

Peebles & District Community Council
Planning Conveners Report
October 2022

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Ballantyne Place** – For information – Glenrath Farms have applied for a multioccupancy license for a property in Ballantyne Place, presumably to lodge farm workers in. However, it appears that the property may be already in use without the licence being in place. It is known that complaints have been made to SBC, Police and that councillors have been asked for assistance.
- 1.3 **Tweedbridge Court** – No change
- 1.4 **Milne and Pickles** in the Northgate have applied for a liquor license
- 1.5 Proposal for making part of the Scottish Borders a National Park.
 - 1.5.1 Do we support this?
 - 1.5.2 Present plans do not include Peebles and Tweeddale, should they?
- 1.6 **Leithenwater Wind Energy Project** <https://belltownpower.com/uk/leithenwater/>
 - 1.6.1 There will be a presentation on this project at the November meeting. The latest development would sit up above Peebles/Glentress with 13 turbines with a blade tip height of 660 feet.

2.0 Planning Applications - Current Interest

- 2.1 **Cloch Windfarm** –21/01134/S36 – Awaiting decision
- 2.2 **Scawd Windfarm** – 20/00880/SCO – No change
- 2.3 **Castle Venlaw** – **21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
 - 2.3.1.1 Still no follow up on portal since **November last year!**
 - 2.3.2 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL. - **No change since January**
- 2.4 **Alterations to remove suspended ceiling at Burgh Hall** – Ref No: 22/01018/LBC - **Approved**
- 2.5 **Erection of Dwellinghouse** – Garden Ground of The Croft, chambers Terrace, Peebles, EH45 9DZ – Ref No: 22/01129/PPP
 - 2.5.1 5 Objections plus PCS and ourselves. The Heritage and Design Officer requires further information. This really echoes the concerns of the PCS and PCC.

3.0 New Planning Applications

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

- 3.1 **Work to Trees** – 3 Morning Hill, Peebles, EH45 9JS – Ref No: 22/01539/TPO
- 3.2 **Alterations to Dwellinghouse** – 17 Dukehaugh, Peebles, EH45 9DN – Ref No: 22/01524/FUL
- 3.3 **Work to Trees** – Dovecot Road, Peebles – Ref No: 22/01500/TPO
- 3.4 **Siting of moveable Flex signage** – Shop, 23 High Street, Peebles, EH45 8AG – Ref No: 22/01487/ADV

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- 3.5 **Variation of condition 1 of planning permission – 3 Rowan Court, Suite 3, Cavalry Park, Peebles – Ref No: 22/01464/FUL**
 - 3.6 **Internal and External Alterations – Tontine Hotel – Ref No: 22/01451/LBC**
 - 3.7 **Alterations to Garage Doors to rear elevation – Tontine Hotel - Ref No: 22/01450/FUL**
 - 3.8 **Alterations and Extension to Dwellinghouse – Hillburn, 13 Kingsmuir Drive, Peebles, EH45 9AA – Ref No: 22/01443/CLPU**
 - 3.9 **Proposed HMO Accommodation – 7 Ballantyne Place, Peebles, EH45 8GA – Ref No: 22/01417/CLPU**
 - 3.10 **Work to Trees – 1 Bonnington Road, Peebles – Ref No: 22/01407/TPO**
 - 3.11 **Work to Trees – 10 Edderston Road, Peebles, EH45 9DT – Ref No: 22/01404/TPO**
 - 3.12 **Iterations and Extension to Dwellinghouse – Kailzie Gamekeepers, Cottage, Peebles – Ref No: 22/01401/FUL**
 - 3.13 **Installation of non illuminated sign – 78 High Street, Peebles, EH45 8SW**
 - 3.14 **Formation of Forestry Track – Glentress Forest – Ref No: 22/01370/PN**
 - 3.15 **Alterations and Extension to bowling club and relocate storage building – Peebles Bowling Club – Ref No: 22/01359/FUL**
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Alterations and Extension to Dwellinghouse – The Mill House, Scotsmill, Kailzie, Peebles, EH45 9HS – Ref No: 22/01318/FUL and 22/01319/LBC**
 - 4.2 **Erection of Dwellinghouse with Garage and Associated Infrastructure – Land North of 1 Eshiels steading, Peebles – Ref No: 22/01310/FUL**
 - 4.3 **Installation of Cement Silos and bulk storage bays – White Bridge Park, Kingsmeadows, Road, Peebles – Ref No: 22/01251/CLPU**
 - 4.4 **Extension to Dwellinghouse – 6 Standalane Terrace, Peebles, EH45 8LT – Ref No: 22/01230/FUL**
 - 4.5 **Erection of garage with solar array to roof and alterations to Dwellinghouse – Lyntburn, 45 George St, Peebles, EH45 8DN – Ref No: 22/01214/FUL**
 - 4.6 **Roof and Chimney Repairs – Cross Keys Hotel, Peebles – 22/01212/LBC**
 - 4.7 **Replacement Balcony Doors – 4/5 Elcho St, Peebles, EH45 8LP – Ref No: 22/01211/FUL**
 - 4.8 **Discharge of Planning Obligation pursuant to planning permission 16/00497/PPP – Land Adjacent to Garden Park, Eshiels – Ref No: 22/01118/MOD075**
 - 4.9 **Internal and External Alterations to Dwellinghouse – Cabbage Hall, Tweed Green, Peebles – Ref No: 22/01101/FUL and 22/01102/LBC**
 - 4.10 **Alterations and Extension to Dwellinghouse – 6 Tweed Avenue, Peebles, EH45 8AS – Ref No: 22/01094/FUL**
 - 4.11 **Work to Trees – Land at Cuddyside Path, St Michaels Bank Path and East of cuddy Bridge, Peebles – Ref No: 22/01091/TPO**
 - 4.12 **Erection of 6 No External Hot Water Heat Pump units Erection of gabion retain wall and 1.8m high fence – Grounds of Peel Tower, Peebles – Ref No: 22/01090/FUL**

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- 4.13 **Remove existing garage door and replace with window opening to front elevation** – 22 South Parks West, Peebles – Ref No: 22/01086/CLPU
- 4.14 **Alterations to outbuildings to form first floor accommodation** – Rosedale, High Street, Peebles – Ref No: 22/001085/FUL
- 4.15 **Change of use of dwellinghouse and alterations to form 2 no holiday let accommodation (retrospective)** – 58 George St, Peebles, EH45 8DN – Ref No: 22/01070/FUL
- 4.16 **Alterations to internal layout** – 47 1 March St, Peebles – Ref No: 22/01049/LBC
- 4.17 **External Redecoration and Replacement Windows and 2 No doors at stairs turret** – 68 Rosetta Road, Peebles – Ref No: 22/01048/FUL
- 4.18 **Erection of new school and other facilities – Ref No: 22/00271/FUL** – In response to a letter of support from PCC for an effective 400m running track we received the following:
- 4.18.1 “The Council notes and recognises the letter written by Gregor and Linda Nicholson [Athletics Coaches]. The extent of the remediation to the 2 grass pitches south of Craigerne Lane, including levelling, soiling, and seeding is being investigated by the project. We will work through this as part of the overall project and in particular, the impact of those works on the external sports provision within the school during the critical construction phase. We can be clearer on that over the months ahead as we head towards construction of the main works. What we can be sure of though is that the width of the land owned by the Council south of Craigerne Lane does not permit a geometric layout that would comply with sports guidance from the likes of sport Scotland. The land is just not wide enough for this and the level of remediation that we propose would need to recognise this constraint. We have no plans to create a 400m surfaced track such as that found at Tweedbank.”
- 4.18.2 This response gives no comfort whatsoever. The writer went back to recommend that they consider purchasing some of the adjacent fields. Very little extra land would be required, and it would be unlikely to be expensive. There was no reply.
- 4.19 **Kingsmeadows House, Peebles – 19/00182/PPP (New Flats) – Refused** – Heritage and Design Officer objected based on scale and massing, design, etc., the Landscape Architect objected mostly to the increased damage to trees, PCC & PCS and 500 other objections from the residents. A previous application had been approved subject to conditions. Conditions 1, 3, 5, 6, 7,8, 9, 10, 11, 12, 13 and 14 were either not complied with or were only partially complied with. The writer recommends those with a serious interest in this application, visit the SBC decision document on the planning portal.
- 4.20 **Erection of 3 no holiday pods – Approved**

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5.0 Scottish Borders Community Council Network (SBCCN)

New meeting notified for 20 October

6.0 Peebles Parking Working group

No change – Last meeting 09 March 2022.

- When is the next meeting?
- What has happened regarding the draft questionnaire?
- We should note that we have been talking since 12 February 2020 and so far in 2.5 years have achieved no results!

7.0 Common Good

Next meeting 23 November

8.0 Chambers Institution Trust

Next Meeting of Chambers Beneficiaries Group 18 October

Next meeting of the trustees 19 October

Planning application for removal of the ceiling approved.

There have been two meetings of the Beneficiaries Group. This writer attended the second meeting. No minutes were published for the first meeting and no minutes have currently been issued for the second meeting.

Councillor Tatler reported the main points of the Beneficiaries Group meeting to the trustee meeting (14/09/22) for which minutes are not published yet. However, this meeting agreed that progress is being made and endorsed a request by this writer to install WiFi in the Burgh Hall as soon as possible.

At the Beneficiaries Group meeting the Chair was taken by Councillor Tatler who asked for volunteers to take over the Chair. No volunteers were forthcoming currently. This writer voiced the opinion that Live Borders are not beneficiaries but contractors and therefore it may not be appropriate for them to be represented by senior managers. However, that local management of the library and museum were essential. There appeared to be no dissent. Further, this writer evinced the opinion that “can anyone disagree that in order to move forward effectively, there needs to be a formal and effective management process”? Nobody disagreed. This writer also presented verbally the following from a PowerPoint for discussion. It was agreed that this could form the basis of a plan going forward and that an external facilitator could be engaged to assist.

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**Suggestions for the Chambers Institution
A way ahead?**

Vision

To provide Peebles with a 21st Century Facility Benefitting the People of Peebles and District, and our Visitors Alike

Mission

For Trustees to Work in Partnership with Beneficiaries and Stakeholders to produce an agreed Vision and to

Strategic Plan

- Team to survey entire facilities
- In person meeting with Flip charts
 - New SWOT analysis
- Identify how the CIT could be developed
- Review Page Park report keeping open minds
 - Identify small, medium and large targets
- Identify targets that can be completed in advance at low cost and do not rely on other aspects.
 - Identify funding sources and potential grant aid
 - Draw up Gantt Chart
- Commence and complete project to identified timescales