

**Peebles & District Community Council**  
**Planning Report**  
**March 2023**

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – Reported to be commencing construction in the summer.
- 1.3 **Peebles High School** – As reported by the Parent Council.

2.0 Planning Applications - Current Interest

- 2.1 **Cloch Windfarm** –21/01134/S36 – No change
- 2.2 **Scawd Windfarm** – 23/00013/S36 – for interest. The Ecology Officer report makes interesting reading, and the two bullets below are extracted from it.
  - 2.2.1 Has noted a large number of Goshawks and the presence of Merlin in the area and therefore strongly believes that species protection plans are required.
  - 2.2.2 The report on the Golden Eagles mentions that Golden Eagles are generally good at avoiding turbines (it does specifically refer to fledglings); the collision modelling calculated 0.1 collisions per season, assuming avoidance behaviour. This rises to 1.97 predicted mortality per season with no avoidance behaviour. Considering that golden eagle fledglings could be in close vicinity to the turbines I am currently inclined to consider the 1.97 predicted mortality per season more realistic. Which would mean any breeding success at the beginning of a season could be wiped out by the end of every season. Under these circumstances, I would question whether proposal would conflict with the Nature Crisis part of NPF4 policy 1, which aims to create nature positive places and drive nature restoration.
- 2.3 **Edderston Farm change of use to Events Venue** – No change
- Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change
- 2.4 **March Street Mill** – **Communication received 22/10/23** – No change.

3.0 New Planning Applications

The writer recommends no action on any of the following subject to PCC agreement.

- 3.1 **Erection of Dwellinghouse and formation of new access** – Land adjacent Eshiels Steading – Ref No: 23/00321/PPP
- 3.2 **Replacement Windows** – 15 Bridgegate Court, Peebles, EH45 8RW – Ref No: 23/00280/FUL
- 3.3 **Alterations to form sun lounge from conservatory** – 17 Glen Crescent, Peebles, EH45 9BS – Ref No: 23/00259/FUL.
- 3.4 **Alteration and Extension to Dwellinghouse** – 6 Elcho Street, Peebles, EH45 8LQ – Ref No: 23/00251/FUL
- 3.5 **Change of use from class 10 (Adult Education and training Studio) to mixed use comprising of 2 no class 4 suites and 1 no class 2 suite** – Unit 1, Silverbirch Studios, Cavalry Park, Peebles – Ref No: 23/00243/FUL

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- 3.6 **Replacement Windows** – Middle House, Kingsmuir Hall, Bonnington Road, Peebles – Ref No: 23/00225/FUL
  - 3.7 **Work to Trees** – Land north of Bank of Scotland, 70 High Street – Ref No: 23/00221/TCA
  - 3.8 **Internal and external alterations to Coachman’s cottage and Cider press (amendment to existing consent 21/01289/LBC)** – Grooms Cottage, Kailzie – Ref No: 23/00218/LBC
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 1.1 **Installation of Photo-voltaic array on roof** – 1 Springwood Terrace, EH45 9ET – Ref No: 23/00169/FUL
  - 1.2 **Work to Trees** – Park Hotel – 23/00179/TCA
  - 1.3 **Work to Trees** – Glentress House, Innerleithen road, Peebles – Ref No: 23/00120/TCA
  - 1.4 **Replacement Windows** – Sheardale, 27 Kirkland street, Peebles – Ref No: 23/00104/FUL
  - 1.5 **Installation of solar panel array to front and rear roof** – Craigendarroch, Bonnington Road, Peebles – Ref No: 23/00102/FUL.
  - 1.6 **Cypress Trees, Two, Reduce by 3M** – Northgate garden House – Ref No: 23/00097/TCA.
  - 1.7 **March Street Mill** – Ref No: 23/00085/PAN
  - 1.8 **Extension to Dwellinghouse** – Sandwood, Edderston Road – Ref No: 23/00077/CLPU
  - 1.9 **Work to Trees** – Rosebud Cottage, 12 Rosetta Road – Ref No: 23/00083/TCA
  - 1.10 **Change of use from Class 4 to class 2 Veterinary Practice** – 2, Rowan Court, Cavalry Park – Ref No: 23/00056/FUL
  - 1.11 **Alterations and Dormer Extension to Dwellinghouse, erection of garden room and installation of PV array to roof** – Meikle cottage, 2 Kingsmeadows cottages, Kingsmeadows Road – Ref No: 23/00051/FUL
  - 1.12 **Extension to Dwellinghouse** – 23 South Park, Peebles – Ref No: 23/00050/FUL
  - 1.13 **Replacement Windows** – Peebles Hydro Hotel – Ref No: 23/00043/LBC & 23/00042/FUL
  - 1.14 **Change of use of short term holiday let accommodation** – 12 George Street – Ref No: 23/00028/CLEU
  - 1.15 **Change of use of short term holiday let accommodation** – 66 High Street – Ref No: 23/00030/CLEU
  - 1.16 **Change of use of short-term holiday let accommodation** – 9 Venlaw Court, Peebles – Ref No: 23/00029/CLEU