or prevent any wild bird from using its nest in Scotland.
- Neighbouring Community Councils of [Clovenford](#), [Heriot](#), [Stow](#) and [Walkerburn](#) object (issues include: need; harm to Eagles; damage to peat; visual impact; landscape). [Innerleithen](#) Community Council supports.
- PCC has been granted an extension until 12 May 2025. If SSGEP objects, recommend we object on same grounds as SSGEP & neighbouring CCs.
- 2.2.1 25 Feb 2025 Further environmental information (FEI) submitted re: impact to eagles and the potential removal of turbines 7 & 8.
 - 2.2.2 2 Feb 2024 [NatureScot strongly advise turbines 7 & 8 removed](#) from ridge to protect golden eagles²/meet NPF4 biodiversity policy.
 - 2.2.3 19 Sep 2023 [Rt Hon David Mundell MP objects](#).
 - 2.2.4 20 Feb 2023 [Walkerburn and District Community Council paper](#).
- 2.3 [Cloich Forest](#) – 21/01134/S36 / ECU00003288 – Awaiting decision.
- 2.3.1 6 Sep 2024 [Midlothian Council objects](#) on biodiversity, landscape and transport (route pinch points) grounds especially at Howgate.
 - 2.3.2 2 Sep 2024 [Howgate Community Council](#) submissions
 - 2.3.3 25 Apr 2023 SBC do not object provided Turbine 12 is relocated to a lower position within the site

¹ Information on Community Benefits and Community Ownership available in the [Scottish Government Good Practice Principles](#) and the [Local Energy Scotland](#) website

² See this report from South of Scotland Golden Eagle project on a [golden eagle struck by wind farm in Galloway](#)

³ Section 1(1)(ba) of the [Wildlife and Countryside Act 1981](#) as it applies in Scotland, i.e. as amended by the [Nature Conservation \(Scotland\) Act 2004](#).

Peebles & District Community Council
Planning Report
Fri 11 April 2025

Other

- 2.4 **Variation of conditions of expired Planning Permission in Principle 19/00182/PPP – Kingsmeadows House (Granton Homes) Ref Nos: 24/00030/FUL Refused, 24/00031/FUL & 24/00247/FUL Awaiting decision.**
- 2.4.1 20 Dec 2024 [PCC submission](#) calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.
- 2.4.2 9 Dec 2024 [planning committee refuse](#) 24/00030/FUL.
- 2.4.3 Circa 250 objections, including from this Community Council.
- 2.5 **Edderston Farm change of use to Events Venue – 21/01327/FUL – Awaiting decision. No change since 21 July 2023**
- 2.6 **Twenty dwellinghouses, Land West of Horsbrugh Ford – 19/00332/FUL. Development appears stalled.**
- 2.6.1 The developer wrote (see [Jan report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.
- 2.7 **Alterations to form opening in boundary wall to form pedestrian access, Boundary Wall North of Hay Lodge Park Off Neidpath Road – 24/01365/LBC – Awaiting decision. It appears this proposal will be paused for consultation on the proposed active travel link between Priorsford and Fotheringham footbridges (see 1.4 above).**
- 2.7.1 This proposal is part of the River Tweed Trail (see item 1.4). Proposal to provide a 2.4m opening in the existing boundary wall to allow users of the car park and the school to access the crossing from the internal park path network. The scuncheons will be formed using recycled stone from the demolished opening with pointing to match existing. See [3-page explanation on planning portal](#) and [Feasibility Report](#).
- 2.7.2 SBC planning portal – 46 objections, 6 supporting
- 2.7.3 Feasibility report for full path network showed 65% in favour, 19% against (of ~150 consulted)
- 2.8 **Enforcement action (advertising regulations), 68 High Street – 24/00162/ADVERT. Enforcement status: pending consideration.**
- 2.8.1 Members of the public who wish to make a personal complaint may do so via [Consumer Advice Scotland](#).

3.0 New Planning Applications

Recommend action on the following, subject to PCC agreement:

- 3.1 **25/00407/FUL – Erection of meteorological mast up to 90m in height and siting of ground based solar panel array – Leithenwater Wind Energy Hub Land North of Glentress Forest.** Erection of 90m ('met mast') meteorological mast at National Grid Reference 329563 643053, with a request for micro siting of up to 50 m for a period of 60 months.
- 3.1.1 Recommend submitting qualified letter of support, i.e. subject to the advice of experts such as SSGEP & RSPB being followed.

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

- 3.2 **25/00346/FUL – Alterations and extension to dwellinghouse – Glenisle Bonnington Road.** Removal of rear projection, new rear

Peebles & District Community Council
Planning Report
Fri 11 April 2025

extension and new front porch. Some changes to, and rearrangement of, existing windows.

- 3.3 **25/00382/CLPU – Alterations to dwellinghouse and installation of flue for stove – Patenga Kingsmuir Drive.** Removal of existing lean-to conservatory. Removal of existing lobby including structural alteration, replacement window, wall infill, installation of solid fuel stove.

4.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 4.1 24/01016/FUL – Commercial storage yard comprising storage containers, Land West of Tweedview, South Park Industrial Estate – Approved by planning committee 3 Feb 2025. Condition added to restrict hours of operation between 7am and 9pm Mon–Sun. ([Watch recording](#)).
- 4.1.1 As a result of a FOI request by a member of the public, we now know that the ecology report relied on to make this decision was a Preliminary Ecological Appraisal Report (PEAR). This may have been unlawful per Chartered Institute of Ecology and Environmental Management *Guidelines for PEAR*:
“3.14 Under normal circumstances it is not appropriate to submit a PEAR as part of a planning application ... the planning authority is therefore unlikely to have adequate information to enable the decision maker to determine the application lawfully⁴.”
- 4.2 25/00063/FUL – Erection of dwellinghouse with garage – Land Adjacent Eshiels Steading. 1.5 storey, four-bedroom home with 4 car spaces. Previous application 23/00321/PPP on same site withdrawn after 7 objections and contaminated land officer noting potential agricultural, sawmill and petroleum contamination. Approval of neighbouring development 22/01784/PPP 2 Aug 2023.
- 4.3 24/01386/FUL – Alterations and change of use of existing Salon / Yoga Studio with storage to domestic garage and storage for dwellinghouse – Salon 21A Dalatho Street. Change salon / yoga studio to garage.
- 4.4 25/00165/FUL – Erection of archery shelter – Kittlegairy Hill North Of Linnburn Farmhouse. Forest Holidays propose an archery shelter with safety netting for use of guests.
- 4.5 25/00152/FUL – Extension to dwellinghouse – 6 Clement Gunn Square. Add enclosed entrance to home.
- 4.6 25/00182/ADV & 25/00238/LBC – Installation of non-illuminated signage and projecting sign – 74 High Street. Chest Heart & Stroke Scotland. Heritage & Design officer requested further information in order to “carefully consider ... their impact on both the listed building and the wider streetscape.”
- 4.7 25/00199/FUL & 25/00200/LBC – Replacement photo voltaic panels to garage and dwellinghouse roof – Northgate House 32 Northgate. Replace 17 existing 250W solar panels with 16 new 450W solar panels. SBC ecology officer approves as there is no evidence of roosting bats.

⁴ <https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>

**Peebles & District Community Council
Planning Report
Fri 11 April 2025**

- 4.8 25/00204/TCA – Work to trees – Southwood Springhill Road. Reduce crown of cypress trees by 3–4m. Trees are outgrowing their position in the garden, blocking light for both neighbours, and worried these may come down in another storm.
- 4.9 25/00248/TCA – Work to tree – 11 Frankscroft. 30% crown reduction to maple. Maple is overlarge near properties. Crown reduce to reduce risk from storm damage.
- 4.10 25/00244/FUL – Formation of outdoor seating area – 2 - 4 High Street. Two x 4-seat tables, either side of entrance to Costa's.
- 4.11 25/00259/FUL – Alterations and link extension – St Marnocks Frankscroft. Erection of 7.5m x 5.5m garden outbuilding connecting to existing building via corridor. Convert existing room into bathroom.
- 4.12 25/00291/FUL – Alterations and extension to dwellinghouse – Sideways Bonnington Road. Demolition of existing conservatory and construction of new single-storey side extension. Same footprint, slightly higher.
- 4.13 25/00318/TCA – Work to trees – Sapin Vert Chambers Terrace. Crown reduction in conservation area (sycamore by 30%, beech 20%).

Minor (replacement windows, interior alterations or external redecoration):

- 4.14 25/00193/LBC – Replacement windows – 1A Bridgegate.
- 4.15 25/00302/LBC – Removal of external signage and ATM – The Bank Of Scotland 70 High Street.
- 4.16 25/00311/LBC – Replacement windows – 7 Northgate.

Michael Marshall, PhD
Planning Convener



***Community Council
of the
Royal Burgh of Peebles & District***

Mr N. Hood
Hood Holdings Ltd
185 St Vincent Street
Glasgow, G2 5QD
nhood@hoodholdings.co.uk

Eilidh Deeney
Invicta Public Affairs
eilidh.deeney@invictapa.co.uk

cc: Scottish Borders Councillors Drummond Begg, Eric Small and Viv Thomson

11 Apr 2025

Dear Mr Hood and Ms Deeney

**Re: Tweed Views, Cardrona (SBC permission 19/00332/FUL)
Erection of twenty dwellinghouses, Land West of Horsbrugh Ford Cottages**

Thank you for your letter of 8 Jan 2025 and email of 16 Jan 2025 keeping us informed as to your progress with your development at Horsbrugh Ford, Cardrona.

This development was raised again at last night's Peebles & District Community Council (PCC) meeting of 10 Apr 2025. That is, that your development at Horsbrugh Ford still appears to be stalled, there has been no further activity on site and the community is keen for an update on progress, to know when development might restart and to know whether expected completion had slipped?

The Scottish Borders Councillors in attendance said they had also been approached by constituents with similar concerns and asked me to convey their interest in receiving your update.

Your [website for this project](#) appears unchanged, offering 3- and 4-bedroom houses for sale off plan, stating estimated completion in Autumn 2024 (which has already passed).

Are you able to provide an update that we can share with the community?

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener