

**Peebles & District Community Council**  
**Planning Conveners Report**  
**December 2022**

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – No change
- 1.3 **National Park** – Following last month's meeting we have invited the National Park Group to come and talk to us about the proposals at our January meeting
- 1.4 **Peebles High School** – Update by Parent Council at this December meeting

2.0 Planning Applications - Current Interest

- 2.1 **Cloich Windfarm** –21/01134/S36 – 85 new documents published in November. Feedback is again requested with a cut-off date of 20 January 2023. The documents include Ornithology, Access, Geology, Climate Change, Hydrology, Ecology and Noise. This writer has the same concerns as voiced previously relating to the potential for long term damage to the views and tourist potential of the area. From a technical perspective the writer cannot formulate a judgement based upon the documents provided. However, members should consider that this is now the first of three proposals and from an aesthetic viewpoint would be better considered as a group. The writer thinks that viewpoint data should not be created solely for each proposal in isolation but should include all possible turbines within view as the impact will be cumulative.
- 2.2 **Scawd Windfarm** – 20/00880/SCO – No change
- 2.3 **Castle Venlaw** – 21/00939/FUL 20/01493/LBC (Revision to LBC 18/01286/LBC) – 18/01287/FUL (Location of heat pumps)
  - 2.3.1.1 **Still no follow up on portal since November last year!**
- 2.4 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL. - Apparently pressure from the applicant. There is a letter dated 15 November from Environmental Health reiterating their concerns and not accepting arguments made by the applicant.
- 2.5 **Erection of Dwellinghouse** – Garden Ground of The Croft, chambers Terrace, Peebles, EH45 9DZ – Ref No: 22/01129/PPP
  - 2.5.1 **Approved by SBC**
- 2.6 **Leithenwater Wind Energy Project** – Presentation at this December meeting – Ref No: 22/01513/SCO 13 turbines with maximum of 200m to turbine blade tip on land north of Glenntress forest.
  - 2.6.1 Historic Scotland consider a potential for significant adverse impacts on the setting of historic environment assets in the vicinity. Further, they recommend a cumulative assessment as per this writer in 2.1.
  - 2.6.2 Members are recommended to review the application documents on the SBC Planning Portal

**Peebles & District Community Council**  
**Planning Conveners Report**  
**December 2022**

3.0 New Planning Applications

The writer recommends no action on any of the following subject to PCC agreement.

- 3.1 **Work to Trees** – St Marnocks, Frankscroft, Peebles – Ref no: 22/01755/TCA
- 3.2 **Formation of Forestry tracks and borrow pit** – Land to North and east of Upper Kirston Farm, Peebles – Ref No: 22/01877/PN
- 3.3 **Alterations to annex building and installation of PV panels on South facing roof** – Tontine Hotel – Ref No: 22/01861/LBC and 22/01860/FUL
- 3.4 **Installation of solar photo voltaic array to roof and air source heat hybrid pump to side elevation** – 21 Kirkland street, Peebles, EH45 8EU – Ref No: 22/01858/FUL
- 3.5 **Erection of Dwellinghouse and detached garage – Plot C, Land east of Craigmount, Bonnington Road, Peebles** – Ref No: 22/01851/FUL
- 3.6 **Internal and external Alterations to Primary School** – Halyrude primary, Peebles – Ref No: 22/01835/LBC
- 3.7 **Replacement Windows** – Strathnairn, 5 Ederston Road, Peebles – ref No: 22/01831/FUL
- 3.8 **Installation of floodlights at new skate park** – Victoria Park – Ref No: 22/01821/FUL
- 3.9 **Work to Tree** – Muirton, 94 Old Town, Peebles – Ref No: 22/01788/TCA
- 3.10 **Erection of Dwellinghouse, new access and associated infrastructure** – Land north of 1 Eshiels Steading, Peebles – Ref No: 22/01784/PPP

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

- 4.1 **Work to Trees** – Kingsmuir house, glen road, Peebles, EH45 9EP – Ref No: 22/01715/TCA
- 4.2 **Change of use of rooms 2 & 3 and alterations to form a dwellinghouse** – business Hub, old Church Road, Peebles – Ref No: 22/01664/FUL
- 4.3 **T1 Willow Remove to stump level** – Riverside Cottage, 80 High Street, Peebles – Ref No: 22/01641/TCA
- 4.4 **Alterations and Extension to Dwellinghouse** – Strathnaver, 7 Tweed Avenue, Peebles, EH45 8AS – Ref No: 22/01639/FUL
- 4.5 **New signage** – Shop 23, high Street, Peebles – Ref No: 22/01637/LBC
- 4.6 **Work to Trees** – Land at Venlaw View, Peebles, EH45 8FB – Ref No: 22/01628/TCA
- 4.7 **Alterations and Extension to Dwellinghouse** – 1 Eshiels Holdings, Peebles, EH45 8NA – Ref No: 22/01590/FUL
- 4.8 **Extension to form garage** – Ballintay, Kingsmeadows Gardens, Peebles, EH45 9LB – Ref No: 22/01583/FUL
- 4.9 **Alterations to garage to form additional accommodation and installation of raised decking** – Kershope, Innerleithen Road, Peebles ,EH45 8LY – Ref No: 22/01571/FUL
- 4.10 **Work to Tree** – Minniebank, greenside, Peebles, EH45 8JA – Ref No: 22/01570/TCA

**Peebles & District Community Council  
Planning Conveners Report  
December 2022**

**5.0 Peebles Parking Working group**

- George Ramsay to report

**6.0 Common Good**

Meeting 23 November held at which the following topics were of interest

- **Common Good land parking**
  - Green Side is collecting parking fees but where are they going to? SBC to locate any receipts and consider allocation. However, it may be that these receipts should go to car park maintenance [SBC Legal Dept] SBC to revert
  - Kingsmeadows car park to be re-measured and marked to include possible camper van spaces adjacent to the WC not ignoring buses as well as cars
- **Charging on Common Good land** – Present system is haphazard with some being charged and some not. No apparent Rhyme or reason. Is this just a Peebles Issue or Borders wide? Should be a common standard. SBC to revert. As much discussion involved the use of Tweed Green the Chair recused himself over a conflict of interest. Inspection of past minutes show no previous discussion on this subject in the last 5 years.
- Request by a group of members of the public for a public meeting.
  - Previously your Chair and the Chair of the PCT had been invited to a meeting led by member of the public, Joe Wilton to discuss this. The proposed date for the public meeting was 06 December. This group (previously Tweedgreen) has concerns which to a large degree mirror concerns previously held by this committee. However, as virtually all these issues were already in discussion with the Common Good Trustees, it was felt to be counter-productive to be seen to be taking a lead at this time and thus the meeting was informed that should a public gathering take place we would take part from the floor. However, the writer and Scott Rae, considered that the 06 December deadline would not allow sufficient time for advertising of the public meeting or for trustees to arrange their diaries. The December meeting was cancelled in favour of a new date in the new year.
  - Trustees discussed the request and your Chair proposed that one of the ideas previously generated warranted support; in that an annual report would be seen as beneficial. This should detail funds in, total funds available, funds disbursed and to whom and any other items of relevance. To be considered
  - Regarding a public meeting – Trustees proposed having an annual open meeting where the public could table questions as an agenda item. To be considered.

**Peebles & District Community Council  
Planning Conveners Report  
December 2022**

- Lease of the Old Corn Exchange – Considered under Private Business. Your Chair does not consider that this debate should be hidden from the public.

**7.0 Chambers Institution Trust**

Sam Coe

**8.0 Holistic Traffic Issues**

- Traffic around the town
- Parking both SBC and Common Good car parks and on streets
- Pedestrians
- Cyclists
- Buses
- Taxis
- Park and ride
- Shopping traffic
- School transport
- Road capacity
- ????