

Peebles & District Community Council

Planning Report

Thu 12 June 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 SBC Planning – Awaiting outcomes. No change since SBC CEO [David Robertson's 4 Mar 2025 reply](#) to [PCC Chairman's 26 Feb 2025 letter](#).

Consultations in progress:

- 1.7 Consultation – SEPA [Environmental Performance Assessment Scheme \(EPAS\)](#), closes 30 Jun 2025. “We are consulting on a new way of assessing environmental performance that is designed to drive quick action to resolve issues that could cause harm to communities and nature. We are proposing a responsive scheme that is transparent about when we have checked compliance and what this means for environmental performance.” See SEPA’s [consultation paper](#). **Does PCC have a view?**

Actions completed per previous PCC meeting:

- 1.8 [Recommend to Peebles Town Team PCC's view that £1,000 funding from Leithenwater wind farm should go to Peebles Beltane Festival.](#)

Actions agreed at PCC meeting:

- 1.9 [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.](#)

2.0 Planning Applications – Current Interest

Wind farms¹

- 2.1 [Leithenwater](#) – 24/00512/S36 / [ECU00004619](#) – SBC S36 deadline 2 Jul 2025. Awaiting decision.
 - 2.1.1 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.

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

**Peebles & District Community Council
Planning Report
Thu 12 June 2025**

- 2.1.2 14 Nov 2024 [PCC supports Leithenwater](#), subject to the advice of SSGEP & RSPB being followed.
- 2.1.3 23 Oct 2024 [Belltown Power reject RSPB's request](#) "NatureScot did not raise any concerns" (see [NatureScot's advice](#) 15 Jul 2024).
- 2.1.4 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. "policy [3 biodiversity] requirement for betterment"
- 2.1.5 5 Jul 2024 [RSPB requests](#) 3 turbines deleted or moved, disagreeing with EIA report findings on impact to golden eagle² 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 offence³ 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.
- 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 eagles²/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 20 Dec 2024 [PCC submission](#) calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.
- 2.4.2 9 Dec 2024 [planning committee refuse](#) 24/00030/FUL.
- 2.4.3 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 See this report from South of Scotland Golden Eagle project on a [golden eagle struck by wind farm in Galloway](#)

³ 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
Thu 12 June 2025**

- 2.6.1 The developer wrote (see [Jan report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.
- 2.6.2 During the June PCC meeting it was reported that the development plot is said to be back on the market as the previous developer has run out of funding. It was agreed that M. Marshall will write to Eildon and Scottish Borders Housing Associations to explore whether they might be interested in acquiring and further developing the site.
- 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)
- 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 **[25/00702/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.
 - 3.2 **[25/00674/TCA](#) – Work to Trees – Riverside House Old Town**. Report recommends pruning of Field Maple and crown thinning by 15%.
 - 3.3 **[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.
 - 3.4 **[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 conservationist approach to the project and look forward to seeing its conclusion.”
 - 3.5 **[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

Peebles & District Community Council
Planning Report
Thu 12 June 2025

to form additional bedroom, bathroom and living accommodation.

Associated internal and external alterations. Associated landscaping alterations including construction of paved terrace.

- 3.6 [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.
- 3.7 [25/00621/FUL](#) – **Alterations to dwellinghouse – Roslin Cottage 36 March Street**. Existing entrance blocked, new entrance formed from existing window.
- 3.8 [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.
- 3.9 [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.
- 3.10 [25/00591/TPO](#) – **Work to tree – Land To East Of 50 Edderston Ridge**. Remove tree protected by TPO from roadside grass verge. Blocks light.
- 3.11 [25/00581/FUL](#) – **Porch extension to dwellinghouse – 5 Kingsmeadows Gardens**.
- 3.12 [25/00580/FUL](#) – **Erection of raised timber decking (retrospective) – 3 Dalatho Street**.
- 3.13 [25/00586/FUL](#) – **Installation of 2 no free standing ASHP and roof mounted solar panel array (retrospective) – Chapelhill Farmhouse Chapelhill Farm**.
- 3.14 [25/00574/LBC](#) – **Installation of roof mounted solar panel array and internal wall insulation (retrospective) – Chapelhill Farmhouse Chapelhill Farm**.
- 3.15 [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.

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

- 3.16 [25/00632/FUL](#) & [25/00633/LBC](#) – **Replacement windows, repaint gutters and down pipes – 2 Parliament Square**.
- 3.17 [25/00565/PNWIN](#) – **Replacement windows – Maryville 4 St Andrew's Road**. Approved by SBC 21 May.

The planning convenor declares a personal interest in the following application:

- 3.18 [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](#).

**Peebles & District Community Council
Planning Report
Thu 12 June 2025**

No recommendation possible for the following (no info available on portal):

3.19 [25/00736/CLPU – Alterations to dwellinghouse – 20 Victoria Park Drive.](#)

4.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 4.1 25/00464/TCA – Work to trees – Southwood Springhill Road. 2 x healthy Beech trees, 25% crown reduction for light.
- 4.2 25/00468/FUL – Erection of garden cabin – Rose Cottage Springhill Road. Replace metal shed with log garden cabin.
- 4.3 25/00508/FUL – Erection of garage with first floor and formation of new access with parking area – The Millers House Scotsmill, Kailzie. 3-bay Oak-framed garage with attic workshop for woodworking, plus vehicle run-in, parking and turning. Water connection (without WC).
- 4.4 25/00560/MOD75 – Discharge of planning obligation pursuant to planning permission 19/01257/FUL – Eshiels Lodge Peebles. Discharge of developer contribution, £9120 for education paid in full.

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Planning Convener