

Peebles & District Community Council
Planning Report
October 2023

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Tweedbridge Court** – No change
- 1.3 **Peebles High School** – [Ongoing](#) – [Sam Coe liaising with SBC and Parent Council](#)
- 1.4 **Baptist Church Building** – [An update meeting is due for 18.10.23.](#)
- 1.5 **Victoria Park Centre** – no change at the time of writing

2.0 Planning Applications - Current Interest

- 2.1 **Scawd Windfarm** – 23/00013/S36 – No change
- 2.2 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – No change since July
- 2.3 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change since 16/05/23
- 2.4 **Rosetta Road development of 100 Holiday lodges** – Ref No: 23/00852/PAN & 23/01270/SCR – [Roads Planning have no issues with the application at this stage. We await the formal application with interest.](#)
- 2.5 **Residential Development comprising 71 houses and flats and demolition of existing mill buildings** – March Street Mills – Ref No: 23/00884/FUL and Ref No 23/00883/CON.
 - 2.5.1 [Now 18 Objection and 3 support letters](#)
 - 2.5.2 [Link to SBC Portal - 23/00884/FUL | Residential development comprising of 71 houses and flats with associated work and change of use to boiler house/engine house to commercial use | Site Of Former March Street Mills March Street Peebles Scottish Borders \(scotborders.gov.uk\)](#)
- 2.6 **Erection of double garage** – Land east of 2 Kingsway, Peebles – Ref No: 23/01231/FUL
 - 2.6.1 [Following approaches from residents and a councillor, PCC supported the objectors.](#)
 - 2.6.2 [16 Objection and 1 support letters](#)
 - 2.6.3 **Contaminated Land Officer**
 - 2.6.3.1 [It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted, and agreed upon by the Planning Authority. Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development. \[The land could be contaminated from a previous use\].](#)

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1.0 New Planning Applications

The writer is no longer listing applications for replacement windows or external redecoration and recommends no action on any of the following subject to PCC agreement.

- 1.1 **Alterations and Extension to Dwellinghouse** – 11 Crossland Cres, EH45 8LF – Ref No: 23/01479/FUL
- 1.2 **Alterations to Dwellinghouse** – 11 South Park West, EH45 9EF – Ref No: 23/01471/FUL
- 1.3 **Variation to condition 2 of Planning Permission 22/01851/FUL** – Plot C, Land East of Craigmount, Bonnington Road – Ref No: 23/01470/FUL
- 1.4 **Work to Trees** – Land Adjacent to 1-3 Loaning cres, EH45 9JR – Ref No: 23/01434/TPO
- 1.5 **Alterations and Extension to Dwellinghouse and Formation of New Parking Area** – Sideways, Bonnington Road – Ref No: 23/01418/FUL
- 1.6 **Formation fo new door opening in gable wall** – 19 Wemyss Place, EH45 8JT – Ref No: 23/01404/FUL
- 1.7 **Installation of 2 no roof lights (retrospective)** – 2nd Floor flat, Kingsmuir Hall, Bonnington Road – Re No: 23/01380/FUL & 23/01379/LBC
- 1.8 **Work to trees** – Dunelm House, 4 Croft Gardens, EH45 9DQ – Ref No: 23/01355/TPO
- 1.9 **Work to trees** – 26 Biggiesknowe, EH45 8HS – Ref No: 23/01351/TCA
- 1.10 **Work to trees** – 18 Craigearne Drive, EH45 8HN – Ref No: 23/01345/TPO
- 1.11 **Installation of Electric Sub Station** – Land East of Bluevale, 60 Rosetta Road – Ref No: 23/01344/SPN
- 1.12 **Alterations and Extension to Dwellinghouse** – 12 Kirkland Street, EH45 8EX – Ref No: 23/01320/FUL

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

- 2.1 **Installation of Air sourced heat pump** – 28 Biggiesknowe, EH45 8HS – Ref No: 23/01293/CLPU
- 2.2 **Redevelopment of Rosetta Road Holiday Park** – Ref No: 23/01270/SCR
- 2.3 **Work to Trees** – Zuleika Cottage – Caledonian Road, EH45 9DJ – Ref No: 23/01273/TCA
- 2.4 **Alterations to dwellinghouse** – 16 Kittlegairy Cres, EH45 9NJ – Ref No: 23/01241/CLEU
- 2.5 **Installation of photo voltaic array on roof** – Parkview, Springhill Road, EH45 9ER – Ref No: 23/01216/FUL
- 2.6 **Erection of replacement garage** – Queensdale, Greenside, EH45 8JA – Ref No: 23/01216/FUL
- 2.7 **Alterations to steading to form holiday accommodation** – The steading Nether Horsburgh – Ref No: 23/01164/LBC and Ref 23/01162/FUL
- 2.8 **External and Internal alterations to Tontine Hotel** – Ref No: 23/01313/FUL & 23/01314/LBC