



**Peebles & District Community Council  
Planning Report  
August 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.<sup>3</sup>
- 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 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.”
- 2.6.5 [Clr Begg facilitated a meeting between Whitburn and Allotments Association 23 July 2024 re: path proposals.](#)
- 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

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

- 3.1 [24/00829/FUL – Extension to dwellinghouse, Kailzie Eastmains. Alter and extend existing cottage to provide enlarged living area including Kitchen Dining room, Utility Room, Shower and Living area. Convert existing store to form bedroom and shower.](#)
- 3.2 [24/00891/FUL – Erection of replacement garage with car port and ancillary accommodation, renewal of 21/00949/FUL, 16 Springhill Rd. Demolition of existing garage and erection of garage with car port and ancillary \(to Strathard\) residential accommodation beneath. No objections were lodged against original application.](#)  
[Note condition 2 of 2021 permission “The ancillary building hereby approved shall remain as permanent ancillary accommodation to the principal dwelling \(known currently as Strathard, 16 Springhill Road\) and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit and the ancillary building shall not be used for independent residential or holiday rental purposes. Reason: The planning authority considers that the development](#)

---

<sup>3</sup> <https://www.scotborders.gov.uk/downloads/file/1043/development-contributions-legal-agreements-guidance-note>

**Peebles & District Community Council**  
**Planning Report**  
**August 2024**

hereby permitted is the maximum that can be reasonably allowed without causing detriment to infrastructure provision and an intensification of use would not be appropriate in this location.”

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

- 3.3 24/00843/LBC – Replacement windows, 1A Bridgegate.
- 3.4 24/00897/LBC – Internal alterations to dwellinghouse (retrospective), Kerfield Cottage Innerleithen Road
- 3.5 24/00918/FUL – Formation of off-street parking, 15 Rosetta Road. Convert garden lawn to 2 parking spaces. Move stone wall on pavement boundary to rear of parking space.

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

No ongoing interest to PCC:

- 4.1 Peebles High School – Project appears to be progressing satisfactorily (monitored by Parent Council).
- 4.2 Hamilton Hill woodland creation consultation. Comments submitted to Fountains Forestry in support of: 1) maintaining access routes; 2) RSE report. **PCC will submit essentially the same comments once Forestry Grant Scheme (FGS) application is submitted.**
- 4.3 24/00742/FUL – Change of use of annex to holiday let (retrospective), 51 Whitehaugh Park. Client unaware change of use required.
- 4.4 24/00757/FUL – Erection of cabin (retrospective), for use as holiday lets, Winkstonhill Farm. Application states this is a replacement of 1940s or 1950s shepherd’s hut on site with no trees. Aerial map from Apple Maps shows a wooded site with no structures. No documents confirming existence of cabins available on portal.
- 4.5 24/00717/TPO – Selective prune deadwood tree 4345 Common Elder
- 4.6 24/00727/FUL – Erection of entrance gate piers and gates, Reiverslaw Bonnington Road (minor change to 24/00360/FUL in May)
- 4.7 24/00747/CLPU – Erection of garden room, Springhill Road. NB: officers refused this application as 12m<sup>2</sup> footprint exceeded 8m<sup>2</sup>.

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

- 4.8 24/00785/PNWIN – Replacement windows front elevation