

Peebles & District Community Council

Planning Report

October 2024

1.0 General

- 1.1 **Tweedbridge Court** – No change
- 1.2 **Baptist Church Building** – No change
- 1.3 **Victoria Park Centre** – Councillor Tatler may be able to update

2.0 Planning Applications - Current Interest

- 2.1 **Bowbeat Wind Farm, extend the operational period by 5 years to 14th August 2030** – 24/00571/FUL. **Approved** at planning committee meeting 9 Sep 2024. Useful information is available in <https://www.gov.scot/publications/scottish-government-good-practice-principles-community-benefits-onshore-renewable-energy-developments/> and <https://localenergy.scot/hub/community-benefits/>
- 2.2 **Leithenwater Wind Energy Project** – 24/00512/S36 / ECU00004619 – Section 36 application submitted 4 Apr 2024. Representations closed 3 June. Awaiting decision.
 - 2.2.1 **First meeting of Leithenwater Wind Farm Community Liaison Group (CLG) held Tuesday 17 September 2024**
 - 2.2.2 **Drafts circulated of: Community Benefit MoU; Community ownership FAQ, Community benefit FAQ**
- 2.3 **Scawd Windfarm** – 23/00013/S36 / ECU00002111 – Awaiting decision. No change since 28 Feb 2024. Rt Hon David Mundell MP objected. NatureScot advised 2 Feb 2024 removal of turbines 7&8 required to meet NPF4 biodiversity policy. Walkerburn and District Community Council paper: <http://www.walkerburn.com/Scawd%20Law/Scawd%20Law%20B-%20Feb%202023.pdf>
- 2.4 **Cloich Windfarm** – ECU00003288 – Awaiting decision.
- 2.5 **Variation of conditions of expired Planning Permission in Principle 19/00182/PPP** – Kingsmeadows House (Granton Homes) Ref Nos: 24/00030/FUL, 24/00031/FUL and 24/00247/FUL – Awaiting decision.
 - 2.5.1 Circa 248 objections, including from this Community Council.
 - 2.5.2 24 May 2024 planners recommended approval of 24/00030/FUL.
 - 2.5.3 3 June 2024 withdrawn from Planning Committee meeting on recommendation of Chief Legal Officer¹:
- 2.6 **Edderston Farm change of use to Events Venue** – 21/01327/FUL – Awaiting decision. No change since 21 July 2023
- 2.7 **Rosetta Road Development of 100 Holiday lodges** – Ref No: 23/01564/FUL & 23/01563/LBC – Approved at SBC Planning Committee (PC) meeting Mon 12 Aug 2024².
- 2.8 **March Street Mills – 50 houses and flats, demolition of mill buildings** – Ref No: 23/00884/FUL and Ref No 23/00883/CON.
 - 2.8.1 **Full permission (23/00884/FUL) approved by PC 9 Sep 2024.**
 - 2.8.2 Conservation area consent (23/00883/CON) granted 5 Feb 2024
- 2.9 **March Street Mills – 2 houses and 12 flats, affordable housing** – Ref No: 24/00181/FUL – Awaiting decision. **Outstanding matters re: flood levels.**
 - 2.9.1 To satisfy condition 13 (affordable housing) of 23/00884/FUL.

¹ Meeting recording [https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU3YTizYTktYzk5NS00MTY1LTkxOTItY2RkMWZiMzI5YmU3%40thread.v2/0?context=%7B%27Tid%3A%2789ed32a2-9b6b-41db-bb6f-376ec8fcd11d%27%2C%27Oid%3A%273a30a382-7918-4e58-b5d4-3c0633a039d1%27%2C%27IsBroadcastMeeting%3Atrue%27%2C%27role%3A%27a%27%2C%27btype%3A%27a%27%2C%27role%3A%27a%27%2C%27%27%3A%27a%27%2C%27%27%3A%27a%27%27%7D&btype=a&role=a](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU3YTizYTktYzk5NS00MTY1LTkxOTItY2RkMWZiMzI5YmU3%40thread.v2/0?context=%7B%27Tid%3A%2789ed32a2-9b6b-41db-bb6f-376ec8fcd11d%27%2C%27Oid%3A%273a30a382-7918-4e58-b5d4-3c0633a039d1%27%2C%27IsBroadcastMeeting%3Atrue%27%2C%27role%3A%27a%27%2C%27btype%3A%27a%27%2C%27role%3A%27a%27%2C%27%27%3A%27a%27%2C%27%27%3A%27a%27%2C%27%27%3A%27a%27%27%7D&btype=a&role=a)

² Agenda: <https://scottishborders.moderngov.co.uk/ieListMeetings.aspx?CId=136&Year=0>

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- 2.9.2 PCC supported this application.
- 2.10 **Commercial storage yard comprising storage containers, Land West of Tweedview, South Park Industrial Estate** – Ref No: 24/01016/FUL
- 2.10.1 There have been over 50 public objections, including from this community council, chairman Mr Peter Maudsley, the Civic Society and Councillor Julie Pirone. Objections can be read in full on portal³
- 2.10.2 Next steps: planners will either deny the application or send it to the Planning Committee for a decision with a recommendation it be approved. We await planners' decision, target date 25 October (however these are often delayed).
- 2.11 **Irvine Plant Limited appeal against refusal of 23/00524/FUL** – Ref No: 24/00033/RREF. Appeal lodged.
- 2.12 **Revised design for mountain bike skills park, incorporating existing race event area, new trail link and associated landscaping, Glentress** – Ref No: 24/01046/FUL. Letter of support submitted 2 Oct 2024⁴

3.0 New Planning Applications

No action is recommended on the following, subject to PCC agreement:

- 3.1 24/01209/FUL – Alterations to dwellinghouse, erection of detached garage – 65 Edderston Road. Sympathetic attic conversion and garage update.
- 3.2 24/01201/FUL and 24/01203/LBC – Change of use and alterations to stable building to form dwellinghouse – Stable Building Kailzie Home Farm
- 3.2.1 Appears to meet policy HD2: Housing the countryside, parts A & C.
- 3.3 24/01197/TCA – Works to trees, Sideways, Bonnington Road. Fell single birch tree close to house lifting paving stones / trip hazard.
- 3.4 24/01150/FUL – Erection of dwellinghouse (renewal of planning permission 19/00282/FUL), Garden Ground Of Lismore, Haystoun Avenue
- 3.4.1 Resubmission of previously approved plans
- 3.4.2 Extract from letter of support (in previous application)⁵
- “I am happy for my daughter Susie Anderson to build on my plot. I have lived in Peebles since 1960 when we purchased two plots and built our house, which I still live in by myself, at the age of 89. My daughter has recently moved back to Peebles, and is working locally in the NHS. By building this house she will be on hand to support me to be able to continue to live in my own home. The land is now superfluous to my needs and I am unable to maintain it.”
- 3.5 24/01026/FUL – Extension to dwellinghouse and new boundary fence.
- 3.5.1 Addition of shower room (to facilitate medical & aged care).
- 3.6 24/01119/FUL – Extension to dwellinghouse and external terrace, The Croft, Chambers Terrace
- 3.6.1 Proposed single storey extension to form a utility room (in place of existing carport) and an external terrace to the side of the property

³ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIWXZONTMQD00>

⁴ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJ81Z7NTFHC00>

⁵ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PNMI8YNTK7100>

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No recommendation – too new to assess:

- 3.7 [24/01200/TPO – Works to trees, 34 Craigerne Drive. No documents available on portal.](#)
- 3.8 [24/01080/TCA – Works to trees, Land At Craigerne Development Green Space Craigerne Drive. No documents available on portal.](#)

Subject to PCC agreement, no action is recommended for any of these minor applications (replacement windows, interior alterations or external redecoration):

- 3.9 [24/01151/ADV – Installation of illuminated signage, Brown Brothers Garage. Existing totem retrofitted with new corporate branding.](#)
- 3.10 [24/01204/FUL – Replacement windows and door \(retrospective\) – 15 Young Street. For heat efficiency, with apologies for retrospective request.](#)

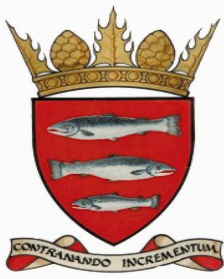
4.0 Previous Planning Applications removed from report (No ongoing interest to PCC)

No ongoing interest to PCC:

- 4.1 [24/01038/FUL – Formation of decked area \(around existing storage\) and separate timber shed on hard standing \(retrospective\)](#)
- 4.2 [24/01053/TCA – Work to trees, Priors Reach Kingsmeadows Rd. Fell 6 trees: diseased; damaged; or dead.](#)

Minor (replacement windows, interior alterations or external redecoration):

- 4.3 [24/00975/LBC – Replacement French doors, Edderston Rd](#)
- 4.4 [24/00896/PNWIN – Replacement windows, Rosetta Rd](#)



Community Council of the Royal Burgh of Peebles & District

2 Oct 2024

DC Consultees – Scottish Borders Council by email

24/01046/FUL **Support**

Revised design for mountain bike skills park, incorporating existing race event area, new trail link and associated landscaping

It is our view that the overwhelming majority of our community wholeheartedly support Forestry and Land Scotland's £6m investment¹ in the Glentress Masterplan² project:

“As a working forest, Glentress will be a well-integrated, multi-user destination which specialises in mountain biking and offers a world-class visitor experience for all visitors.” [Development Vision³]

Consequently, we **unreservedly support** this latest proposal 24/01046/FUL⁴ for:

“Revised design for a mountain bike [MTB] skills park incorporating the existing race event area (start/finish straight) to provide MTB skills training whilst also providing a core facility for future MTB race events. A new green MTB trail link is also included. Associated fencing, woodland and tree planting. This proposal varies the design and extent of MTB trails from that approved under previous planning permission 22/00600/FUL⁵. It lies within the boundary of masterplan permission 17/01625/FUL⁶.” [Application]

This is an excellent example of a working forest providing economic, social and environmental benefits through the creation of a nationally recognised MTB and tourist destination.

We highlight just three of the high-quality features of this sustainable development below, which we note has upwards of 300,000 visitors annually and caters for all ages and skill levels.

¹ Peeblesshire News, 18 Sep 2024 <https://www.peeblesshirenews.com/news/24594170.6m-glentress-masterplan-nears-completion-bid-filed/>

² <https://forestryandland.gov.scot/the-glentress-masterplan>

³ https://www.scotborders.gov.uk/downloads/download/419/planning_briefs_glentress_masterplan

⁴ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJ81Z7NTFHC00>

⁵ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9X4TRNTGFA00>

⁶ <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P0686BNT0BQ00>

Design consultation

Consultation on the skills area design was extensive, covering groups from local high school bike clubs to GB Cycling Team:

Scottish Cycling	GB Cycling Team	4 Local Commercial MTB Coaching companies
2023 UCI Cycling World Championships	Scottish Borders Council	4 Local Cycle Clubs
Developing Mountain Biking in Scotland	South of Scotland Cycling Strategy	Visit Scotland
Local Destination Marketing Organisation	2 High School Bike Clubs	Cycling Scotland
2 Event organisers	Local Accommodation provider	Regular Glentress riders

Construction Environmental Management Plan (CEMP)

Refreshingly, the CEMP was up-front about identifying habitat on site with the potential to support sensitive and protected species including otter, badger, red squirrel, bats, pine marten, reptiles and birds such as Black Grouse. The mitigation approach outlined in the CEMP appears to be a comprehensive and genuine attempt to minimise residual impact to these species. There will be both an Ecological Clerk of Works to survey and inspect works and an Ecological Advisor to provide specialised guidance.

We defer to the Ecology Officer as the expert in these matters, but we believe the community has every reason to be assured that environmental concerns associated with the build have been properly assessed and treated.

A wide range of activities

The new skill park will fit into the wider range of offerings at Glentress: walking trails, MTB trails, Go Ape Treetop Challenge, Tweed Valley Osprey Project, Glentress bees, café, bike shop and the soon to open holiday pods. For more information see the website:

<https://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress>

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener