

Peebles & District Community Council
Planning Report
May 2023

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – No change
- 1.3 **Peebles High School** – The Parent Council welcomed the publication of the new information and were pleased to see the improvements in the hall space and reduction in the number of open plan classrooms. They still have queries about the hall design and layout and at the time of writing had been unable to get answers to their queries. The hall appears to have been made smaller than proposed in the February engagement sessions, and there appear practical issues about access to the stage, doors, fire exits, and space for musicians at performances. they are concerned that teaching staff from the departments affected by these changes did not appear to have been consulted. Further, the report failed to address the final acoustic design, contained no Equalities Impact Assessment, and was missing any plan for ongoing engagement with users and the community as the project progressed.
- 1.4 This was a part of the position of the Parents Council as this writer understands it at the time of writing. Unfortunately, Tristan Compton cannot join us for our May meeting. From the schematics produced this writer would harbour the same concerns relating to the stage. This writer requests that elected members act as honest brokers to ensure a continuing dialogue between SBC and the Parent Council.
- 1.5 **Baptist Church Building** – Councillor Tatler has been liaising with the church for some time and called a meeting in April to discuss.
 - 1.5.1 To date this project has cost a significant amount and requires a not dissimilar amount to complete.
 - 1.5.2 However, the church will find it difficult to be able to support completion.
 - 1.5.3 The site is subject some low levels of vandalism.
 - 1.5.4 Residents wish to see the issue resolved.
 - 1.5.5 The completed structure and roof components are subject to some deterioration with a resultant cost increase.
 - 1.5.6 Several possible alternative uses have been proposed and are being actively followed up.

2.0 Planning Applications - Current Interest

- 2.1 **Cloich Windfarm** –21/01134/S36 – The Planning and Building Standards Committee [of SBC] determined to advise Scottish Ministers that Scottish Borders Council do not object to the proposed Cloich Forest Wind Farm, provided Turbine 12 is relocated to a lower position within the site so that it does not appear as visually prominent within the landscape and subject to the following recommended conditions being attached to any consent which may be granted.
- 2.2 **Scawd Windfarm** – 23/00013/S36 – For those who are particularly interested in this application, there is a new “Update Planning Statement” on the SBC planning portal.

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- 2.3 **Edderston Farm change of use to Events Venue** – 21/01327/FUL - No change
- 2.4 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – [A new document has been posted by the SBC Landscape Architect.](#)
- 2.5 **Partial replacement of roof tiles (Retrospective)** – Museum, High St, Peebles [Chambers Institution] – Ref No: 23/00397/LBC
- 2.5.1 [More than 10 objections tabled.](#)
- 2.5.2 [Application withdrawn 03 May.](#)
- 2.5.3 **Architectural Heritage Society of Scotland** – Strongly objected on similar grounds to our own position. They stated that “Short-term economy” was not an appropriate justification for the use of Spanish Slate.
- 3.0 New Planning Applications
- The writer recommends no action on any of the following subject to PCC agreement.
- 3.1 **Work to Trees** – Cross Cryne, Kingsmuir Drive, Peebles, EH45 9AA – Ref No: 23/00683/TCA.
- 3.2 **Alterations to Conservatory to form sunroom** – Roughcrook, 19 Crossland Cres, Peebles, EH45 8LF – Ref No: 23/00667/FUL.
- 3.3 **Formation of access bell mouth to field** – Land South of Bonnycraig Filter Station, Bonnington Road, Peebles – Ref No: 23/00658/FUL
- 3.4 **Erection of Field Shelter, agricultural shed and access road** – Land East of Knapdale, 54 Edinburgh Road, Peebles – Ref No: 23/0000651/FUL
- 3.4.1 [The writer does not have an issue with these structures, others may and should therefore look at the application documents and revert.](#)
- 3.5 **Alteration to form driveway and new access stairs** – Drumadoon, Edinburgh Road, EH45 8ED – Ref No: 23/00635/FUL
- 3.6 **Work to Trees** – Bank of Scotland, 70 High Street – Ref No: 23/00634/TPO
- 3.7 **Part use of short term holiday let to dwellinghouse** – Kerfield Cottage, Innerleithen Road, EH45 8BG – Ref No: 23/00614/CLPU
- 3.8 **Work to Trees** – The Croft, Chambers Terrace, Peebles – Ref No: 23/00608/TCA
- 3.9 **Work to Trees** – Yomah, 38 Kirkland street, EH45 8EU – Ref No: 23/00599/TCA
- 3.10 **Erection of 20 Dwellinghouses and associated structure** – Land west of Horsburgh Ford Cottages – Ref No: 23/00580/RCC
- 3.10.1 [The writer does not have an issue with this application, others may and should therefore look at the application documents and revert.](#)
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Erection of Office Block** – Land west of 1 Rowan Court, Cavalry Park, Peebles – Ref Nos: 23/00500/FUL and 23/00499/FUL
- 4.2 **Erection of Garage** – Mount Pleasant, 3 Haystoun Terrace, EH45 9EA – Ref No: 23/00489/FUL

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- 4.3 **Replacement Door** – 51A Northgate, Peebles – 23/00472/CLPU
- 4.4 **Change of Colour to Windows** – 1 Springwood terrace, EH45 9ET – Ref No: 23/00463/FUL
- 4.5 **Alterations and extension to Dwellinghouse (Revision to existing planning permission).** 6 Elcho St Mews, EH45 8LP – Ref No: 23/00417/FUL
- 4.6 **Installation of illuminated and non-illuminated signage** – 4 Eastgate, Peebles – Ref No: 23/00416/ADV
- 4.7 **Work to Trees** – Land at Craigearne Drive, Peebles – 23/00349/TPO
- 4.8 **Extension to Dwellinghouse** – Ladyblair, Eshiels, Peebles – Ref No; 23/00348/FUL