

Peebles & District Community Council

Planning Report

Thu 8 May 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 expected Fri 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](#).

Actions completed per previous PCC meeting:

- 1.1 Request an update on progress at Horsbrugh Ford ([see letter page 5](#)).
[Response via Invicta Public Affairs](#):
“Due to an issue with access to funding, the site is currently on hold. However, we are hopeful that works can restart in the coming months. We are determined to deliver this site as quickly as possible, within our power, and are grateful for the community's patience during this time. We hope this update has been helpful. Please do not hesitate to get in touch if there is anything further we can assist with.”
- 1.2 Invite Tweed Valley Community Collective to join Peebles Town Team.
- 1.3 Nominate Mr Crick Carleton as Community Champion, [My Place awards](#).

Actions carried over from previous PCC meeting:

- 1.4 Recommend to Peebles Town Team PCC's view that £1,000 funding from Leithenwater wind farm should go to Peebles Beltane Festival.

Consultations in progress:

- 1.7 Consultation – SEPA [Environmental Performance Assessment Scheme \(EPAS\)](#), closes 30 Jun 2025 (no recommendation yet). “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 [full consultation paper](#).

Consultation responses submitted:

- 1.5 [Response submitted](#) – [Community benefits from net zero energy developments](#), closes 11 Apr 2024. Recommend supporting [Scottish Community Coalition on Energy recommendations](#) “[A Fair Energy Deal for](#)

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Scotland: New standards for Community Benefit funds from clean power developments”, including: a floor of £7.5k/MW installed capacity (index linked); 4% of revenue to local funds; 1% of revenue to a national wealth fund; mandatory payments; community capacity building.

- 1.6 Response submitted – SBC draft Development Plan Scheme (DPS), closes 6 May 2025. “The Draft DPS sets out how the next Local Development Plan (LDP3) will be prepared.” More info on PCC Planning page. Recommend PCC remind SBC of its duty to set out its “view on the opportunity and potential scope for the use of mediation” in the DPS (which it hasn’t) and request mediation as part of the DPS in respect of planning issues previously raised, per Planning circular 2/2021 - planning system - promotion and use of mediation: guidance, paragraphs 9–13.

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.
 - 2.1.2 14 Nov 2024 PCC issues qualified letter of support for Leithenwater, i.e. 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 Clovenford, Heriot, Stow and Walkerburn object (issues include: need; harm to Eagles; damage to peat; visual impact; landscape). Innerleithen Community Council supports.
- PCC has been granted an extension until 12 May 2025. Recommend we object on same grounds as SSGEP & neighbouring CCs (attached).
- 2.2.1 25 Feb 2025 Further environmental information (FEI) submitted re: impact to eagles and the potential removal of turbines 7 & 8.

¹ Information on Community Benefits and Community Ownership available in the Scottish Government Good Practice Principles and the Local Energy Scotland website

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.

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- 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 (Grantown 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 Horsburgh Ford** – 19/00332/FUL. Development appears stalled.
 - 2.6.1 The developer wrote (see [Jan report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.
- 2.7 **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. It appears this proposal will be paused for consultation on the proposed 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 scuncheon 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 **25/00464/TCA – Work to trees – Southwood Springhill Road**. 2 x healthy Beech trees, 25% crown reduction for light.

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- 3.2 **25/00468/FUL – Erection of garden cabin – Rose Cottage Springhill Road.** Replace metal shed with log garden cabin.
 - 3.3 **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).
 - 3.4 **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.
- 4.0 Previous Planning Applications removed from report
- No ongoing interest to PCC:
- 4.1 25/00346/FUL – Alterations and extension to dwellinghouse – Glenisle Bonnington Road. Removal of rear projection, new rear extension and new front porch. Some changes to, and rearrangement of, existing windows.
 - 4.2 25/00382/CLPU – Alterations to dwellinghouse and installation of flue for stove – Patenga Kingsmuir Drive. Removal of existing lean-to conservatory. Removal of existing lobby including structural alteration, replacement window, wall infill, installation of solid fuel stove.
 - 4.3 25/00407/FUL – Erection of meteorological mast up to 90m in height and siting of ground based solar panel array – Leithenwater Wind Energy Hub Land North of Glentress Forest. Erection of 90m ('met mast') meteorological mast at National Grid Reference 329563 643053, with a request for micro siting of up to 50 m for a period of 60 months.
 - 4.3.1 Submitted (see page 6) qualified letter of support, i.e. subject to the advice of experts such as SSGEP & RSPB being followed.

Michael Marshall, PhD
Planning Convener



***Community Council
of the
Royal Burgh of Peebles & District***

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cc: Scottish Borders Councillors Drummond Begg, Eric Small and Viv Thomson

11 Apr 2025

Dear Mr Hood and Ms Deeney

**Re: Tweed Views, Cardrona (SBC permission 19/00332/FUL)
Erection of twenty dwellinghouses, Land West of Horsbrugh Ford Cottages**

Thank you for your letter of 8 Jan 2025 and email of 16 Jan 2025 keeping us informed as to your progress with your development at Horsbrugh Ford, Cardrona.

This development was raised again at last night's Peebles & District Community Council (PCC) meeting of 10 Apr 2025. That is, that your development at Horsbrugh Ford still appears to be stalled, there has been no further activity on site and the community is keen for an update on progress, to know when development might restart and to know whether expected completion had slipped?

The Scottish Borders Councillors in attendance said they had also been approached by constituents with similar concerns and asked me to convey their interest in receiving your update.

Your [website for this project](#) appears unchanged, offering 3- and 4-bedroom houses for sale off plan, stating estimated completion in Autumn 2024 (which has already passed).

Are you able to provide an update that we can share with the community?

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener



Community Council of the Royal Burgh of Peebles & District

6 May 2025

To: DC Consultees, Planning and Regulatory Services, Scottish Borders Council

25/00407/FUL Support (qualified)

Erection of meteorological mast up to 90m in height and siting of ground based solar panel array

The Royal Burgh of Peebles & District Community Council (PCC) believes that our community accepts and is generally supportive of the Scottish Government's position on windfarms as set out in National Planning Framework (NPF4) Policy 11 Energy:

- Intent) Renewable energy should be encouraged, facilitated and promoted
- c) Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits
- e) Impacts on communities, landscape, access, roads, historic environment, water, biodiversity and forests are to be expected, but design teams must show regulators how these impacts will be addressed.

In respect of this application for a meteorological mast for the Leithenwater application, PCC's view is that our community accepts the necessity for windfarms locally and is **broadly supportive, with two qualifications**.

1. Community support for the project is **contingent upon a community benefit and ownership package** being put in place, in line with Scottish Government guidance, to offset the many impacts on our community. Negotiations with Belltown Power are proceeding positively, however a benefits package is not yet in place.
2. This project is highly technical (current application is 565 MB) and a full technical appraisal is beyond the abilities of PCC and general members of the public. PCC would like to stress that, in our view, the community's support for the project is **contingent upon appropriate mitigation measures to address concerns raised by experts**. The RSPB's experts command the respect of our community, and we believe that Belltown Power's 23 Oct 2024 rejection of the RSPB's request to delete/move turbines would not have the support of the community. We ask instead for Belltown Power to agree the resolution proposed by RSPB.

Accordingly, we support this application, with the above qualifications.

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener



Community Council of the Royal Burgh of Peebles & District

8 May 2025

To: Energy Consents Unit, representations@gov.scot

To: Planning and Regulatory Services, Scottish Borders Council, DC Consultees

ECU00002111 & 23/00013/S36 **Objection** **Scawd Law Wind Farm – Additional Information February 2025**

The Royal Burgh of Peebles & District Community Council (PCC) believes that our community accepts and is generally supportive of the Scottish Government's position on windfarms as set out in National Planning Framework (NPF4) Policy 11 Energy:

- Intent) Renewable energy should be encouraged, facilitated and promoted
- c) Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits
- e) Impacts on communities, landscape, access, roads, historic environment, water, biodiversity and forests are to be expected, but design teams must show regulators how these impacts will be addressed.

It is important to note that our community remains broadly supportive of wind farms locally – evident in our recent letters of support for two nearby wind farms: [Leithenwater](#) (ECU00004619 & 24/00512/S36, Nov 2024) and [Bowbeat](#) (24/00571/FUL, Sep 2024). That support came with two qualifications, echoing NPF4 Policy 11:

- Community support is **contingent upon a community benefit / ownership package** being put in place.
- Energy projects being highly technical, community support is **contingent upon appropriate mitigation measures, fully addressing concerns raised by experts.**

However, after carefully weighing the impacts of the proposed Scawd Law Wind Farm on local communities, landscape, access, roads, historic environment, water, biodiversity and forests, we find that the balance tips the other way. Decisive factors for us include:

1. The unique location of this proposal, on the highest peaks and most inaccessible terrain of the Moorfoot Hills.
2. South of Scotland Golden Eagle Project (SSGEP) regard this as the most important golden eagle territory in the south of Scotland and recommend refusal.
3. We support our neighbouring communities closer to Scawd Law of Clovenford, Heriot, [Stow](#) and Walkerburn who have objected on grounds including: lack of need; harm to Eagles; damage to peat; visual impact; roads; and landscape.

We therefore **object to this application for Scawd Law wind farm.**

We support and endorse the detailed reasoning contained in the following objections:

- South of Scotland Golden Eagle Project, Restoring Upland Nature, [2 May 2025](#)
- Clovenfords & District Community Council, [20 Feb 2023](#)
- Heriot Community Council [April 2025 comments](#) and [February 2023 objection](#)

- Walkerburn and District Community Council, [25 Feb 2023](#)

To which we add the following brief comments:

1. **Golden Eagles:** Eagles are an iconic bird of prey, important to the Borders economy for tourism. We cite the [expert evidence introduced by SSGEP/RUN](#) that the evidence relied upon by the applicant is outdated, superseded and misleading. We further reference the [SBC ecology expert's observations](#) of 23 Feb 2023 that even the old data show a real mortality of 2 eagles per season "wiping out any breeding success each season and therefore conflicting with the Nature Crisis part of NPF4 policy 1."
2. **Landscape capacity:** While the 2016 Ironside Farrar report included in SBC's [Supplementary Planning Guidance](#) is generally supportive of wind farms in nearby hills (as are we), the report makes it clear that turbines must be sited appropriately within the hills – not on the highest peaks as proposed here. While our community is prepared to accept localised visual impact in other cases, the proposed impact across the wider Tweed Valley would unacceptably impact tourism, our economy and communities. Independent experts Ironside Farrar gave us guiding principles on where to draw this line, these have been adopted as SPG. We ask the ECU to respect this expert view.
3. **Access:** As noted by SSGEP, opening up the highest and most remote of the Moorfoot Hills to footfall and cyclists invites an outsized, negative impact on protected SAC & SSSI (NPF4 policy 4) protected species interests.
4. **Need / cumulative impact:** We reference the [expert objection by Ian Kelly MRTPI](#) showing that Scottish Government targets for renewable energy can be comfortably met without this specific wind farm. Properly considering the cumulative impact to the Moorfoot Hills, we believe ECU should reject this unnecessary proposal.
5. **Community benefit:** A benefit / ownership package is not in place for Scawd Law.

In our view, this proposal's conflicts with NPF4 policies 1 (Nature Crisis), 3 (Biodiversity), 4 (Natural Places) and 30 (Tourism) outweigh the considerations of policy 11 (Energy). The decisive factor in this case – and the reason we oppose this wind farm while supporting others nearby – being the unique location proposed for this wind farm.

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener