

Peebles & District Community Council
Planning Report
July 2024

2.6.3 Full permission (23/00884/FUL) still “Awaiting decision”. It appears SBC is minded to approve and working through legal agreements.²

2.6.4 Conservation area consent (23/00883/CON) granted 5 Feb 2024 (see appendix) contains the following statement:

“The proposals are considered to secure the regeneration of an important brownfield site to provide housing to meet local needs and also retain employment use at the site. The development does impact on the existing allotments however it is felt that the proposal retains sufficient space for the allotment use at their current location in accordance with Greenspace Policy. Additional benefits will also be provided by seeking to transfer the allotment land to the Peebles Community Trust allowing the community to have stewardship of the function of the Key Greenspace.”

2.7 **March Street Mills – 2 houses and 12 flats, affordable housing** – Ref No: 24/00181/FUL.

2.7.1 The design statement describes this application for affordable housing as satisfying the requirement of draft planning condition 13 of 23/00884/FUL (which is “minded to grant”).

2.7.2 PCC supported this application.

3.0 New Planning Applications

Request PCC clarify its position in respect of Forestry Grant Scheme applications and submit comments in support of the following consultation comments:

3.1 [Hamilton Hill woodland creation on-site consultation 10am 26 Jun 2024.](#)

[David Smith \(Forest Manager, Fountains Forestry\) explained: 65% coverage with Sitka Spruce; will be the subject of a Forestry Grant Scheme application in due course; happy to maintain public access and asked for maps showing existing routes used by the public. Requests and comments from members of the public included:](#)

3.1.1 [Peebles March Riding & Beltane Queen Festival requested the traditional route of the March Riding over the site be maintained as open ground suitable for multiple galloping horses \(maps provided\).](#)

3.1.2 [Peeblesshire Archaeological Society mentioned multiple sites of Roman ruins \(maps provided\), asking these to be preserved.](#)

3.1.3 [A member of the public pointed out walking routes across the site \(maps provided\) and asked these to be maintained.](#)

3.1.4 [Royal Society of Edinburgh \(RSE\) report on public subsidies in forestry³⁴ was cited, which calls for “subsidies for commercial forestry ... be redirected to long term, mixed native tree planting.” “commercial conifer forestry, which benefits from 100% tax relief, no longer needs public subsidies that distort the market, reflected in the rapid increase in the price of land for tree planting, and that the money should be redirected to maximise the common good.”](#)

Question for PCC: Do we support the recommendations of the RSE?

² <https://www.scotborders.gov.uk/downloads/file/1043/development-contributions-legal-agreements-guidance-note>

³ Press release: <https://rse.org.uk/rse-releases-report-calling-for-a-radical-rethink-of-tree-planting-in-scotland/>

⁴ Report: <https://rse.org.uk/programme/policy-advice/inquiries/tree-planting-inquiry/#h-report>

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No action is recommended on the following **retrospective** applications, subject to PCC agreement:

- 3.2 24/00742/FUL – Change of use of annex to holiday let (retrospective), 51 Whitehaugh Park. Client unaware change of use required.
- 3.3 24/00757/FUL – Erection of cabin (retrospective), for use as holiday lets, Winkstonhill Farm. Application states this is a replacement of 1940s or 1950s shepherd’s hut on site with no trees. Aerial map from Apple Maps shows a wooded site with no structures. No documents confirming existence of cabins available on portal.

No action is recommended on the following, subject to PCC agreement:

- 3.4 24/00717/TPO – Selective prune deadwood tree 4345 Common Elder
- 3.5 24/00727/FUL – Erection of entrance gate piers and gates, Reiverslaw Bonnington Road (minor change to 24/00360/FUL in May)
- 3.6 24/00747/CLPU – Erection of garden room, Springhill Road. NB: officers refused this application as 12m² footprint exceeded 8m².
- 3.7 24/00785/PNWIN – Replacement windows front elevation

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

No ongoing interest to PCC:

- 4.1 24/00307/FUL – Change of use of restaurant and offices and alterations to form 4 residential flats, 64 Northgate (“Panna”).
- 4.2 24/00647/PPP – Erection of dwellinghouse, Land South of 8 Eshiels Holdings. Site is wooded and contains hedgerows bordering agricultural field. Surveys indicate favourability for bats. Direct loss of 4 x ash and 1 x mature Douglas Fir. Three tree groups require partial removal (130 m2, 63 m2 and 58 m2) plus pruning of fourth group (64 m2).
- 4.3 24/00674/CLPU – Alterations and extension to dwellinghouse, Whitehaugh Park. Conversion of garage to residential use, plus small extension.
- 4.4 24/00689/PN – Reinforce and widen existing track – Land at The Camps Woodland West of Portmore Reservoir Peebles Scottish Borders (approx. 3 miles north of Eddleston, NT25375002). Timber harvesting access. Reinforce and widen existing track to 4m plus uphill drainage ditch.
- 4.5 24/00571/FUL – Bowbeat Windfarm – S.42 application to extend the operational period of the wind farm by 5 years to 14th August 2030. Listed against Innerleithen Community Council, but location NT289470 appears equidistant to Peebles.

Minor (replacement windows, interior alterations or external redecoration):

- 4.6 24/00538/FUL – Erection of garden office
- 4.7 24/00546/FUL and 24/00562/LBC – Alterations to form driveway
- 4.8 24/00558/FUL – Erection of garden gazebo with patio (retrospective)

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5.0 Road statistics

Kingsland Primary

Traffic flow figures⁵ indicate that the road outside Kingsland Primary has an average 3382 vehicles per day, of which more than a third consist of buses, light and heavy goods vehicles.

Vehicle speed compliance statistics⁶ make our best estimate that 400 of the 2122 cars that pass Kingsland each day will be speeding by 5mph or more, of which 125 cars will be speeding by 10mph or more.

6.0 Queries in respect of licensing issues sent to SBC enforcement and planning

Re: Dog day care and dog walking facility, St Andrews Road, Peebles (ex-premises and land of Rossi Monumental Sculptor)

Peebles Community Council has received a query relating to this site and the new use to which it has been put.

The following questions have been posed:

- Does this new use of the site require planning consent and in particular a change of use consent?
- Is the business licenced for this use?
- Should a license be issued without planning consent?
- Are there considerations relating to:
 - Noise (Barking dogs)?
 - Pollution (dog waste)?
 - Waste run off to drains?
- Should consultation be invited from: Environmental Health; SEPA; Road Planning; etc?

This plot is set amongst residential housing on St Andrews Road, Clement Gunn Square, the Old Town and Graham Street. St Andrews Road is already used as a short cut to the health centre, Kingsland School and the cemetery. It is already very congested and in effect has become a single track road, with cars parking alternatively on each side of the road and many now parking on the pavement. This is dangerous for those on foot, in wheelchairs and those with prams – which this business potentially exacerbates.

We'd be grateful of a response from the relevant officers.

Yours faithfully,

Royal Burgh of Peebles & District Community Council
Dr Michael Marshall, Planning Convenor

⁵ <https://roadtraffic.dft.gov.uk/manualcountpoints/1024>

⁶ <https://www.gov.uk/government/publications/free-flow-vehicle-speed-statistics-guidance>