

Peebles & District Community Council

Planning Report

June 2024

was granted, so as of 2021. However, what's not clear to me is the impact of the fact that the section 42 variation notice, i.e. this application, was lodged certainly during the life of the PPP. The result of the deliberations on this is significant. It has the potential to be very significant. Chair, I'm not prepared to rush in giving advice on this without having the chance to properly consider that. You need to be confident [Chair], you need to be confident, elected members, that when you make decisions on this matter that you know what the legal playing field is and that if there are problems with the application, then they're dealt with properly. And I'm really sorry about this, Chair, because it's the morning of the committee. Clearly many members of the public have an interest in this application and I'm sorry that your time has been really wasted by having to come this morning. But I think it's important, and I suspect you agree that it's important, that we consider this matter properly. So, Chair, I'm inviting you to withdraw that item from the agenda."

- 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.
 - 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

² SBC explain this process under "Release of Planning Permission" page 7
<https://www.scotborders.gov.uk/downloads/file/1043/development-contributions-legal-agreements-guidance-note>

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

- 3.1 24/00307/FUL – Change of use of restaurant and offices and alterations to form 4 residential flats, 64 Northgate (“Panna”).
- 3.2 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).
- 3.3 24/00674/CLPU – Alterations and extension to dwellinghouse, Whitehaugh Park. Conversion of garage to residential use, plus small extension.
- 3.4 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.
- 3.5 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.

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

- 3.6 24/00538/FUL – Erection of garden office
 - 3.7 24/00546/FUL and 24/00562/LBC – Alterations to form driveway
 - 3.8 24/00558/FUL – Erection of garden gazebo with patio (retrospective)
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 Minor applications (replacement windows, interior alterations or external redecoration): 24/00425/LBC; 24/00426/FUL; 24/00444/FUL; 24/00459/FUL; 24/00468/FUL; 24/00469/FUL.