

Peebles & District Community Council
Planning Report
May 2021

1.0 General

- 1.1 **Cloich Windfarm** –19/01489/SCO – No change
- 1.2 **Peebles Parking Working group** – Suspended due to Covid
- 1.3 **Local Place Plans** – No further progress.
- 1.4 **Community Council Network** – No change

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – No change
- 2.2 **Rosetta Holiday Park (13/00444/PPP)**
 - 2.2.1 No further information – Technically still live since 17/04/17.
- 2.3 **March Street Mill**
 - 2.3.1 Following the owners appeal to the courts, this is back to the Scottish Government for further consideration.
- 2.4 **Kingsmeadows House, Peebles – 19/00182/PPP (New Flats)**
 - 2.4.1 Approved
 - 2.4.2 It is of note that amongst the conditions is a requirement for an updated tree survey and protection of the existing mature trees. There is also a recognition of the importance of the trees in relation to bats. This may have implications for 20/01624/PAN, 2.5, below.
- 2.5 **Kingsmeadows House, Peebles – 20/01624/PAN**
 - 2.5.1 Awaiting next stage
 - 2.5.2 [The writer attended the online Q&A, Not being impressed by the responses which did not appear to answer the questions posed, the writer closed the session. A long transcript from another concerned resident demonstrates a similar lack of satisfaction with the process.](#)
 - 2.5.3 [We now have significant detail, and this proposal combines elements of 20/01624/PAN above with a new proposal for 5 houses in the same position as that previously proposed for 7. The proposal for the flats has now been increased from 10 to 14 and includes an added storey, thus making the new block 4 stories high in a modern design adjacent to the historic Kingsmeadows House. There is substantial feedback from concerned residents relating to the inappropriateness of the flat design, to serious damage to ancient and irreplaceable woodland and thus wildlife and reference to statements issued by the company in 2015 that appear disingenuous when viewed in the context of this proposal.](#)
 - 2.5.4 [In view of the considerable concern raised by this proposal and its similarity to the previous proposal for seven houses, the writer proposes that we again lend our support to those residents of the town who are objecting. The previous proposal attracted 40+ objectors.](#)
- 2.6 **Erection of 22 dwellinghouses with new access road and associated work Land East of Knapdale** 54 Edinburgh Road Peebles Scottish Borders - Ref. No: 20/00753/FUL | Received: Fri 10 Jul 2020 | Validated: Mon 13 Jul 2020 | Status: Registered
 - 2.6.1 **Appealing - No change**

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- 2.7 **Ballantyne Place - 20/00691/FUL**
- 2.7.1 This was refused in November 2020 and subsequently sent for appeal to the Scottish Government.
- 2.7.2 The residents have been enhancing the site to construct a Community Garden and play area which is becoming very pleasant.
- 2.7.3 A report was received of a person being aggressive and threatening to some residents about the improvements being made and this may be linked to a subsequent report to SBC enforcement officers to have the improvements removed. The writer on behalf of PCC strongly supports the Ballantyne Place residents.
- 2.7.4 The target date for the Scottish Government Reporter was 26 April 2021. For those interested, the case is PPA-140-2087 and may be accessed on the Case Publication Website.
- 2.8 **Scawd Windfarm – 20/00880/SCO**
- 2.8.1 No change
- 2.9 **Castle Venlaw – 20/01493/LBC (Revision to LBC 18/01286/LBC)**
- 2.9.1 On 17 March SBC Planning emailed the agent as follows “I have not received a response to the email below and note that unauthorised works continue. This is disappointing as I first raised the issue of potentially unauthorised works in June last year. This needs to be resolved in early course. I have asked my colleagues in Enforcement to investigate matters further”.
- 2.9.2 Any person with an interest in this work should monitor the planning portal for more details.
- 2.9.3 New application – See 3.1.11 (21/00627/FUL)
- 2.10 **Change of use of bank to form restaurant with takeaway facility and installation of extraction flue - 78 High Street Peebles Scottish Borders EH45 8SW - Ref. No: 21/00412/FUL | Received: Fri 12 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Registered**
- 2.10.1 This application has attracted more than 15 objections including from ourselves and the Civic Society.
- 2.10.2 Road’s planning do not have an objection
- 3.0 New Planning Applications (Since 05 January 2021)

The writer recommends no action on any of the following subject to PCC agreement except for those marked in red.

- 3.1.1 **Work to Tree** – Land west of Aird Lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 21/00719/TPO
- 3.1.2 **Replacement Windows and Doors** – 22 Damcroft, Peebles, EH45 8EF
- 3.1.3 **Installation of new handrail across bridge and replacement of existing lighting** – Priorsford Bridge – Ref No: 21/00689/LBC
- 3.1.4 **Alterations to dwellinghouse and erection of 2 wooden buildings** – Bisley, Damdale, Peebles, EH45 8DQRef No: 21/00682/FUL

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- 3.1.5 **Erection of dwellinghouse (renewal of planning permission)** – Land adjacent to Kingswood Lodge, Bonnington Road, Peebles – 18/00306/PPP
- 3.1.6 **Alterations and dormer extension to dwellinghouse** – 74 Glensax Road, Peebles – Ref No: 21/00672/FUL
- 3.1.7 **Alterations and extension to dwellinghouse** – 17 Jubilee Park, Peebles – 21/00657/FUL
- 3.1.8 **Work to Trees** – 15 Loaning Crescent, Peebles – Ref No: 21/00651/TPO
- 3.1.9 **Work to Trees** – 1 Croft Gardens, Peebles, EH45 9DQ – 21/00650/TCA
- 3.1.10 **Extend existing dormer and installation of 2 rooflights** – The Mount Lodge, Springwood Terrace, Peebles, EH45 9ET – Ref No: 21/00633/FUL
- 3.1.11 **Changes to site levels, road / parking / footway layouts / relocation and sizing of bin store / landscaping and boundary treatments (retrospective)** – Castle Venlaw – 21/00627/FUL
- 3.1.12 **Change of use of land to form water treatment works: New building / access / landscaped bund (Revision of planning permission 20/00349/FUL** – Land south of Bonnycraig filter station, Bonnington Road, Peebles – Ref No: 21/00609/FUL
- 3.1.13 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL **Civic Society objects. Writer suggest PCC does as well based on the misappropriation of the pavement and that the property is presently Class 1 retail and that there has been no application for change of use to a café, class 3. A planning application will be required that includes amongst other issues, waste disposal and ventilation.**
- 3.1.14 **Installation of new signage** – 42 – 44 High St, Peebles – Ref No: 21/00596/ADV **Architectural Heritage Society of Scotland objects and the writer proposes that PCC does on the same grounds, i.e., two bright external facing advertising screens that would be out of character in the conservation area and if approved would lead to more appearing with a resultant degradation of the High St. The objection also considers that they would distract drivers and create a subsequent hazard.**
- 3.1.15 **Work to trees** – Woodland adjacent to 1 -3 Loaning crescent, Peebles – 21/00576/TPO
- 3.1.16 **Alterations and extension to dwellinghouse** – Garden House, Kailzie, Peebles, EH45 9HT – Ref No: 21/00569/LBC
- 3.1.17 **Alterations and extension to dwellinghouse** – Garden House, Kailzie, Peebles, EH45 9HT – Ref No: 21/00568/FUL
- 3.1.18 **Work to trees** – sawmill Holding No1, Eshiels, Peebles- Ref No: 21/00545/TCA
- 3.1.19 **Alterations and extension to dwellinghouse and erection of home office** – Bracklyn, 15 Crossland Crescent, Peebles, EH45 8LF – Ref No: 21/00540/FUL
- 3.1.20 **Alterations and extension to dwellinghouse** – St Marnocks, Frankscroft, Peebles – Ref No: 21/00536/FUL

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[3.1.21 Erection of lean too garden shed – 12 Craigearne Drive, Peebles
– 21/00526/FUL](#)

4.0 Previous Planning Applications removed from this report (No interest to PCC)

- 4.1 **Part Change of Use of ground floor to Class 10 and alterations to form additional office space from attic floor** - 3 Rowan Court Suite 3 Cavalry Park Peebles Scottish Borders EH45 9BU - Ref. No: 21/00486/FUL | Received: Mon 29 Mar 2021 | Validated: Fri 02 Apr 2021 | Status: Registered
- 4.2 **Alterations to garage to form additional accommodation and erection of new garage** - Bellisle Frankscroft Peebles Scottish Borders EH45 9DX - Ref. No: 21/00465/FUL | Received: Wed 24 Mar 2021 | Validated: Wed 24 Mar 2021 | Status: Registered
- 4.3 **Work to trees** - Garden Ground Of Kingsmuir House Springhill Road Peebles Scottish Borders - Ref. No: 21/00461/TCA | Received: Tue 23 Mar 2021 | Validated: Tue 23 Mar 2021 | Status: Awaiting decision
- 4.4 **Erection of porch and garage** - 15 Dukehaugh Peebles Scottish Borders EH45 9DN - Ref. No: 21/00452/FUL | Received: Mon 22 Mar 21 | Validated: Mon 22 Mar 2021 | Status: Registered
- 4.5 **Work to tree** - Gordonville 6 St Andrew's Road Peebles Scottish Borders EH45 8JJ - Ref. No: 21/00429/TCA | Received: Wed 17 Mar 2021 | Validated: Wed 17 Mar 2021 | Status: Awaiting decision
- 4.6 **Replacement of existing roof lights** - Peebles Hotel Hydro Innerleithen Road Peebles Scottish Borders EH45 8LX - Ref. No: 21/00424/LBC | Received: Mon 15 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Registered
- 4.7 **Replacement garage doors** - Reiverslaw Bonnington Road Peebles Scottish Borders EH45 9HF - Ref. No: 21/00410/LBC | Received: Fri 12 Mar 2021 | Validated: Mon 15 Mar 2021 | Status: Registered
- 4.8 **Alterations and extension to dwellinghouse** - Tantah Lodge Edderston Road Peebles Scottish Borders EH45 9JD - Ref. No: 21/00407/FUL | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Registered
- 4.9 **Alterations and extension to dwellinghouse** - Tantah Lodge Edderston Road Peebles Scottish Borders EH45 9JD - Ref. No: 21/00406/LBC | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Registered
- 4.10 **Replacement windows** - 33 March Street Peebles Scottish Borders EH45 8ES - Ref. No: 21/00405/FUL | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Registered
- 4.11 **Work to trees** - 7 Rosetta Road Peebles Scottish Borders EH45 8JU - Ref. No: 21/00391/TCA | Received: Thu 11 Mar 2021 | Validated: Thu 11 Mar 2021 | Status: Awaiting decision
- 4.12 **Complete replacement of roof slates** - Whincroft 8 Rosetta Road Peebles Scottish Borders EH45 8JU - Ref. No: 21/00380/FUL | Received: Wed 10 Mar 2021 | Validated: Thu 11 Mar 2021 | Status: Registered

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4.13 **Extension to dwellinghouse** - 73 Glen Road Peebles Scottish Borders
EH45 9BA - Ref. No: 21/00360/FUL | Received: Mon 08 Mar
2021 | Validated: Mon 08 Mar 2021 | Status: Registered

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