

# Peebles & District Community Council

## Planning Report

### Wed 9 July 2025

Planning Reports represent the views of the Community Council (whereas Draft Planning Reports represent the views of the writer).

Key: **Red – important**; **Blue – new**; Black – unchanged since last report.

#### 1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge)** – In progress
- 1.2 **Baptist Church Building** – Being taken forward by [Tweed Valley Community Collective](#)
- 1.3 **Victoria Park Centre** – No change
- 1.4 [River Tweed Trail](#) – funded by [Scottish Government](#), see full [Feasibility Report](#). Proposed active travel link Priorsford – Fotheringham footbridges [on-line survey](#) 6–23 Mar 2025. Results overdue (expected 11 Apr 2025).
- 1.5 Ballantyne Place Play Area – no application yet submitted (see [March 2025 planning report](#) item 3.1).
- 1.6 [Is SBC planning abiding by the legal requirements for European Protected Species \(EPS\), per SBC Technical Advice Notes on \[bats\]\(#\) and \[otters\]\(#\)? See SBC CEO \[David Robertson 4 Mar 2025 reply\]\(#\) to \[PCC 26 Feb 2025 letter\]\(#\). Awaiting outcome of promised review.](#)

Consultations in progress:

- 1.7 [Live Borders](#), closes **31 Aug**. [PCC requests this consultation be scrapped. Recommend submitting consultation response to this effect.](#)
- 1.8 [Draft Active Travel Strategy 2025](#), closes 31 Aug 2025.
- 1.9 [Community Benefits and Shared Ownership for Low Carbon Energy Infrastructure](#), closes 16 July 2025. The UK government is considering mandating the provision of community benefit funds for low carbon energy infrastructure, see [working paper](#). [Recommend PCC submit consultation response fully supporting and endorsing the \[Scottish Community Coalition on Energy consultation submission\]\(#\).](#)

Consultations recently completed:

- 1.10 SBC approved its new [Development Plan Scheme](#) (DPS) 26 Jun 2025. DPS sets out SBC's timetable to [involve and collaborate](#) with the public while the next Local Development Plan is developed (i.e. until June 2030). PCC submitted the following comments on the draft DPS:
  - 1.10.1 [The draft LDP will be approved by SBC March 2028 – a full year before the public consultation ends in March 2029. This gives the impression that the plan will be fully formed and signed off by SBC staff and councillors a year before the public get to comment, so that the consultation will not result in any meaningful change. PCC urged two rounds of public feedback on the draft LDP.](#)
  - 1.10.2 PCC formally requested mediation as part of the DPS (per [guidance](#) paragraphs 9–13) in respect of: a) the second road bridge in Peebles and whether developments should be approved on the south side of the river; and b) SBC planning environmental decision making (see 1.6 above and 2.4.1 below).SBC response to all 60 public comments: “only minor amendments have been undertaken, this primarily included adding dates to tables 1 and 3.”

**Peebles & District Community Council**  
**Planning Report**  
**Wed 9 July 2025**

Recommend complaint to SBC:

- 1) Signoff of new LDP a year before consultation ends is not meaningful;
- 2) SBC is obliged to have regard to our request for mediation.

Actions completed per previous PCC meeting:

- 1.11 Contact Eildon & Scottish Borders Housing Associations to see whether they would be interested in acquiring the construction site at Horsbrugh Ford which is reportedly on the market.  
[Eildon were aware, but the site does not fit their development profile.](#)

## 2.0 Planning Applications – Current Interest

Wind farms<sup>1</sup>

- 2.1 [Leithenwater](#) – 24/00512/S36 / [ECU00004619](#) – SBC S36 deadline 2 Jul 2025. Awaiting decision.
  - 2.1.1 6 May 2025 SBC Landscape Architect objects. Impacts on National Scenic Area (NSA) and surrounding Special Landscape Areas (SLAs) are unacceptable. Suggests reduction in turbine height, removal of turbines 11-13 and relocation of turbine 1.
  - 2.1.2 31 Jan 2025 SBC Ecology Officer raises concerns re: golden eagles. Requests turbines 11-13 reduced in number or moved.
  - 2.1.3 18 Dec 2024 Scottish Rights of Way and Access Society ([ScotWays](#) [object](#)), asking turbines to be placed blade tip height [here 180-200m] from any road or public right of way – not 20m as proposed.
  - 2.1.4 14 Nov 2024 [PCC supports Leithenwater](#), subject to the advice of SSGEP & RSPB being followed.
  - 2.1.5 23 Oct 2024 [Belltown Power reject RSPB's request](#) "NatureScot did not raise any concerns" (see [NatureScot's advice](#) 15 Jul 2024).
  - 2.1.6 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. "policy [3 biodiversity] requirement for betterment"
  - 2.1.7 5 Jul 2024 [RSPB requests](#) 3 turbines deleted or moved, disagreeing with EIA report findings on impact to golden eagle<sup>2</sup> and citing impact to (red-listed) Black Grouse and breeding Curlew.
- 2.2 [Scawd Law](#) – 23/00013/S36 / [ECU00002111](#) – SBC S36 decision deadline 4 Jun 2025.  
[South of Scotland Golden Eagle Project](#) (SSGEP) [has objected](#) to the entire Scawd Law project on the grounds it is incompatible with the reintroduction of Eagles in the South of Scotland.  
NB: It is an offence<sup>3</sup> to interfere with Golden Eagle nests or prevent any wild bird from using its nest in Scotland.  
Neighbouring Community Councils of [Clovenfords](#), [Heriot](#), [Stow](#) and [Walkerburn](#) object (issues include: need; harm to Eagles; damage to peat; visual impact; landscape). [Innerleithen](#) Community Council supports.  
[PCC objects](#) on same grounds as SSGEP & neighbouring CCs.

<sup>1</sup> Information on Community Benefits and Community Ownership available in the [Scottish Government Good Practice Principles](#) and the [Local Energy Scotland](#) website

<sup>2</sup> See this report from South of Scotland Golden Eagle project on a [golden eagle struck by wind farm in Galloway](#)

<sup>3</sup> Section 1(1)(ba) of the [Wildlife and Countryside Act 1981](#) as it applies in Scotland, i.e. as amended by the [Nature Conservation \(Scotland\) Act 2004](#).

# Peebles & District Community Council

## Planning Report

### Wed 9 July 2025

- 2.2.1 25 Feb 2025 Further environmental information (FEI) submitted re: impact to eagles and the potential removal of turbines 7 & 8.
- 2.2.2 2 Feb 2024 [NatureScot strongly advise turbines 7 & 8 removed](#) from ridge to protect golden eagles<sup>2</sup>/meet NPF4 biodiversity policy.
- 2.2.3 19 Sep 2023 [Rt Hon David Mundell MP objects](#).
- 2.2.4 20 Feb 2023 [Walkerburn and District Community Council paper](#).
- 2.3 **[Cloich Forest](#)** – 21/01134/S36 / [ECU00003288](#) – Awaiting decision.
  - 2.3.1 6 Sep 2024 [Midlothian Council objects](#) on biodiversity, landscape and transport (route pinch points) grounds especially at Howgate.
  - 2.3.2 2 Sep 2024 [Howgate Community Council](#) submissions
  - 2.3.3 25 Apr 2023 SBC do not object provided Turbine 12 is relocated to a lower position within the site
- Other
- 2.4 **Variation of conditions of expired Planning Permission in Principle** [19/00182/PPP](#) – Kingsmeadows House (Granton Homes) Ref Nos: [24/00030/FUL](#) **Refused**, [24/00031/FUL](#) & [24/00247/FUL](#) Awaiting decision
  - 2.4.1 9 Jul 2025 **Environmental Rights Centre for Scotland writes to SBC over Habitats Regulations concerns and whether these planning applications will be determined without proper prior consideration of the potential effects on the River Tweed SAC.**
  - 2.4.2 30 Jun 2025 applicant submits new statement re: [24/00031/FUL](#)
  - 2.4.3 18 Jun 2025 applicant submits new statement re: [24/00247/FUL](#)
  - 2.4.4 20 Dec 2024 [PCC submission](#) calls for rejection of [24/00031/FUL](#) & [24/00247/FUL](#) for consistency with [24/00030/FUL](#).
  - 2.4.5 9 Dec 2024 [planning committee refuse](#) [24/00030/FUL](#).
  - 2.4.6 Circa 250 objections, including from this Community Council.
- 2.5 **Edderston Farm change of use to Events Venue** – [21/01327/FUL](#) – Awaiting decision. No change since 21 July 2023
- 2.6 **Twenty dwellinghouses, Land West of Horsbrugh Ford** – [19/00332/FUL](#). Development appears stalled.
  - 2.6.1 June PCC meeting reported that the development plot is said to be back on the market as the previous developer has run out of funding. PCC wrote to Eildon and Scottish Borders Housing Associations. [Eildon were aware, but the site does not fit their development profile.](#)
  - 2.6.2 The developer wrote (see [Jan report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.
- 2.7 **Alterations to form opening in boundary wall to form pedestrian access, Boundary Wall North of Hay Lodge Park Off Neidpath Road** – [24/01365/LBC](#) – Awaiting decision. Paused for consultation on active travel link between Priorsford and Fotheringham footbridges (see 1.4 above).
  - 2.7.1 This proposal is part of the River Tweed Trail (see item 1.4). Proposal to provide a 2.4m opening in the existing boundary wall to allow users of the car park and the school to access the crossing from the internal park path network. The scuncheons will be formed using recycled stone from the demolished opening with pointing to match existing. See [3-page explanation on planning portal](#) and [Feasibility Report](#).
  - 2.7.2 SBC planning portal – 46 objections, 6 supporting
  - 2.7.3 Feasibility report for full path network showed 65% in favour, 19% against (of ~150 consulted)

**Peebles & District Community Council**  
**Planning Report**  
**Wed 9 July 2025**

- 2.8 **Enforcement action (advertising regulations), 68 High Street – [24/00162/ADVERT](#)**. Enforcement status: pending consideration.  
2.8.1 Members of the public who wish to make a personal complaint may do so via [Consumer Advice Scotland](#).

3.0 New Planning Applications

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

- 3.1 [25/00782/ADV](#) – **Installation of new signage and projecting sign – 11 Eastgate Peebles**. Applied window graphics & click on poster frames.  
3.2 [25/00815/FUL](#) – **Extensions to dwellinghouse – 18 Cademuir Drive**. Double storey side extension with a single storey rear extension.  
3.3 [25/00792/ADV](#) – **Installation of new fascia sign and hanging sign – 14 Eastgate Peebles**. “Post Office & Peebles Fine Foods.”  
3.4 [25/00798/PN](#) – **Formation of forestry track – Land North and East of Heathpool Common**. Forestry track for timber extraction.  
3.5 [25/00827/FUL](#) – **Installation of Photo Voltaic solar array to roof and ground based ASHP – 13 Dovecot Road**. Installation of new Air Sourced Heat Pump (ASHP), external battery and solar panels.  
3.6 [25/00882/TCA](#) – **Work to trees – Lower Glencairn 3 Caledonian Road**. Re-pollard 2 x lime trees in conservation area back to previous cuts.

Subject to PCC agreement, no action is recommended for any of these minor applications (replacement windows, interior alterations or external redecoration):

- 3.7 [25/00742/PNWIN](#) – **Replacement windows – Greenways Springhill Road**. Replace 11 single-glazed, wooden sash windows in Victorian property with double-glazed, PVCu sash windows.

4.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 4.1 [25/00702/LBC](#) – **Demolition of disused stables building – Peebles Hydro Stables Innerleithen Road**. Structural report concludes the stables building is in a poor to very poor state of repair, on the verge of collapse. Recommends a section for demolition and cordoning off access.  
4.2 [25/00674/TCA](#) – **Work to Trees – Riverside House Old Town**. Report recommends pruning of Field Maple and crown thinning by 15%.  
4.3 [25/00677/TCA](#) – **Work to trees (Conditions 3 and 5 Planning Consent 08/01402/FUL)** – **Land At Dovecot Court**. Selective prune deadwood 2 x sycamore, remove stakes 2 x silver birch. Reference to 08/01402/FUL appears to be incorrect, but immaterial as proposed works are minor.  
4.4 [25/00645/FUL](#) – **Alterations and change of use to workshop to form dwellinghouse – Grandison and Son Storage Yard Innerleithen Road**. Peebles Civic Society comment “We have no objection to this application and support the aims of the applicants to return the site back to a fully functioning plastering workshop and preserve, and make available, the historic plasterwork collection. We particularly appreciate the

**Peebles & District Community Council**  
**Planning Report**  
**Wed 9 July 2025**

conservationist approach to the project and look forward to seeing its conclusion.”

- 4.5 [25/00630/FUL](#) – Alterations and extension to dwellinghouse – Birchwood Frankscroft. Demolition of existing garden room attached to dwelling house. New one and a half storey extension and attic conversion to form additional bedroom, bathroom and living accommodation. Associated internal and external alterations. Associated landscaping alterations including construction of paved terrace.
- 4.6 [25/00631/FUL](#) – Alterations to dwellinghouse and installation of flue for stove – Patenga Kingsmuir Drive. Installation of solid fuel stove/flue, removal of existing lean-to conservatory, window and door replacement.
- 4.7 [25/00621/FUL](#) – Alterations to dwellinghouse – Roslin Cottage 36 March Street. Existing entrance blocked, new entrance formed from existing window.
- 4.8 [25/00601/FUL](#) – Change of use of garages and alterations to form dwellinghouse – Garages South Of 6 Montgomery Place. Proposed 2/3 bedroom dwelling close to North-West corner of Cross Kirk site. Applicant proposes phase 2 bat survey and new bird box.
- 4.9 [25/00599/FUL](#) – Replacement and new plant equipment to roof, installation of access staircase and new fence enclosure – Sainsbury's Supermarket 38 Northgate. Noise survey states that the proposed plant meets SBC criteria. Environmental Health recommend the noise levels in the report be made conditions of any permission.
- 4.10 [25/00591/TPO](#) – Work to tree – Land To East Of 50 Edderston Ridge. Remove tree protected by TPO from roadside grass verge. Blocks light.
- 4.11 [25/00581/FUL](#) – Porch extension to dwellinghouse – 5 Kingsmeadows Gardens.
- 4.12 [25/00580/FUL](#) – Erection of raised timber decking (retrospective) – 3 Dalatho Street.
- 4.13 [25/00586/FUL](#) – Installation of 2 no free standing ASHP and roof mounted solar panel array (retrospective) – Chapelhill Farmhouse Chapelhill Farm.
- 4.14 [25/00574/LBC](#) – Installation of roof mounted solar panel array and internal wall insulation (retrospective) – Chapelhill Farmhouse Chapelhill Farm.
- 4.15 [25/00553/FUL](#) – Erection of detached dwellinghouse with integral garage – Garden Ground South of Colonsay Craigerne Lane. New house in cul-de-sac next to playing field. 3 objections.
- 4.16 [25/00655/FUL](#) – Installation of photo voltaic array to roof – The Lodge House Kingsmeadows. Install 13 x 450W solar panels for renewable energy supply. Applicant proposes Bat and Breeding Bird survey to meet European Protected Species legislative requirements per [SBC TAN1 Bats](#).
- 4.17 [25/00736/CLPU](#) – Alterations to dwellinghouse – 20 Victoria Park Drive.  
[Decision: these minor modifications do not require planning permission.](#)

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

- 4.18 25/00632/FUL & 25/00633/LBC – Replacement windows, repaint gutters and down pipes – 2 Parliament Square.
- 4.19 25/00565/PNWIN – Replacement windows – Maryville 4 St Andrew's Road. Approved by SBC 21 May.

**Peebles & District Community Council  
Planning Report  
Wed 9 July 2025**

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