

Peebles & District Community Council
Planning Report
August 2023

1.0 General

- 1.1 **Local Development Plan 2** – Awaiting final publication.
- 1.2 **Tweedbridge Court** – Still confused with some information saying it will start and then an official denial saying that costs are presently prohibitive.
- 1.3 **Peebles High School** – Ongoing but nothing new over the last month
- 1.4 **Baptist Church Building** – No change
- 1.5 **Victoria Park Centre** – Councillor Tatler is giving the writer a tour (08/08/23).

2.0 Planning Applications - Current Interest

- 2.1 **Scawd Windfarm** – 23/00013/S36 – No change
- 2.2 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – Letter from agent to SBC seeking to move the application forward. This generated an enquiry from the planning officer to “Environmental Health” (EH) who had previously objected to see if the new approach changed anything. EH considered that their position was unchanged.
- 2.3 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change since 16/05/23
- 2.4 **Rosetta road development of 100 holiday lodges** – Ref No: 23/00852/PAN – 15 August: the developer is to hold another consultation event in the Eastgate at 13:00 for PCC, etc. and 14:00 for the public.
- 2.5 **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.
 - 2.5.1 Now 13 Objection and 2 support letters
 - 2.5.2 Community council has objected based on reduced amenity of the allotments.
 - 2.5.3 Peebles place Making Team has objected.
 - 2.5.4 Objections should be read on the portal for their content. Common themes raise the lack of detail in the plans, affects on the allotments, traffic on March Street, etc.
 - 2.5.5 SBC Roads Planning raise several points and wonder if the proposed development is too dense for the size of site. Require clarification.
 - 2.5.6 [Link to SBC Portal - 23/00884/FUL | Residential development comprising of 71 houses and flats with associated work and change of use to boiler house/engine house to commercial use | Site Of Former March Street Mills March Street Peebles Scottish Borders \(scotborders.gov.uk\)](#)

3.0 New Planning Applications

The writer is no longer listing applications for replacement windows or external redecoration and recommends no action on any of the following subject to PCC agreement.

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- 3.1 **Work to Trees** – Kippielaw, Venlaw Road, Peebles, EH45 8AY – Ref No: 23/01113/TCA
 - 3.2 **Work to Trees** – Manor lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 23/01108/TPO
 - 3.3 **Extension to Dwellinghouse** – 2 Kerfield Farm, Innerleithen Road, Peebles – Ref No: 23/01055/FUL
 - 3.4 **Erection of Dwellinghouse (Renewal of Planning permission)** – Land South East of Balvenie, Edderston road, Peebles – Ref No: 23/01046/PPP
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Alterations and two storey extension to dwellinghouse including new front porch** – 6 Venlaw Rpoad, EH45 8AY – Ref No: 23/00877/FUL
 - 4.2 **Work to trees** – March St Mills, March Street – Ref No 23/01026/TCA
 - 4.3 **Removal of tree Scots Pine** – 6 Clark Place, EH45 8LB – Ref No: 23/00991/TCA
 - 4.4 **Alterations and extension to dwellinghouse** – Meikle Cottage, 2 Kingsmeadows Road, EH45 9HR – Ref No: 23/00978/LBC
 - 4.5 **Dormer extension to dwellinghouse, erection of garden room and installation of photovoltaic array** - Meikle Cottage, 2 Kingsmeadows Road, EH45 9HR – Ref No: 23/00977/FUL
 - 4.6 **Work to trees** – 13 Buchan Gardens, EH45 8JS – Ref No: 23/00937/TCA
 - 4.7 Use of dwellinghouse as holiday let – Ninians Bank, Chambers terrace, EH45 9DZ
 - 4.8 **Extension to dwellinghouse and erection of boundary fence** – 5 Kingsmeadows Gardens, EH45 9LA – Ref No: 23/00887/FUL
 - 4.9 **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.
 - 4.9.1 There are 9 objections tabled, one detailed one from the Civic Society. Objections from the public include
 - 4.9.1.1 Peebles lacks infrastructure
 - 4.9.1.2 Concern over traffic levels on March Street
 - 4.9.1.3 Concern over noise levels during construction.
 - 4.9.1.4 Loss of some allotment space
 - 4.9.1.5 Overcrowding.
 - 4.9.2 There are two letters of support tabled.
- The objection from the Civic Society is circulated with this report and should be studied prior to the July meeting.