

Peebles & District Community Council
Planning Report
Draft Thu 9 April 2026

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.
For those who wish to study more detail, [hyperlinks](#) have been provided.

1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge)** – In progress
- 1.2 **Baptist Church Building** – Being taken forward by [Tweed Valley Community Collective](#)
- 1.3 **Victoria Park Centre** – No change
- 1.4 **Is SBC abiding by the Habitats Regulations?** Habitats Regulations protect the Tweed SAC, requiring SBC to ensure – beyond doubt based on scientific evidence – that proposals will not harm European Protected Species (EPS) **before** granting planning permission (section 5, [Nov 2025](#)).
 - 1.4.1 [26 Feb 2025](#) PCC set out concerns that planners appeared not to follow SBC guidance and may have breached Habitats Regulations in consideration of South Parks storage [24/01016/FUL](#).
 - 1.4.2 [4 Mar 2025](#) SBC CEO promised a review but didn't otherwise reply.
- 1.5 **Is SBC appropriately publishing objections raising legal concerns?**
 - 1.5.1 [9 July 2025](#) Environmental Rights Centre for Scotland (ERCS) write to planners asking whether Habitats Regulations Appraisal (HRA) has been complied with for Kingsmeadows. SBC publish that letter.
 - 1.5.2 [3 Nov 2025](#) ERCS wrote to SBC explaining the legal requirement for HRA for Kingsmeadows & that in their view approval would give grounds for judicial review. SBC did not publish that letter on the planning portal (as a result, it was not included in the “objection comments” pdf for the local review).
 - 1.5.3 [12 Feb 2026](#) SBC publicly say “the correspondence was concerned not with the merits of the proposal but with the processes by which the application was being considered.” In PCC’s view, the merits of a proposal cannot be separated from relevant acts and regulations.
 - 1.5.4 PCC notes its concern that [Harper Macleod advice](#) not included in Kingsmeadows officers’ reports in view of its obvious importance.
Cllrs Pirone and Tatler raising this with SBC.
- 1.6 **Is SBC appropriately answering PCC complaints / correspondence?**
 - 1.6.1 [17 Nov 2025](#) PCC complained to SBC re environmental protection.
29 Jan 2026 ERCS complain re failure to give substantive response
25 Nov 2025 [SBC promise response by 23 Dec 2025](#).
18 Dec 2025 [SBC promise response by 28 Jan 2026](#).
27 Jan 2026 [SBC promise response by 11 Feb 2026](#).
11 Feb 2026 [SBC promise response by 25 Feb 2026](#).
25 Feb 2026 [SBC promise response by 30 Mar 2026](#).
Despite missing this deadline, SBC have not replied.
 - 1.6.2 PCC submitted 4 consultation responses re Ballantyne Place ([29 Jul 2025](#), [7 Aug 2025](#), [18 Aug 2025](#) and [22 Aug 2025](#)) requesting clarification of legal issues (see 2.2 [Nov 2025](#)) and seeking delay.
[14 Aug 2025](#) SBC refused to delay, promising Legal clarification.
[10 Sep 2025](#) PCC wrote to SBC Legal asking for clarification.
No response received to date.

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- 1.7 **Do planners follow democratic decisions made by SBC councillors?**
- 1.7.1 With the refusal of Kingsmeadows applications 24/00030/FUL and 24/00031/FUL, all the issues for 24/00247/FUL have been decided by Scottish Borders Council's elected planning committee, and all of the appeal processes to DPEA and LRB have run their course.
- 1.7.2 In PCC's opinion, the only rational, democratic recommendation to Committee in respect of 24/00247/FUL is to recommend refusal. However, that recommendation has not been made.
- 1.7.3 **SBC are yet to publish the [objection from Balfour Manson solicitors on the portal for 24/00247/FUL](#).**
- 2.0 Planning Applications – Current Interest
- 2.1 **3 requests to renew expired Planning Permission in Principle (PPP) with changes to conditions – Kingsmeadows House (Granton Homes). Circa 250 objections, including from this Community Council.**
- [24/00030/FUL](#) (condition 2) **Refused 9 Dec 2024.**
- [24/00031/FUL](#) (condition 7) **Refused 23 Feb 2026.**
- [24/00247/FUL](#) (conditions 2&7) **Awaiting decision.**
- 26 Mar 2024 [Harper Macleod legal advice](#) section 42 cannot be used to renew expired Permission in Principle [19/00182/PPP](#).
- 9 Dec 2024 [Planning committee refuse](#) 24/00030/FUL.
- 20 Dec 2024 [PCC submission](#) calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.
- 24 Mar 2025 DPEA refuse appeal [PPA-140-2107](#) of 24/00030/FUL.
- 9 Jul 2025 [ERCS writes to SBC](#) over Habitats Regs concerns and whether these applications will be approved without proper prior consideration of potential effects on River Tweed SAC.
- 14 Jul 2025 [SBC refuse to publish ERCS letter](#) but promise a reply.
- 21 July 2025 [PCC objects](#) based on NatureScot & Ecologist replies
- 29 July 2025 [Peebles Civic Society objects](#) on same grounds.
- 22 Sep 2025 [SBC tell Granton](#) “a recommendation would be made under delegated powers to refuse permission” (published 25 Nov).
- 17 Oct 2025 [SBC confirm to ERCS](#) that HRA not carried out.
- 3 Nov 2025 [ERCS write to SBC](#) warning of potential breach of Habitats Regulations asking if “Council will reconsider its position.”
- 11 Dec 2025 DPEA refuse appeal [PPA-140-2109](#) of 24/00031/FUL.
- 31 Dec 2025 PCC submit [comprehensive objection to 24/00031/FUL](#) and [consolidated comprehensive objection to 24/00247/FUL](#).
- 23 Feb 2026 [LRB refuse](#) 24/00031/FUL on appeal ([25/00041/RNONDT](#)).
- 12 Mar 2026 Now that all the issues concerning changes to conditions 2 and 7 have been refused in applications 24/00030/FUL and 24/00031/FUL respectively [and the appeals to LRB and DPEA have run their course](#), we call on planners to [abide by the democratic decisions of our elected councillors and refuse 24/00247/FUL on the same grounds \(\[PCC objection\]\(#\)\)](#).
- 2 Apr 2026 [Objection from Balfour Manson](#) (not yet published on portal).

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3.0 New Planning Applications

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

- 3.1 [26/00362/FUL](#) – **Alterations to conservatory – Ingleside Formerly Known as Sideways Bonnington Road.** Partial demolition of existing conservatory (uPVC structure above existing dwarf wall) and partial construction of new conservatory (replacement uPVC structure above existing dwarf wall). The proposed replacement conservatory structure to the same overall dimensions, footprint area and roof pitch as the existing.
- 3.2 [26/00401/LBC](#) – **Alterations to form boiler flue terminal, extract ventilation terminal and drainage pipe (part retrospective) – The Courthouse Business Centre, High Street.** Formation of 125mm cored holes through the wall for a boiler flue terminal, an extract ventilation terminal & a drainage pipe. The holes have been cored, but the services have yet to be installed. The error is wholly down to the applicant not remaining in control of the project. This was an oversight on behalf of the applicant. The cored stone has been retained and can be reinstated if instructed to do so.
- 3.3 [26/00423/TCA](#) – **Work to trees – Grange Villa Frankscroft.** Works to 8 trees. Remove overhanging branches yew and holly. Remove Holly and 2x Leylandii replace with beech hedge. Remove branches, lower 5m of beech. Remove beech. Remove unknown stump. Plant prunus.
- 3.4 [26/00419/FUL](#) & [26/00420/LBC](#) – **Alterations and extension to dwellinghouse and installation of an EV charging post – The Lodge Kingsmuir Hall Bonnington Road.** Removal of existing utility outbuilding and replacing with a garden room. Installation of an EV charging post adjacent to the driveway.
- 3.5 [26/00466/TCA](#) – **Work to tree – Riverside Tweed Avenue.** Fell one cedar. Close to house and blocks light.
- 3.6 [26/00534/FUL](#) – **Erection of boundary fence – 25 Glen Road Peebles.** New boundary fence.
- 3.7 [26/00542/TCA](#) – **Work to tree – Riverside Tweed Avenue.** Fell cedar close to dwelling.

A Subject to PCC agreement, no action is recommended for any of these minor applications (replacement windows, interior alterations or external redecoration):

- 3.8 [26/00484/LBC](#) – **Replacement windows – Graham Cottage 16 Elcho Street.** Existing timber single glazed units to be replaced with timber double glazed units to match existing mullion and transom positions.

Certificates of Lawful Proposed Use (CLPU) ask whether the proposal is permitted development. Refusal means an application for planning permission will be required (refusal is not a comment on the acceptability of the proposal):

- 3.9 [26/00464/CLPU](#) – **Proposed change of use from Class 1A (legal/estate agency office) to Class 3 café – 20 Northgate.** There will be no baking/cooking proposed on site, with no extraction proposed.

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No recommendation (no information available on portal):

3.10 [26/00458/VAA](#) – Vehicular Access Application / dropped kerb – 92 Rosetta Road.

3.11 [26/00518/TCA](#) – Work to trees – Priorsford House Tweed Avenue.

4.0 Planning Applications – Wind Farms¹

Wind Farm applications \geq 50 MW are decided by the Energy Consents Unit (ECU) under [section 36 of the Electricity Act](#), with [SBC acting as a consultee](#).

4.1 [Leithenwater](#) – [24/00512/S36](#) / [ECU00004619](#) – SBC S36 deadline 2 Jul 2025. Awaiting decision.

4.1.1 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.

4.1.2 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. “policy [3 biodiversity] requirement for betterment”

4.1.3 23 Oct 2024 [Belltown Power reject RSPB’s request](#) “NatureScot did not raise any concerns” (see [NatureScot’s advice](#) 15 Jul 2024).

4.1.4 14 Nov 2024 [PCC supports Leithenwater](#), subject to the advice of SSGEP & RSPB being followed.

4.1.5 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.

4.1.6 31 Jan 2025 SBC Ecology Officer raises concerns re: golden eagles. Requests turbines 11-13 reduced in number or moved.

4.1.7 6 May 2025 SBC Landscape Architect objects. Impacts on National Scenic Area (NSA) and surrounding Special Landscape Areas (SLAs) are unacceptable. Suggests reduction in turbine height, removal of turbines 11-13 and relocation of turbine 1.

4.1.8 18 Dec 2025 Supplementary Environmental Information (SEI) from [LUC](#) on behalf of Belltown Power finds “No significant effects on golden eagle are predicted ... and the findings of Chapter 8 of the EIA Report remain unchanged”, disagreeing with RSPB, SBC’s ecologist and RUN (who previously advised of a substantive change to the golden eagle baseline).

4.1.9 8 Jan 2026 Belltown power provide rebuttal of landscape officer’s assessment and choose to make no changes to turbine design. Amongst other arguments, the applicant says their offer of £5,000/MW index linked as Community Benefit would be reduced by over £100,000 a year with the removal of four turbines. This is misleading as the applicant only offers to index link the £5,000/MW *after* start-up, such that inflation erodes the value of community benefit by more in real terms than the £100,000 quoted.

4.1.10 23 Jan 2026 The Ministry of Defence (MOD) maintains its objection due to the unacceptable impact on the operation and capability of

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

² Restoring Upland Nature (RUN) South of Scotland Golden Eagle Project (SSGEP) [golden eagle strikes Galloway wind farm](#)

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the seismological recording station at Eskdalemuir, part of the UK contribution to the [Comprehensive Nuclear Test Ban Treaty](#).

- 4.1.11 5 Feb 2026 NatureScot advises that golden eagle are unlikely to be significantly affected by this proposed development (unchanged by the information presented in the SEI Report).
- 4.2 **Scawd Law** – [23/00013/S36](#) / [ECU00002111](#) – SBC S36 decision deadline 3 Mar 2026.
[South of Scotland Golden Eagle Project](#) (SSGEP) **has objected** 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 [Clovenfords](#), [Heriot](#), [Stow](#) and [Walkerburn](#) object (issues include: need; harm to Eagles; damage to peat; visual impact; landscape). [Innerleithen](#) Community Council supports.
- 4.2.1 20 Feb 2023 [Walkerburn and District Community Council paper](#).
- 4.2.2 19 Sep 2023 [Rt Hon David Mundell MP objects](#).
- 4.2.3 2 Feb 2024 [NatureScot strongly advise turbines 7 & 8 removed](#) from ridge to protect golden eagles²/meet NPF4 biodiversity policy.
- 4.2.4 25 Feb 2025 Further environmental information (FEI) submitted re: impact to eagles and the potential removal of turbines 7 & 8.
- 4.2.5 8 May 2025 [PCC objects](#) on same grounds as SSGEP & other CCs
- 4.2.6 27 Jan 2026 Fred Olsen publishes “information note” to address consultee concerns. For example, SBC asked ECU to consider whether the consultant’s omission that they were owned by Fred Olsen (FORL) constitutes a conflict of interest. The “information note” says this is incorrect because FORL is owned by “Bonheur” – without disclosing that [Bonheur is controlled by Fred. Olsen & Co](#).
- 4.2.7 2 Feb 2026 SBC decision deadline extended until 3 Mar 2026.
- 4.2.8 16 Feb 2026 RUN object, estimating “1 eagle collision every 2.8 years or 14 over the 40 year operational life of project. To put this in context, this collision risk is greater than the total estimated collision risk from all the other 41 wind farms in the whole of the rest [of] the South of Scotland put together.”
- 4.2.9 2 Mar 2026 SBC objects on [Local Landscape Designations and Renewable Energy Supplementary Planning Guidance, Landscape Capacity and Cumulative Impact, and impact on Goldean Eagles](#).
- 4.3 **Cloich Forest** – [21/01134/S36](#) / [ECU00003288](#) – Awaiting decision.
- 4.3.1 25 Apr 2023 SBC do not object provided Turbine 12 is relocated to a lower position within the site
- 4.3.2 2 Sep 2024 [Howgate Community Council](#) submissions
- 4.3.3 6 Sep 2024 [Midlothian Council objects](#) on biodiversity, landscape and transport (route pinch points) grounds especially at Howgate.

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](#).

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5.0 Apparently stalled Planning Applications

These planning applications appear to have stalled (they will be returned to section 2.0 if there is activity):

- 5.1 **Edderston Farm change of use to Events Venue** – [21/01327/FUL](#) – Awaiting decision. No change since 7 Feb 2024
- 5.2 **20 dwellinghouses, Land West of Horsbrugh Ford** – [19/00332/FUL](#). Ss of early 2026 there are reports of activity resuming.
 - 5.2.1 Jul 2025 Eildon aware but site does not fit development profile. SBHA report risk and asking price prohibit involvement.
 - 5.2.2 Jun 2025 The development plot is said to be back on the market as the previous developer has run out of funding.
 - 5.2.3 The developer wrote ([Jan 2025 report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.

6.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 6.1 [26/00157/LBC](#), [26/00158/FUL](#) – Replacement windows (retrospective) – 45 - 6 March Street. Replacement windows designed with the intention of keeping the character and appearance of the existing building and the surrounding area while improving the thermal performance and giving the ability to maintain the windows ourselves. Apologised – unaware this needed consent.
- 6.2 [26/00207/FUL](#) – Extension to dwellinghouse and alterations to driveway – 30 Edderston Road. Single storey side extension and alterations to driveway.
- 6.3 [26/00240/FUL](#) – Alterations and extension to dwellinghouse – 58 Rosetta Road. Removal of the existing conservatory and the construction of a single storey, flat roof extension to the rear of the property.
- 6.4 [26/00238/FUL](#) – Alterations to dwellinghouse and replacement windows and door – Hartley Springhill Road. Window and door replacement. Internal and external alterations to form improved kitchen and dining space including construction of new bay window.
- 6.5 [26/00248/CLEU](#) – Request for Certificate of Lawful Existing Use as Class 5 General Industry – 10 Eshiels Holdings. On the basis the building has been used continuously as a private workshop since 2012. NB: previous request [25/01814/PPP](#) to demolish and rebuild was withdrawn (see [Dec 2025 planning report](#)).
- 6.6 [26/00268/FUL](#) – Alterations to improve existing access with new fence and gates – Field Entrance Land North Of 5 Horsbrugh Ford. Entrance opposite bus stop, The Peeblesshire Agriculture Society.
- 6.7 [26/00298/TCA](#) – Work to trees – Grange Villa Frankscroft. Works to 3 trees, plus complete removal of 4 other trees and 1 stump. Overgrown, obstructing cars and pedestrians, potentially damaging house.
- 6.8 [26/00330/FUL](#) – Alterations and extension to dwellinghouse – Netherknowe 32 Kirkland Street. Replace rear extension with larger extension.

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- 6.9 [26/00358/FUL](#) – Alterations and extension to dwellinghouse and replacement garage – Monklaw 10 Cross Road. Proposed single storey rear extension with terrace and replacement with larger, timber clad garage. Driveway widened, new metal railing gates.

Already decided:

- 6.10 [26/00201/PN](#) – Formation of forestry tracks – Land North of Eshiels Hope Glentress Forest. Harvesting within Glentress Forest by Forestry and Land Scotland. NB: This prior notification was approved 4 Mar 2026.
- 6.11 [26/00305/CLPU](#) – Alterations to conservatory – Sideways Bonnington Road. This Certificate of Lawful Proposed Use was decided 6 Mar 2026 – the proposal is not permitted development.

7.0 New SBC Guidance issued

- 7.1 **10 Mar 2026 SBC publish [Community Council Training Handbook](#).**

7.2 Councillors may wish to read [appendix 11 \(planning\)](#), e.g. page 5:

7.2.1 “Each Community Council is given a point of contact within the Planning service. This point of contact will be a Planning Officer with responsibilities in the Community Council area who will be able to give advice on the planning process to Community Councillors.”

7.2.2 “If consulted on an application, SBC provides Community Councils with 28 days in which to respond. It is important that responses, even if the response is ‘no comment’, are received on time. (It is occasionally possible to agree an extension to the deadline with the relevant planning officer but this has to be agreed in advance.)”

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