

Peebles & District Community Council
Planning Conveners Report
January 2022

1.0 General

1.1 No items

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** 19/01471/FUL – There are some changes. However, the writer does not perceive an issue with them.
- 2.1.1 It will no longer be modular built off site, but rather traditional timber kit/ block build
- 2.1.2 Changes to external finish including the south elevation (drawings below)
- 2.1.3 Changes to floorplan of the accommodation
- 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**
- 2.4.1.1 Awaiting further developments.
- 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 03 September and therefore there appears to have been **no follow up from SBC in over four months.**
- 2.9 **Land east of Knapdale, Castle Venlaw.** Following the failures to obtain planning consent either on application or 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 agreed a plan of work.21/00597/FUL
- 2.10 **Edderston Farm change of use to Events Venue – Ref No: 21/01327/FUL.**
- 2.10.1 No change

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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 **Alterations to dwellinghouse** – Lindores, 60 Old Town, Peebles, EH45 8JE – Ref No: 21/01969/FUL
- 3.2 **Erection of Boundary Fence** – 1 Gallow Hill, Peebles, EH45 9BG – Ref No: 21/01930/FUL
- 3.3 **Alterations and Extension to Dwellinghouse** - 23 Standalane View, Peebles, EH45 8LS – Ref No: 22/00003/FUL
- 3.4 **Replace existing flat roof construction and external alterations to side elevation** – Venlaw Rise, Edinburgh road, EH45 8DZ – Ref No: 22/00013/CLPU

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

- 4.1 **Replacement Windows to rear elevation** – Arnsheen, Bonnington Road, Peebles – Ref No: 21/01866/LBC
- 4.2 **Work to Trees** – Marbert, Springhill road, Peebles – Ref No: 21/01853/TCA and 21/01815/TCA
- 4.3 **Removal of tree** – 18 Edderston Road, Peebles – Ref No: 21/01837/TPO
- 4.4 **Replacement Windows** – 27 Kirkland Street, Peebles – Ref No: 21/01833/FUL
- 4.5 **Alterations and Extension to Dwellinghouse** – 7 Connor ridge, Peebles – Ref No: 21/01805/FUL
- 4.6 **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]
- 4.7 **Dormer Extension, Extension, and alteration to Dwellinghouse** – 44 Edinburgh Road, Peebles – Ref No: 21/01785/CLPU
- 4.8 **Alterations and Extension to Dwellinghouse and Erection of Garden Room** – Priorsford Villa, Tweed Green, Peebles – Ref No: 21/01772/FUL
- 4.9 **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
- 4.10 **Replacement of existing roof mounted warm water solar collectors with solar PV panels** – Lindores, 60 Old Town, Peebles – Ref No: 21/01748/FUL
- 4.11 **Installation of External Condenser** – Cross keys hotel, Peebles – Ref No: 21/01745/LBC
- 4.12 **Installation of External Condenser and erection of 5 bicycle lockers** – Cross keys hotel, Peebles – Ref No: 21/01744/FUL
- 4.13 **Replacement Windows** – 30 Wemyss Place, Peebles – Ref No: 21/01738/FUL
- 4.14 **External Redecoration and new signage** – Peebles Fish Bar, high Street, Peebles – Ref No: 21/01732/FUL and 21/01731/LBC and 21/01729/ADV

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- 4.14.1 Peebles Civic Society and the Architectural Heritage Society have both queried the backlit sign which they consider out of place in the High Street
- 4.15 **Erection of Timber Holiday Cottage** – Land North of Falladale, Peebles – Ref No: 21/01730/FUL
- 4.16 Alteration and extension to Dwellinghouse – St Ebba, Craigearne Lane, Peebles – Ref No: 21/01729/FUL

Scottish Borders Community Council Network (SBCCN)

The writer has emailed all the Tweeddale community councils to see what interest there is in forming an effective area focus group that can feed in to the SBCCN.

The Proposed Additional High Street Pedestrian Crossing

No change

Peebles Parking Working group

November minutes still not available.