#### 1.0 General

- 1.1 **Local Development Plan 2** Awaiting formal adoption.
  - 1.1.1 Scottish Ministers have directed SBC to make changes to reflect the new regulatory context (e.g. NPF4) before LDP2 can be adopted.
  - 1.1.2 E.g. Insert: "NPF4 states that LDPs should create healthier places, for example through land for community food growing and allotments."
  - 1.1.3 <a href="https://www.scotborders.gov.uk/plans-guidance/local-development-plan/2">https://www.scotborders.gov.uk/plans-guidance/local-development-plan/2</a>
- 1.2 **Tweedbridge Court –** No change
- 1.3 **Peebles High School** Sam Coe liaising with SBC and Parent Council
- 1.4 **Baptist Church Building** No change
- 1.5 **Victoria Park Centre** Councillor Tatler may be able to update

### 2.0 Planning Applications - Current Interest

- 2.1 **Leithenwater Wind Energy Project** Ref No: 24/00512/S36 / ECU00004619 Section 36 application submitted 4 Apr 2024. Representations closed 3 June. Awaiting decision. The community accepts the necessity for windfarms locally and that the expert consultation process is working. PCC's focus is on maximising associated financial benefits.
- 2.2 **Scawd Windfarm** 23/00013/S36 / ECU00002111 No change since 28 Feb 2024. Rt Hon David Mundell MP objected. NatureScot advised 2 Feb 2024 removal of turbines 7&8 required to meet NPF4 biodiversity policy. Walkerburn and District Community Council paper: <a href="http://www.walkerburn.com/Scawd%20Law/Scawd%20Law%20B-I%20Feb%202023.pdf">http://www.walkerburn.com/Scawd%20Law/Scawd%20Law%20B-I%20Feb%202023.pdf</a>
- 2.3 Variation of conditions of expired Planning Permission in Principle 19/00182/PPP Kingsmeadows House (Granton Homes) Ref Nos: 24/00030/FUL, 24/00031/FUL and 24/00247/FUL
  - 2.3.1 Circa 248 objections, including from this Community Council.
  - 2.3.2 SBC target date for decision: Fri 3 May 2024. Decision pending.
  - 2.3.3 24 May 2024 planners recommended approval of 24/00030/FUL.
  - 2.3.4 3 June 2024 withdrawn from Planning Committee meeting on recommendation of Chief Legal Officer<sup>1</sup>:
- 2.4 Edderston Farm change of use to Events Venue 21/01327/FUL No change since 21 July 2023
- 2.5 **Rosetta Road Development of 100 Holiday lodges** Ref No: 23/01564/FUL & 23/01563/LBC Awaiting decision.
- 2.6 March Street Mills 50 houses and flats, demolition of mill buildings Ref No: 23/00884/FUL and Ref No 23/00883/CON.
  - 2.6.1 Original application was for 71 units. Now reduced to 50, with affordable housing in a separate application (see below).
  - 2.6.2 There were 19 objections including ours, 3 support comments and several general comments.

4 July 2024

<sup>&</sup>lt;sup>1</sup> Meeting recording <a href="https://teams.microsoft.com/l/meetup-join/19%3ameeting">https://teams.microsoft.com/l/meetup-join/19%3ameeting</a> <a href="https://teams.microsoft.com/l/m

- 2.6.3 Full permission (23/00884/FUL) still "Awaiting decision". It appears SBC is minded to approve and working through legal agreements.<sup>2</sup>
- 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 forestry<sup>34</sup> 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?

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

<sup>&</sup>lt;sup>3</sup> Press release: <a href="https://rse.org.uk/rse-releases-report-calling-for-a-radical-rethink-of-tree-planting-in-scotland/">https://rse.org.uk/rse-releases-report-calling-for-a-radical-rethink-of-tree-planting-in-scotland/</a>

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

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 <u>Previous Planning Applications removed from this report (No ongoing interest to PCC)</u>

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)

#### 5.0 Road statistics

Kingsland Primary

Traffic flow figures <sup>5</sup> 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 statistics<sup>6</sup> 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 (expremises 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)?
  - o Pollution (dog waste)?
  - o 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

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

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