

**Peebles & District Community Council
Planning Report
July 2021**

1.0 General

- 1.1 **Cloich Windfarm** –19/01489/SCO – No change
- 1.2 **Peebles Parking Working group** – Meeting convened for 07 July 2021
- 1.3 **Local Place Plans** – No further progress.
- 1.4 **Community Council Network** – Annual General Meeting set for August. The writer attended a meeting 24 June. It is interesting to note that many Community Councils raise similar concerns to those that concern the PCC relating to Trusts, Place Plans, Common Good, Community Empowerment, Area Partnerships etc. The SBCCN Chair is in direct communication with Scottish Government Ministers regarding Community Empowerment. As a lawyer the chairman has identified clearly that the Community Empowerment Act trumps the Local government Act. The writer has raised the suggestion that the SBCCN should publish a quarterly news bulletin to promulgate a flow of information relating to CC activities across the borders.
- 1.5 **Road safety** - The writer has requested the latest monitoring data on **South Parks**. Two separate members of the public have raised the problems of cars speeding on both **Caledonian Road and Edderston Road** and the dangers related to non-observance of the mini roundabout. **March Street** – A member of the public has raised a concern about traffic parked on March Street on both sides of the road below and on the hill west of Tesco. The writer agrees that it is an accident waiting to happen. The hill blocks visibility when turning right onto March Street from Tesco and the parked cars leave no room to manoeuvre.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – October perhaps?
- 2.2 **Rosetta Holiday Park (13/00444/PPP)**
 - 2.2.1 No further information – Technically still live since 17/04/17.
- 2.3 **Kingsmeadows House, Peebles – 19/00182/PPP** (New Flats)
 - 2.3.1 Approved
- 2.4 **Kingsmeadows House, Peebles – 20/01624/PAN**
 - 2.4.1 Awaiting next stage
- 2.5 **Ballantyne Place - 20/00691/FUL**
 - 2.5.1 Scottish Government Reporter refused the appeal. However, residents have received a strongly worded letter to the effect of - remove the improvements to the play area or I will, and then charge for the work. Presumably, the developer wishes to make the play area a gap site again prior to a new application. The writer is assisting residents with resisting this new development.
- 2.6 **Scawd Windfarm – 20/00880/SCO**
 - 2.6.1 No change
- 2.7 **Castle Venlaw – 20/01493/LBC** (Revision to LBC 18/01286/LBC)
 - 2.7.1 No change
- 2.8 **Change of use of bank to form restaurant with takeaway facility and installation of extraction flue - 78 High Street Peebles Scottish Borders EH45 8SW - Ref. No: 21/00412/FUL | Received: Fri 12 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Registered**

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- 1.1.1 Planning officers have written to the applicant recommending withdrawal based on the environmental health officers report which considered that there were no adequate measures possible to mitigate nuisance to neighbouring properties.
- 2.9 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL
- 2.9.1 There were three objections to these proposals and therefore it will be determined by planning officers. However, the plans now present barriers on the pavement that will only be in place during working hours and they are presenting new drawings to show the space to be taken up.
- 2.10 **Installation of new signage** – 42–44 High St, Peebles – Ref No: 21/00596/ADV
- 2.10.1 Approved for the external signs and refused for the internal screens. Colour scheme proposals to be the subject of a separate planning application.
- 2.11 **Deposition excavated soil/ gravel (retrospective)** – Field East of Knowesland, 2 Edinburgh Road, EH45 8DZ – Ref No: 21/00896/FUL
- 2.11.1 Twenty objections tabled but no other details available.
- 3.0 New Planning Applications (Since 05 January 2021)
- The writer recommends no action on any of the following subject to PCC agreement except perhaps for the signage at the Tatler which still needs assessed. I think everyone will agree that we welcome the change of use. 3.6 just highlights the plans for the new school.
- 3.1 **Alterations to tower house and store** to form holiday let accommodation - Towerhouse, Winkston Farm, Peebles – Ref No: 21/01069/LBC
- 3.2 **Work to trees** – 17 and 19 Elcho Street, Peebles, EH45 8LQ – Ref No: 21/01072/TCA
- 3.3 **Alterations to tower house and store** to form holiday let accommodation - Tower house, Winkston Farm, Peebles – Ref No: 21/01067/FUL
- 3.4 **Formation of roof balcony and erection of garden room** – Tantallon, Frankscroft, Peebles, EH45 9DX
- 3.5 **Alterations and extension to dwellinghouse** – Kershope, Innerleithen Road, Peebles, EH45 8LY – Ref No: 21/01040/FUL
- 3.6 **Erection of new community campus** – with soft landscaping, internal paths, service access, car parking and external sports provision – high School - Ref No: 21/01034/PAN
- 3.7 **Alterations and extension to dwellinghouse** – 20 Kittlegairy Crescent, Peebles, EH45 9NJ – Ref No: 21/00991/FUL
- 3.8 **Change of use from Class 3 to Class 1, alterations and redecoration** – The Tatler, High St, Peebles – 21/00990/FUL
- 3.9 **Internal and external alterations and installation of illuminated and non-illuminated signage** – The Tatler, Peebles – 21/00989/LBC
- 3.10 **Illuminated and non-illuminated signage and awning** – The Tatler, High St. – 21/00988/ADV

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- 3.11 **Change of use of land to site 13 no self storage containers** – Land north of Brown Bros, George St, Peebles – Ref No: 21/00987
 - 3.12 **Work to Trees** – The Croft, chambers, terrace, EH45 9DZ – Ref No: 21/00995/TPO
 - 3.13 **Alterations and extension to dwellinghouse, Alterations to pavement to facilitate wider off street parking area** – 66 Edinburgh Road, EH45 8EE – 21/00982/FUL
 - 3.14 **Alterations and extension to dwellinghouse** – Kailzie Gamekeepers Cottage, EH45 9HT – Ref No: 21/00981/FUL
 - 3.15 **Extension to form entrance porch** – 20 Kittlegairy Park, EH45 9NP – Ref No: 21/00978/FUL
 - 3.16 **Replacement windows** – 3 Venlaw Court, EH45 8AE – Ref No: 21/00973/FUL
 - 3.17 **External redecoration** – 13 Caledonian Road, EH45 9DL – Ref No: 21/00953/FUL
 - 3.18 **External redecoration** – 13 Caledonian Road, EH45 9DL – Ref No: 21/00952/LBC
 - 3.19 **Erection of replacement garage with carport and ancillary accommodation** – Strathard, 16 Springhill Road, EH45 9ER – Ref No: 21/00949/FUL
 - 3.20 **Extension to dwellinghouse** – Avonlea, 68 Edinburgh Road, EH45 8EE – Ref No: 21/00948/FUL
- 2.0 Previous Planning Applications removed from this report (No interest to PCC)
- 2.1 **Work to Trees** – 18 Craigearne Drive, EH45 9HN – Ref No: 21/00891/TPO
 - 2.2 **Work to Trees** – Rosebud Cottage, 12 Rosetta Road, EH45 8JU – Ref No: 21/00883/TCA
 - 2.3 **External redecoration and re-slate roof** – 56 High Street, EH45 8SW – 21/00877/FUL Also 21/00875/LBC
 - 2.4 **Alterations and Extension to Dwellinghouse** – Rosebud Cottage, 12 Rosetta Road, EH45 8JU – Ref No: 21/00843/FUL
 - 2.5 **Extension to Dwellinghouse** – 4 Drovers Way, EH45 9BN – Ref No: 21/00841/FUL
 - 2.6 **Alterations and extension to form holiday accommodation from Cider Press, internal and external alterations to Grooms, Stables and Coachmans Cottages** – Cider Press, Coachman's Cottage, Grooms cottage and Stable Cottage, Kailzie, Peebles – Ref No: 21/00835/LBC and 21/00834/FUL and 21/00833/LBC
 - 2.7 **Alterations to Dwellinghouse, erection of garage, boundary fence and gate** – Venlaw, North Lodge, Edinburgh Road, EH45 8QF – Ref No: 21/00832/FUL
 - 2.8 **Alterations and Extension to Dwellinghouse** – 67 Edderston Road, EH45 9DT – Ref No: 21/00804/FUL
 - 2.9 **Replacement Windows to front elevation** – 21C Old Town, EH45 8JF – Ref No: 21/00764/FUL.
 - 2.10 **New residential access road with associated drainage and street lighting** – Land West of Horsbrugh Ford, Cardrona – Ref No: 21/00767/RCC

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2.11 **Work to Tree** – Land West of Aird Lodge, Kerfield, Innerleithen Road,
Peebles – Ref No: 21/00719/TPO.

Peter Maudsley
Planning Convener
Peebles and District Community Council