

# Peebles & District Community Council

## Planning Report

### November 2021

#### 1.0 General

- 1.1 **Cloich Windfarm** –19/01489/SCO – No change
- 1.2 **Peebles Parking Working group** – No change
- 1.3 **Community Council Network** – The writer attended the core group meeting in Kelso which was held partly in person and partly online. There was a discussion about the finances of the SBCCN, and a discussion on “Place Making” which no one really understood. Several subjects were run forward to a future meeting as the discussion on finances had taken up most of the session.
- 1.4 **Speeding** – South Parks traffic Accident – A white van which may have been over the 20mph limit collided with pencil bollards, destroying them at the new road narrowing. This was reported to the Police on 101. Time taken to answer calls was 30 minutes and 20 minutes respectively. The van left the scene of the accident and parked in Kingsmeadows car park. Police are apparently continuing to investigate.

#### 2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** – This month perhaps?
- 2.2 **Kingsmeadows House, Peebles – 19/00182/PPP** (New Flats)
  - 2.2.1 Approved but pertinent to 20/01624/PAN
- 2.3 **Kingsmeadows House, Peebles – 20/01624/PAN**
- 2.4 **Erection of 14 apartments and 5 dwellinghouses and access – Kingsmeadows, Peebles – Ref No: 21/01563/SCR**
  - 2.4.1 Roads Planning consider that an Environmental Impact assessment would be required.
- 2.5 **Ballantyne Place - 20/00691/FUL**
  - 2.5.1 No change
- 2.6 **Scawd Windfarm – 20/00880/SCO**
  - 2.6.1 No change
- 2.7 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
  - 2.7.1 Still rumbling on. SBC Planning and the developer have still not reached an agreement on the location of all the heat pumps.
- 2.8 **Change of use of pavement to form outside seating area – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL**
  - 2.8.1 Required to apply for a change of use.
  - 2.8.2 Owners rebuked for operating before the planning applications had been determined. Apologised and provided an explanation which some may find acceptable. However, the last dated document was 03 September and therefore there appears to have been no follow up from SBC in over two months.
- 2.9 **Internal and external alterations and installation of illuminated and non-illuminated signage** – The Tatler, Peebles – 21/00989/LBC –
  - 2.9.1 **Approved**
- 2.10 **Illuminated and non-illuminated signage and awning** – The Tatler, High St. – 21/00988/ADV
  - 2.10.1 **Approved**

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- 2.11 **DDL Care** – Cavalry Park, Peebles – Ref No: 21/00486/FUL  
2.11.1 **Approved** – The local review body overturned the Planning Officers decision.
- 2.12 **Land east of Knapdale, Castle Venlaw.** Following the failures to obtain planning consent either on application and on appeal, this land has now been put up for sale through McEwan Fraser Legal  
2.12.1 It has been reported that a JCB or similar is in the field working on the spoil tips. A query has been made to SBC as to whether this work has been approved.
- 2.13 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL.  
2.13.1 This proposal has elicited 10 Objections – This writer would recommend the reader to review the objections. There is much in them that should be considered by the officers when determining this application. The writer will represent these issues at any future planning committee meeting.
- 2.14 **The Proposed Additional High Street Pedestrian Crossing** – Following feedback from residents, the PCC has been requesting views on this proposed crossing. The following bullets are taken from these views.  
2.14.1 The SBC consultation was not a real consultation. It was tacked onto the questionnaire on cycle lanes. The only question was whether a person was in favour of an additional crossing, SBC did not provide detail on the crossing nor consider the pros and cons. This form of consultation elicits a gut feel response and not a reasoned judgement.  
2.14.2 51% in favour is not a real mandate. The result is ambivalent. 49% were either against the proposal or did not consider they had enough information to judge. A taxi driver who was originally in favour is now against the proposal based upon an expanded knowledge of the issues.  
2.14.3 Border Busses were not consulted and knew nothing about the proposal until approached by PCC.  
2.14.4 There will not be enough parking space for busses on all occasions necessary.  
2.14.5 The loading bay and some car parking spaces will be lost  
2.14.6 Two types of crossing almost adjacent to each other may cause driver confusion and lead to vehicle/pedestrian collisions.  
2.14.6.1 A source of confusion for pedestrians especially those with impaired vision.  
2.14.7 This proposal contradicts SBC's agreement and funding conditions with Sustrans over the route through the town.  
2.14.8 The Puffin Crossing works on a sensor that stops it turning green for traffic if it senses pedestrians on the crossing. This may lead to very long stop signs for traffic.  
2.14.9 The proposed crossing is too near the junction.  
2.14.9.1 Unsafe position  
2.14.9.2 Road narrowing will create a serious problem for Articulated lorries to exit onto the High Street from Tweed Brae.

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- 2.14.10 The High Street is already congested
  - 2.14.10.1 The road narrowing will exacerbate the problem
  - 2.14.10.2 If the original crossing and the new crossing are out of synch, the resultant damage to traffic flow will be considerable
- 2.14.11 Adjacent business will still need to load and discharge adding to the potential chaos.

3.0 New Planning Applications (Since 05 January 2021)

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

- 3.1 **Work to Trees –**
  - 3.1.1 The Hollies, 9 Bonnington Road, Peebles – Ref No: 21/01669/TCA
- 3.2 **Alterations to Driveway –**
  - 3.2.1 Balvenie, Edderston Road, Peebles – Ref No: 21/01632/CLPU
- 3.3 **Ash -7m high to cut to stump –**
  - 3.3.1 Strathearn, Springhill Road, Peebles – Ref No: 21/01617/TCA
- 3.4 **Removal of Condition 2 of Planning Permission T134/88 Pertaining to Agricultural Occupancy –**
  - 3.4.1 Falla Brae House, (Holding No 11) Eshiels – Ref No: 21/01615/FUL
- 3.5 **Removal of Condition 4 of Planning Permission T127/86 Pertaining to Agricultural Occupancy –**
  - 3.5.1 Falla Brae House, (Holding No 11) Eshiels – Ref No: 21/01614/FUL

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

- 4.1 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
  - 1.1.1 Unchanged - Planning officers have written to the applicant recommending withdrawal based on the environmental health officers report which considered that there were no adequate measures possible to mitigate nuisance to neighbouring properties. This now appears to have been superseded by the unit becoming a flower shop
- 4.2 Ash 7m High to cut to stump – Strathearn, Springhill Road, Peebles – Ref No: 21/01617/TCA
- 4.3 Installation of chimney flue – 18 Craigearne Drive, Peebles – Ref No: 21/01608/FUL
- 4.4 Discharge of planning obligation pursuant to planning permission T134/88 and T127/88 – Falla Brae House (Holding No11) Eshiels – Ref No: 21/01611/MOD75
- 4.5 Erection of dwellinghouse (renewal of planning permission – Garden ground of Ailort, Langside Drive, Peebles – Ref No: 17/01023/PPP

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- 4.6 Replacement windows – Parkview, SpringHill Road, Peebles – Ref No: 21/01587/FUL
- 4.7 Work to trees – 24 Morning Hill, Peebles – Ref No: 21/01580/TPO
- 4.8 Erection of 14 apartments and 5 dwellinghouses and access – Kingsmeadows, Peebles – Ref No: 21/01563/SCO
- 4.9 Alterations to dwellinghouse, alterations and extension to garage o form accommodation, widen drive and erect wall – High Beeches, Edinburgh Road, Peebles – Ref No: 21/01535/FUL
- 4.10 Extension to dwellinghouse – 6 Kittlegairy Park, Peebles – Ref No: 21/01522/FUL
- 4.11 Extension to provide orangery – Neidpath View, Caledonian Road, Peebles – Ref No: 21/01516/FUL
- 4.12 Alteration to garage to form accommodation – Orchard Lea, Craigearne Lane, Peebles – Ref No: 21/01512/FUL
- 4.13 Change of use to form dog grooming business – Forsyths, Old Town, Peebles – Ref No: 21/01490/FUL
- 4.14 Variation to groundwork around telecoms mast – SW of Crookston farmhouse – Ref No: 21/01490/FUL
- 4.15 Alterations and extension to dwellinghouse – Hillburn, 13 Kingsmuir Drive, Peebles – Ref No: 21/01493/UL
- 4.16 Erection of dwellinghouse – SW of 1 Whitehaugh Cottage, Glen Road, Peebles – Ref No: 21/01471/FUL
- 4.17 Alterations and extension to dwellinghouse –the Ponderosa, 38 The Meadows, Peebles – Ref No: 21/01456/FUL
- 4.18 Alterations and extension to dwellinghouse – Strontian, 4 Dean Park, Peebles – Ref No: 21/01455/FUL
- 4.19 Work to Trees – Rose Park, Peebles – Ref No: 21/01460/TPO
- 4.20 Work to Trees – The Loanings, Peebles – Ref No: 21/01459/TPO