

Peebles & District Community Council
Planning Conveners Report
December 2021

1.0 General

- 1.1 **Speeding** – There have been further reports to the police by a resident in South Parks and a minority of drivers completely disregard the 20mph speed limit. Without, police action, this will continue, and it makes a mockery of the law.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – This month perhaps?

- 2.2 **Kingsmeadows House, Peebles** – 19/00182/PPP (New Flats)

2.2.1 Approved but pertinent to 20/01624/PAN

- 2.3 **Kingsmeadows House, Peebles** – 20/01624/PAN

- 2.4 **Erection of 14 apartments and 5 dwellinghouses and access** – Kingsmeadows, Peebles – Ref No: 21/01563/SCR

2.4.1 **SBC Do not consider that an Environmental Impact statement is necessary.**

2.4.1.1 The site is within the grounds of Kingsmeadows House. The development would further increase the density of residential development at this site however it will not change the land use or result in a residential development of a scale which is so significant to warrant an EIA.

2.4.1.2 Whilst it is not considered that the environmental effects are liable to be so significant as to warrant a full EIA, there is still considerable potential for there to be environmental effects which may be unacceptable in their impacts upon the environment, local receptors, the site and/or the surrounding area. There is still a need for sufficient information to be provided in support of the planning application to enable these effects to be properly established and assessed by the Planning Authority.

- 2.5 **Cloich Windfarm** –19/01489/SCO – No change

- 2.6 **Scawd Windfarm** – 20/00880/SCO

2.6.1 We now await a full planning application

- 2.7 **Castle Venlaw** – 21/00939/FUL 20/01493/LBC (Revision to LBC 18/01286/LBC) – 18/01287/FUL (Location of heat pumps)

2.7.1 Still rumbling on. SBC Planning and the developer have still not reached an agreement on the location of all the heat pumps.

2.7.1.1 From SBC – With all due respect, it is not for us to prove..... Anyone with interest in this saga should look it up on the portal.

- 2.8 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL

2.8.1 Required to apply for a change of use.

2.8.2 Owners rebuked for operating before the planning applications had been determined. Apologised and provided an explanation which some may find acceptable. However, the last dated document was

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03 September and therefore there appears to have been no follow up from SBC in over two months.

- 2.9 **Land east of Knapdale, Castle Venlaw.** Following the failures to obtain planning consent either on application and on appeal, this land has now been put up for sale through McEwan Fraser Legal
- 2.9.1 It has been reported that a JCB or similar is in the field working on the spoil tips. A query has been made to SBC as to whether this work has been approved.
- 2.9.1.1 SBC say that they are monitoring the work but did not confirm as to whether they had an agreed a plan of work.
- 2.10 **Edderston Farm change of use to Events Venue – Ref No: 21/01327/FUL.**
- 2.10.1 This proposal has elicited 10 Objections – This writer would recommend the reader to review the objections. There is much in them that should be considered by the officers when determining this application. The writer will represent these issues at any future planning committee meeting.
- 2.10.2 At this point in time, SBC Planning Officers do not appear to be supportive of the application. However, they have requested that the applicant review certain issues and revert.

3.0 New Planning Applications (Since 05 January 2021)

The writer recommends no action on any of the following subject to PCC agreement. However, please note 3.14.

- 3.1 **Replacement Windows to rear elevation – Arnsheen, Bonnington Road, Peebles – Ref No: 21/01866/LBC**
- 3.2 **Work to Trees – Marbert, Springhill road, Peebles – Ref No: 21/01853/TCA and 21/01815/TCA**
- 3.3 **Removal of tree – 18 Edderston Road, Peebles – Ref No: 21/01837/TPO**
- 3.4 **Replacement Windows – 27 Kirkland Street, Peebles – Ref No: 21/01833/FUL**
- 3.5 **Alterations and Extension to Dwellinghouse – 7 Connor ridge, Peebles – Ref No: 21/01805/FUL**
- 3.6 **Formation of New Paths – Land NE and S of Neidpath Toll Cottage – Ref No: 21/01786/FUL [Runs up from the Tweed to the road and seems to follow the forest road up to Jedderfield through the plantation]**
- 3.7 **Dormer Extension, Extension and alteration to Dwellinghouse – 44 Edinburgh Road, Peebles – Ref No: 21/01785/CLPU**
- 3.8 **Alterations and Extension to Dwellinghouse and Erection of Garden Room – Priorsford Villa, Tweed Green, Peebles – Ref No: 21/01772/FUL**
- 3.9 **Change of use of agricultural land to form garden, erection of garage and extension of dwellinghouse – Land SE and bungalow Nether Horsburgh – Ref No: 21/01771/FUL**
- 3.10 **Replacement of existing roof mounted warm water solar collectors with solar PV panels – Lindores, 60 Old Town, Peebles – Ref No: 21/01748/FUL**

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- 3.11 **Installation of External Condenser** – Cross keys hotel, Peebles – Ref No: 21/01745/LBC
 - 3.12 **Installation of External Condenser and erection of 5 bicycle lockers** – Cross keys hotel, Peebles – Ref No: 21/01744/FUL
 - 3.13 **Replacement Windows** – 30 Wemyss Place, Peebles – Ref No: 21/01738/FUL
 - 3.14 **External Redecoration and new signage** – Peebles Fish Bar, high Street, Peebles – Ref No: 21/01732/FUL and 21/01731/LBC and 21/01729/ADV
 - 3.14.1 **Peebles Civic Society and the Architectural Heritage Society have both queried the backlit sign which they consider out of place in the High Street**
 - 3.15 **Erection of Timber Holiday Cottage** – Land North of Falladale, Peebles – Ref No: 21/01730/FUL
 - 3.16 **Alteration and extension to Dwellinghouse** – St Ebba, Craigearne Lane, Peebles – Ref No: 21/01729/FUL
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Ballantyne Place - 20/00691/FUL**
 - 4.1.1 No change
 - 4.2
 - 4.3 **Work to Trees** –
 - 4.3.1 The Hollies, 9 Bonnington Road, Peebles – Ref No: 21/01669/TCA
 - 4.4 **Alterations to Driveway** –
 - 4.4.1 Balvenie, Edderston Road, Peebles – Ref No: 21/01632/CLPU
 - 4.5 **Ash -7m high to cut to stump** –
 - 4.5.1 Strathearn, Springhill Road, Peebles – Ref No: 21/01617/TCA
 - 4.6 **Removal of Condition 2 of Planning Permission T134/88 Pertaining to Agricultural Occupancy** –
 - 4.6.1 Falla Brae House, (Holding No 11) Eshiels – Ref No: 21/01615/FUL
 - 4.7 **Removal of Condition 4 of Planning Permission T127/86 Pertaining to Agricultural Occupancy** –
 - 4.7.1 Falla Brae House, (Holding No 11) Eshiels – Ref No: 21/01614/FUL
 - 4.8 **Internal and external alterations and installation of illuminated and non-illuminated signage** – The Tatler, Peebles – 21/00989/LBC –
 - 4.8.1 **Approved**
 - 4.9 **Illuminated and non-illuminated signage and awning** – The Tatler, High St. – 21/00988/ADV
 - 4.9.1 **Approved**
 - 4.10 **DDL Care** – Cavalry Park, Peebles – Ref No: 21/00486/FUL
 - 4.10.1 **Approved** – The local review body overturned the Planning Officers decision.
 - 4.11

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Scottish Borders Community Council Network (SBCCN)

Last month the writer reported his attendance at the core group meeting in Kelso which was held partly in person and partly online. There was a discussion about the finances of the SBCCN, and a discussion on “Place Making” which no one really understood. Several subjects were run forward to a future meeting as the discussion on finances had taken up most of the session.

Subsequently, the Chairman, Colin McGrath decided that at the age of 80, he should retire from his lead roll and the Deputy Chair, James Anderson from Eyemouth has taken over. Colin, having been a judge was excellent in relation to the law and how it should apply to SBC, and he will retain this roll. My appreciation of James is that he should make an excellent Chairperson and perhaps, with his leadership the SBCCN will become stronger, more representative, and better able to support the 69 Border CCs.

On 01 December, the writer attended a meeting of the Core Group to officially agree and record the changes to the Chair and to chart a new way ahead.

The main item of interest is that members agreed that to have true representation for all 69 CCs and to have a rapport with them cannot be achieved by one person. Therefore the Core Group Members need to try and pull areas such as Tweeddale together. It was suggested that this could be assisted in conjunction with the area Partnerships. Unsurprisingly, some Border areas work better than others. It seems some Area Partnerships are very affective, and some geographical CCs do work together.

The writer, doubts that anyone would argue that groups of CCs would benefit from working together and that they should then feed in to the SBCCN with the additional benefit that this could achieve. Likewise with the Area Partnerships. In Tweeddale, there is little or no report between CCs and from this writer’s perspective, the Area Partnership is weak if not failing. There will be challenges ahead.

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The Proposed Additional High Street Pedestrian Crossing

Although this item was included within the November report, it continues to be of current interest as more residents contact the PCC to register their concern. Many persons, including this writer consider the plans to be ill conceived and the supposed consultation completely inadequate. Several persons have stated that had they known the detail, they would not have registered their support.

Following feedback from residents, the PCC has been requesting views on this proposed crossing. The following bullets are taken from these views.

- 1.1 The SBC consultation was not a real consultation. It was tacked onto the questionnaire on cycle lanes. The only question was whether a person was in favour of an additional crossing, SBC did not provide detail on the crossing nor consider the pros and cons. This form of consultation elicits a gut feel response and not a reasoned judgement.
- 1.2 51% in favour is not a real mandate. The result is ambivalent. 49% were either against the proposal or did not consider they had enough information to judge. A taxi driver who was originally in favour is now against the proposal based upon an expanded knowledge of the issues.
- 1.3 Border Busses were not consulted and knew nothing about the proposal until approached by PCC.
- 1.4 There will not be enough parking space for buses on all occasions necessary. [On numerous occasions, three buses at a time have been witnessed standing at the proposed position. Photographic evidence exists to prove this.](#)
- 1.5 The loading bay and some car parking spaces will be lost
- 1.6 Two types of crossing almost adjacent to each other may cause driver confusion and lead to vehicle/pedestrian collisions.
- 1.7 A source of confusion for pedestrians especially those with impaired vision.
- 1.8 This proposal contradicts SBC's agreement and funding conditions with SUSTRANS over the route through the town.
- 1.9 The Puffin Crossing works on a sensor that stops it turning green for traffic if it senses pedestrians on the crossing. This may lead to very long stop signs for traffic.
- 1.10 The proposed crossing is too near the junction and in an Unsafe position
- 1.11 Road narrowing will create a serious problem for Articulated lorries exiting to the High Street from Tweed Brae.
- 1.12 The High Street is already congested, and the road narrowing will exacerbate the problem
- 1.13 If the original crossing and the new crossing are out of synch, the resultant damage to traffic flow will be considerable
- 1.14 Adjacent business will still need to load and discharge adding to the potential chaos.

[Edinburgh City Council policy is to apply a wide range of criteria before installing a crossing. This includes measuring traffic flow v pedestrians crossing at that point, who is crossing and their age, how many accidents have occurred at that point, and whether there are points of interest such as shops etc. it also does not generally install a crossing within 100 metres of another crossing.](#)

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Peebles Parking Working group

A meeting of the Peebles Parking Working Group took place on 22 November. George Ramsay and the writer attended. Minutes still to be issued.

Peebles Public Toilets

The writer agreed to collate the views of the Community Council.

Peebles is a tourist destination, and this has been expanded by the new play park. We are all the same, when we need to go, we need to go! There have been several reports documented in the press of people going in public. Clearly this is not desirable, it is against the law and creates a health hazard. This situation is not a good advertisement for our town. Neither does it demonstrate any compassion or interest in the problems of the elderly, children, those with IBS or prostate or similar problems There are excellent facilities in other areas including East Lothian and Fife. Peebles has a population of circa 9000 and is geographically spread over a largish area.

The Feedback provided to date is:

- The majority think that in a town the size of Peebles all four public conveniences should be open.
- The most important is School Brae. However, we acknowledge through the experience of the PCT, that vandalism is a major problem. This could be ameliorated to an extent by CCT
- **If the two previous points cannot be met then the next most important WC is the Edinburgh Road carpark. It is inconceivable not to have a town centre toilet available.**
- **As tourists and locals flock to Haylodge Park on good days, then a facility here is vital. Where else can they go?**
- Car parking revenue could be used to fund the opening of toilets. If there must be a link with transport. The Edinburgh Road WCs could be funded from the Edinburgh Road car parking.