

Peebles & District Community Council

Planning Conveners Report

January 2023

1.0 General

- 1.1 **Local Development Plan 2** – The Scottish Government Reporter has asked for clarification from SBC of some issues relating to potential development on the north side of Peebles, especially relating to a possible additional crossing of the Eddleston Water. Although interesting to note that there is some activity, we are not able to contribute.
- 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 this [January meeting](#)
- 1.4 **Peebles High School** – Update by Parent Council at this [January meeting](#)

2.0 Planning Applications - Current Interest

- 2.1 **Cloich Windfarm** –21/01134/S36 – No change
- 2.2 **Scawd Windfarm** – Now a specific application:
<https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00002111&T=5>
 - Eight turbines with a height of up to 180m to tip
 - Battery Storage
 - Turbine foundations and hard standings
 - External transformer housing
 - Onsite substation and control building
 - Underground electricity cables between the turbines
 - Access tracks
 - Crane pads
 - Anemometry mast
- 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 2021! Surely this should have been followed up and resolved by now?**
- 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 **Leithenwater Wind Energy Project** – No change

3.0 New Planning Applications

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

- 3.1 **Alterations and Replacement Windows** – Office 3, cuddy Bridge, Peebles, EH45 8JB – Ref No: 22/01979/LBC and 22/01978/FUL
- 3.2 **Dormer and Extension to Dwellinghouse** – 6 Kittlegairy Place, Peebles, EH45 9LW – Ref No: 22/01969/FUL

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- 3.3 **Porch Extension to Dwellinghouse** – 10 Glensax road, Peebles – 22/01941/FUL
 - 3.4 **Alterations and Extension to Dwellinghouse** – Zuleika cottages, Caledonian Road, Peebles – Ref No: 22/01934/FUL
 - 3.5 **Alterations and Refurbishment of 6 Garages to form 6 Storage Lock up Uits** – Garages west of 10 Walkershaugh, Peebles – Ref No: 22/01930/FUL
 - 3.6 **Discharge of Planning Obligation pursuant to planning permission** – Land east of Craigmount, bonnibngtomn Road, Peebles – Ref No: 22/01916/MOD75
 - 3.7 **Sititng of Garden Room Pod** – Kailzie Gamekeepers Cottage – Ref No: 22/01916/CLPU
 - 3.8 **Erection of Utility Block, and Hardstanding for marquees for Functions** – Macdonald Hotel, Cardrona – Ref No: 22/01901/FUL
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Work to Trees** – St Marnocks, Frankscroft, Peebles – Ref no: 22/01755/TCA
 - 4.2 **Formation of Forestry tracks and borrow pit** – Land to North and east of Upper Kirston Farm, Peebles – Ref No: 22/01877/PN
 - 4.3 **Alterations to annex building and installation of PV panels on South facing roof** – Tontine Hotel – Ref No: 22/01861/LBC and 22/01860/FUL
 - 4.4 **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
 - 4.5 **Erection of Dwellinghouse and detached garage – Plot C, Land east of Craigmount, Bonnington Road, Peebles** – Ref No: 22/01851/FUL
 - 4.6 **Internal and external Alterations to Primary School** – Halyrude primary, Peebles – Ref No: 22/01835/LBC
 - 4.7 **Replacement Windows** – Strathnairn, 5 Edderston Road, Peebles – ref No: 22/01831/FUL
 - 4.8 **Installation of floodlights at new skate park** – Victoria Park – Ref No: 22/01821/FUL
 - 4.9 **Work to Tree** – Muirton, 94 Old Town, Peebles – Ref No: 22/01788/TCA
 - 4.10 **Erection of Dwellinghouse, new access and associated infrastructure** – Land north of 1 Eshiels Steading, Peebles – Ref No: 22/01784/PPP