

Peebles & District Community Council

Planning Report

Thu 10 September 2026

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.
For those who wish to study more detail, [hyperlinks](#) have been provided.

1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge)** – In progress
- 1.2 **Baptist Church Building** – Existing structure being dismantled by SBC. Future project proposed by [Tweed Valley Community Collective](#)
- 1.3 **Victoria Park Centre** – No change
- 1.4 **Is SBC abiding by the Habitats Regulations?** Habitats Regulations protect the Tweed SAC, requiring SBC to ensure – beyond doubt, based on scientific evidence – that proposals will not harm European Protected Species (EPS) **before** granting planning permission (section 5, [Nov 2025](#)).
 - 1.4.1 [26 Feb 2025](#) PCC concerns re Habitats Regulations Appraisal (HRA) in consideration of South Parks storage [24/01016/FUL](#).
 - 1.4.2 [4 Mar 2025](#) SBC CEO promised a review but didn't otherwise reply.
 - 1.4.3 [17 Nov 2025](#) PCC complaint re Kingsmeadows HRA ([see 2.1](#)).
 - 1.4.4 [23 Apr 2026](#) SBC reply, apologising for two failures to reply and otherwise upholding no part of PCC's complaint.
 - 1.4.5 [Recommend PCC await decisions where HRA is relevant, i.e. for Kingsmeadows \(2.1\) and MOT centre \(2.2\). Consider raising with Environmental Standards Scotland if approved without HRA.](#)
- 1.5 **Is SBC appropriately publishing [comments](#) raising legal concerns?**
 - 1.5.1 [The applicant for Kingsmeadows \(see 2.1\) has chosen to use section 42 of the Act and focus on legal arguments for renewal. Clearly the legal issues are important and applications complicated \(as the final application remains undecided after 2 ½ years\).](#)
 - 1.5.2 [SBC has withheld key submissions from the planning portal. Unpublished submissions weren't included in the objection pack SBC prepared for the Local Review Board, leading to concern unpublished submissions might not be available for future appeals. SBC told Peeblesshire News, "the correspondence was concerned not with the merits of the proposal but with the processes by which the application was being considered." In PCC's view, the merits of a proposal cannot be separated from relevant acts and regulations. PCC notes its concern that Harper Macleod advice not included in Kingsmeadows officers' reports in view of its obvious importance.](#)
 - 1.5.3 [The following are not available on the SBC portal for 24/00247/FUL](#)
 - 1.5.4 [9 July 2025](#) Environmental Rights Centre for Scotland (ERCS) letter to planners asking whether Habitats Regulations Appraisal (HRA) has been complied with for Kingsmeadows.
 - 1.5.5 [3 Nov 2025](#) ERCS explain the legal requirement for Kingsmeadows HRA and their view approval would give grounds for judicial review.
 - 1.5.6 [2 Apr 2026](#) Balfour Manson say refusing the remaining application is only rational option, in line with previous 2 committee refusals.
 - 1.5.7 [13 Apr 2026](#) Planners ask "Proposed wording ... is identical to that which has been refused in the previously determined applications. For that reason I assume you intend to withdraw your application."

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1.5.8 [14 Apr 2026](#) Solicitors for the applicant say that “both previous decisions fell into legal error and were readily challengeable in the Court of Session” [though the applicant did not do so]. “In the event that the determination of application 24/00247/FUL falls into the same legal error our firm recommendation to our client would be to proceed straight to appeal in the Court of Session.”

1.6 **Is SBC appropriately answering PCC complaints / correspondence?**

1.6.1 [Recommend PCC focus on HRA \(see 1.4\).](#)

1.7 **Do planners follow democratic decisions made by SBC councillors?**

1.7.1 With the refusal of Kingsmeadows applications 24/00030/FUL and 24/00031/FUL, all the issues for 24/00247/FUL have been decided by Scottish Borders Council’s elected planning committee, and all the appeal processes to DPEA and LRB have run their course.

1.7.2 In PCC’s opinion, the only rational, democratic recommendation to Committee in respect of 24/00247/FUL is to recommend refusal. However, that recommendation has not been made.

1.7.3 [In PCC’s view, greater transparency in publishing correspondence is required for public trust.](#)

2.0 Planning Applications – Current Interest

2.1 **3 requests to renew expired Planning Permission in Principle (PPP)**

with changes to conditions – Kingsmeadows House (Grantown Homes).

Circa 250 objections including from this Community Council [see campaign 24/00030/FUL](#) (condition 2) **Refused 9 Dec 2024.**

[24/00031/FUL](#) (condition 7) **Refused 23 Feb 2026.**

[24/00247/FUL](#) (conditions 2&7) **Awaiting decision.**

26 Mar 2024 [Harper Macleod legal advice](#) section 42 cannot be used to renew expired Permission in Principle [19/00182/PPP](#).

9 Dec 2024 [Planning committee refuse](#) 24/00030/FUL.

20 Dec 2024 [PCC submission](#) calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.

24 Mar 2025 DPEA refuse appeal [PPA-140-2107](#) of 24/00030/FUL.

9 Jul 2025 [SBC start to withhold some comments from portal \(see 1.5\).](#)

22 Sep 2025 [SBC tell Grantown](#) “a recommendation would be made under delegated powers to refuse permission” (published 25 Nov).

11 Dec 2025 DPEA refuse appeal [PPA-140-2109](#) of 24/00031/FUL.

31 Dec 2025 PCC submit [comprehensive objection to 24/00031/FUL](#) and [consolidated comprehensive objection to 24/00247/FUL](#).

23 Feb 2026 [LRB refuse](#) 24/00031/FUL on appeal ([25/00041/RNNDT](#)).

12 Mar 2026 [PCC objection](#) calls on planners to abide by the democratic decisions of elected councillors and refuse 24/00247/FUL.

17 Aug 2026 [NatureScot confirm](#) Ancient Woodland.

20 Aug 2026 FOI reveals correspondence of 13 & 14 Apr 2026 (see 1.5).

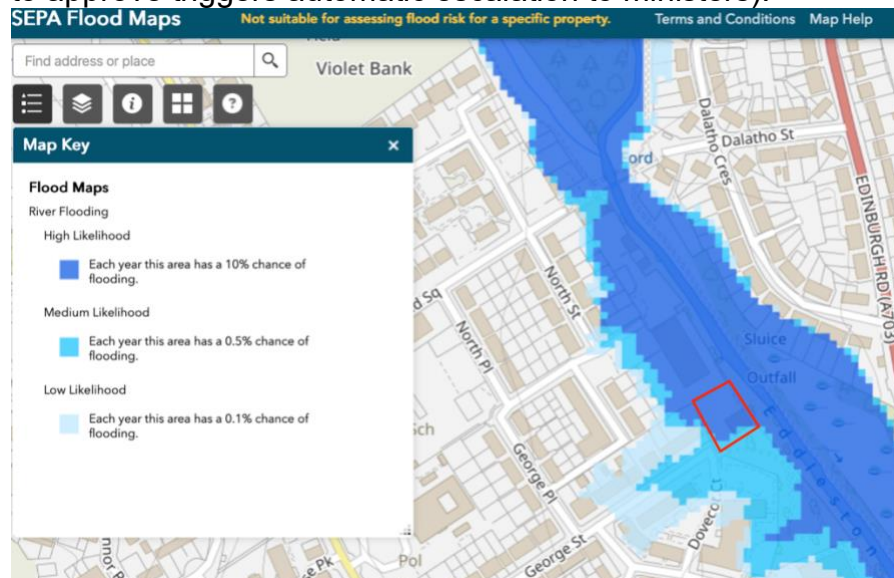
31 Aug 2026 SBC ask NatureScot “the community council informed us that the site has been identified as ancient woodland. It does not appear yet on the AWI. The application is to be reported to committee and although not a statutory designation, I would appreciate advice on the status of the woodland so that Members can be informed.” However, [the AWI](#) is only a

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provisional guide, digitised in 1997 and cannot be updated, see [NatureScot Information and Advisory Note 95](#) – The Inventory of Ancient and Long-Established Woodland Sites and the Inventory of Semi-Natural Woodlands (provisional). NatureScot aims to have a [new, updateable AWI](#) by 2027.

2.2 [26/00647/FUL](#) – Erection of MOT service building – Peebles Autocentre George Street. Car garage and sales centre.

- 2.2.1 The proposal is on ground currently used by the applicant, an established business, to carry on automotive operations.
- 2.2.2 Very little information is provided with the application.
- 2.2.3 Two objections refer to previous flooding, Eddleston Water and call for Flood Risk Assessment. They also cite traffic, parking and noise.
- 2.2.4 [SEPA Flood maps](#) and SBC confirm the site at $\geq 10\%$ annual risk of flooding, thus an FRA appears to be required (and recommendation to approve triggers automatic escalation to ministers).



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- 2.2.5 Applicant's 3-paragraph "Flooding Statement" (on the Plans and Elevations) appears not to have been prepared by a qualified expert (and appears to misunderstand flood risk).
 - 2.2.6 Given the proximity to Eddleston Water, i.e. the [River Tweed SAC](#), SBC confirm that an Environmental Statement and Habitat Survey are required from the applicant (but have not been provided) – to inform SBC evaluations (such as Habitats Regulations Appraisal).
 - 2.2.7 Given the site's usage, history and flood risk, SBC may well require further assessments such as drainage/SUDS proposals and contaminated land assessments before determination.
 - 2.2.8 20 May 2026 SBC confirm HRA required (via email to PCC).
 - 2.2.9 21 May 2026 PCC lodge holding objection (until HRA complete).
 - 2.2.10 3 Jul 2026 Flood risk officer cites 0.5% flood risk (later says $\geq 10\%$)
 - 2.2.11 7 Jul 2026 PCC share map above, call for Flood Risk Assessment.
- ## 2.3 [26/00518/TCA](#) – Work to trees – Priorsford House Tweed Avenue. No recommendation (no information available on portal).
- ## 2.4 [19/01471/FUL](#) – 22 new units – Caledonian Court. In PCC's view higher fence and plantings/screening needed re enforcement [26/00093/COND](#).

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3.0 New Planning Applications

It is recommended that PCC support the following applications:

- 3.1 [26/01229/FUL](#) – **Upgrading of existing paths, replacement of existing steps and access ramp at Fotheringham Bridge, replacement of Eddleston Water Footbridge, and incorporating re-grading and associated ground works – Foot Path Corridor Between and Including Fotheringham Footbridge and Eddleston Water Footbridge.** Scottish Borders Council and River Tweed Trail application covering the section between Fotheringham Bridge and Eddleston water. A public consultation was held 7 July 2026, the deck for which is available [News/20260910.html](https://www.sbc.gov.uk/news/20260910.html). Upgrading of existing paths to 2.5m wide paths, replacement of existing steps at Fotheringham Bridge with an access ramp, replacement of Eddleston Water Footbridge, regrading and earthworks at the Hump (south of Hay Lodge Hospital) including tree removal, landscaping and compensatory planting.



- 3.2 [26/01295/LBC](#) – **Partial removal of boundary wall – Riverside House Old Town.** Removal of approximately 9m of existing damaged listed boundary wall, to accommodate new active travel corridor as detailed in planning application reference number 26/01229/FUL. The existing wall has been damaged by the existing mature beech trees and a tree stem collapse in June 2026 causing further damage. Removal of the wall is necessary due to the change in levels to accommodate proposed works.

Screening opinions ask whether Environmental Impact Assessment is required and must be decided based on information provided by the applicant.

- 3.3 [26/01131/SCR](#) – **Path and steps improvements and replace Eddleston Water footbridge – Old Town Peebles.** Responses to date don't require EIA, though "from a landscape and visual perspective, the losses that will arise as a result of the proposal, are considered to outweigh the gains."

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

- 3.4 [26/00989/FUL](#) – **Alterations to rooflight on rear elevation – Rothes Frankscroft.** Replace existing rooflight to rear elevation with new rooflight in altered position. Associated internal works including removal of internal partition to enlarge bedroom.
- 3.5 [26/01127/FUL](#) – **Erection of dwellinghouse – Land Adjacent Kingswood Lodge Bonnington Road.** New 2-storey dwellinghouse in garden ground adjacent to Kingswood Lodge. Previous Jan 2023 approval [21/00674/PPP](#) contained informational "the house should be limited to

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- single storey or storey and a half". Detailed permission granted Oct 2023 for 2-storey dwelling [22/01785/AMC](#). Building warrant [24/01187/EREDWG](#) for erection of 6no apartment dwellinghouse deemed refused (invalid plans) June 2024. Outline permission first granted 2003 (03/00544/OUT).
- 3.6 [26/01149/TCA](#) – **Work to trees – Grandison and Son Storage Yard Innerleithen Road.** Remove large (>10m) ash, pine, sycamore and birch.
- 3.7 [26/0155/FUL](#) – **Erection of a footbridge with associated access ramps on both approaches – Former Railway Line North-West of Manor Brig.** New footbridge in line of the disused railway utilising the existing abutments of the dismantled railway bridge. Bridge dimensions are 11.55 x 2.5m. 18m x 2.5m polydeck structure access ramp is also proposed on both approaches to the bridge structure. NatureScot confirm no likely significant effect (i.e. HRA not required).
- 3.8 [26/01200/FUL](#) – **Installation of solar photo voltaic array to pavilion roof – Lawn Tennis Club 1 Glen Road.** Solar panels on tennis pavilion.
- 3.9 [26/01198/TCA](#) – **Work to tree – Kerfield West Lodge Innerleithen Road.** 10 Remove ash and holly trees. Crown lift elm. Reduce rowan, sycamore 3 x beech, yew and elm 20-30%.
- 3.10 [26/01212/FUL](#) – **Extension to form replacement porch – Forrestbank 20 Damdale.** Take down existing rear porch. Replace porch with enlarged porch with external deck and steps.
- 3.11 [26/01290/FUL](#) – **Internal alterations to form annex accommodation from part dwellinghouse – 8 Bonnington Road.** Enlarge kitchen window to accommodate new double doors to provide access to the garden.
- 3.12 [26/01304/LBC](#) – **Alterations to improve access with new entrance and reception space and refurbishment of facilities throughout building – Chambers Institute Museum High Street.** Minor design changes following application [25/01893/LBC](#) – vents, pigeon mesh, fire, glazing, partition, doors, openings, plant room walls, cleaners store and nib wall.
- 3.13 [26/01340/TCA](#) – **Work to trees – 6 Bonnington Road.** Fell 2 leylandii.

Certificates of Lawful Proposed Use (CLPU) ask whether the proposal is permitted development. Refusal means an application for planning permission will be required (refusal is not a comment on the acceptability of the proposal):

- 3.14 [26/01150/CLPU](#) – **Erection of outbuilding – Laverlaw Farmhouse.** Outbuilding for private domestic water storage tank and associated pumping/filtration equipment. Approved 4 Aug 2026.

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

- 3.15 [26/01256/PNWIN](#) – **Replacement windows – The School Brae Hub.** Proposed window replacement to rear of building.
- 3.16 [26/01320/PNWIN](#) – **Replacement windows – Drill Hall Walkershaugh.**

No recommendation (no information available on portal):

- 3.17 [26/01311/TCA](#) – **Work to trees – Roman Catholic Church Rosetta Rd.**

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4.0 Planning Applications – Wind Farms¹

- 4.1 [Leithenwater](#) – [24/00512/S36](#) / [ECU00004619](#) – SBC S36 deadline **5 Oct 2026**. Awaiting decision.
- 4.1.1 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.
 - 4.1.2 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. “policy [3 biodiversity] requirement for betterment”
 - 4.1.3 23 Oct 2024 [Belltown Power reject RSPB’s request](#) “NatureScot did not raise any concerns” (see [NatureScot’s advice](#) 15 Jul 2024).
 - 4.1.4 14 Nov 2024 [PCC supports Leithenwater](#), subject to Community Benefit agreement and advice of SSGEP & RSPB being followed.
 - 4.1.5 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.
 - 4.1.6 31 Jan 2025 SBC Ecology Officer raises concerns re: golden eagles. Requests turbines 11-13 reduced in number or moved.
 - 4.1.7 6 May 2025 SBC Landscape Architect objects. Impacts on National Scenic Area (NSA) and surrounding Special Landscape Areas (SLAs) are unacceptable. Suggests reduction in turbine height, removal of turbines 11-13 and relocation of turbine 1.
 - 4.1.8 18 Dec 2025 Supplementary Environmental Information (SEI) from [LUC](#) on behalf of Belltown Power finds “No significant effects on golden eagle are predicted ... and the findings of Chapter 8 of the EIA Report remain unchanged” – disagreeing with RSPB, SBC’s ecologist and RUN (who previously advised of a substantive change to the golden eagle baseline).
 - 4.1.9 8 Jan 2026 Belltown power provide rebuttal of landscape officer’s assessment and choose to make no changes to turbine design.
 - 4.1.10 23 Jan & 10 Jul 2026 the Ministry of Defence (MOD) maintains its objection due to unacceptable impact on the operation and capability of the seismological recording station at Eskdalemuir, part of the UK contribution to the [Comprehensive Nuclear Test Ban Treaty](#).
 - 4.1.11 5 Feb 2026 NatureScot advises that golden eagle are unlikely to be significantly affected by this proposed development (unchanged by the information presented in the SEI Report).
 - 4.1.12 16 April 2026 Following Raeshaw Farms’ successful Wull Muir appeal, ECU wrote to Belltown Power UK Limited requesting further environmental information. An initial response was provided, with formal Additional Information (AI) expected in 8 weeks.
 - 4.1.13 25 Jun 2026 Additional information provided covering environmental impact of grid connection. Connection would be the responsibility of Scottish Power, so this info is a “best guess.” Route is not known, so a map showing the likely corridor for grid connection is provided.

¹ Information on Community Benefits and Community Ownership available in the [Scottish Government Good Practice Principles](#) and the [Local Energy Scotland](#) website

² Restoring Upland Nature (RUN) South of Scotland Golden Eagle Project (SSGEP) [golden eagle strikes Galloway wind farm](#)

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Connection likely to be a mix of underground and overhead cables.
Public comments due 27 Jul 2026.

- 4.2 **Scawd Law** – [23/00013/S36](#) / [ECU00002111](#) – SBC objected. Awaiting ECU decision.
[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 [Clovenfords](#), [Heriot](#), [Stow](#) and [Walkerburn](#) object (issues include: need; harm to Eagles; damage to peat; visual impact; landscape). [Innerleithen](#) Community Council supports.
- 4.2.1 20 Feb 2023 [Walkerburn and District Community Council paper](#).
 - 4.2.2 19 Sep 2023 [Rt Hon David Mundell MP objects](#).
 - 4.2.3 2 Feb 2024 [NatureScot strongly advise turbines 7 & 8 removed](#) from ridge to protect golden eagles²/meet NPF4 biodiversity policy.
 - 4.2.4 25 Feb 2025 Further environmental information (FEI) submitted re: impact to eagles and the potential removal of turbines 7 & 8.
 - 4.2.5 8 May 2025 [PCC objects](#) on same grounds as SSGEP & other CCs
 - 4.2.6 2 Feb 2026 SBC decision deadline extended until 3 Mar 2026.
 - 4.2.7 16 Feb 2026 RUN object, estimating “1 eagle collision every 2.8 years or 14 over the 40 year operational life of project. To put this in context, this collision risk is greater than the total estimated collision risk from all the other 41 wind farms in the whole of the rest [of] the South of Scotland put together.”
 - 4.2.8 2 Mar 2026 SBC objects on Local Landscape Designations and Renewable Energy Supplementary Planning Guidance, Landscape Capacity and Cumulative Impact, and impact on Golden Eagles.
 - 4.2.9 16 April 2026 Following Raeshaw Farms’ successful Wull Muir appeal, ECU wrote requesting further environmental information. An initial response has been provided to ECU.
- 4.3 **Cloich Forest** – [21/01134/S36](#) / [ECU00003288](#) – Awaiting ECU decision.
- 4.3.1 25 Apr 2023 SBC do not object provided Turbine 12 is relocated to a lower position within the site
 - 4.3.2 2 Sep 2024 [Howgate Community Council](#) submissions
 - 4.3.3 6 Sep 2024 [Midlothian Council objects](#) on biodiversity, landscape and transport (route pinch points) grounds especially at Howgate.
 - 4.3.4 16 April 2026 Following Raeshaw Farms’ successful Wull Muir appeal, ECU wrote to Cloich Windfarm Partnership requesting further environmental information. An initial response was provided, with formal Additional Information (AI) expected in 8 weeks.
 - 4.3.5 12 Jun 2026 MOD [remove their objection provided specified conditions are added to limit seismic impacts and aviation safety](#).

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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5.0 Apparently stalled Planning Applications

These planning applications appear to have stalled (they will be returned to section 2.0 if there is activity):

- 5.1 Edderston Farm change of use to Events Venue – [21/01327/FUL](#) –**
Awaiting decision. No change since 7 Feb 2024

6.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 6.1 [26/00839/FUL](#) – Alterations and extension to dwellinghouse – Watersmeet 20 Dukehaugh.** Construction of front entrance porch, rear extension, internal alterations and solar panels onto roof of front elevation.
- 6.2 [26/00670/FUL](#) – Retrospective change of use of existing detached garage workshop to bunk house – 1 Eshiels Holdings.** The applicant was made aware of the requirement for permission after completion when applying for a letting license.
- 6.3 [26/01001/LBC](#) – Installation of defibrillator and bleed kit – 7 Eastgate Peebles.** Nationwide Building Society are committed to supporting the communities they serve, they aim to install life savings equipment to ensure people have rapid, 24/7 access to vital emergency equipment. The Defibrillator and Bleed Kit will be housed in a secure cabinet installed to the external wall of the branch. The cabinet needs to be prominent, so it can easily be seen and reached in case of emergency. As this equipment is potentially lifesaving, we consider that this outweighs any harm to the appearance of the conservation area. [Approved](#)
- 6.4 [26/00928/ADV](#) – Installation of projection sign, vinyl cut window lettering and logo, brass plaque fixed to stone facade (part retrospective) – Bank of Scotland building, 70 High Street.** Retrospectively: Remove existing night safe and glaze window; alter pattern of astragals to match adjacent windows and glaze; and apply “Peebles Community Trust” and “Reuse Hub” logos to existing glazing. Brass name plate and charity number plus hanging sign.
- 6.5 [26/00929/LBC](#) – Remove night safe and glaze, alterations and installation of new signage (part retrospective) – Bank of Scotland building, 70 High Street.** Remove night safe and glaze window. Alter astragals on existing window to match remainder of windows on elevation.
- 6.6 [26/01006/FUL](#) – Erection of dwellinghouse – Land South Of 8 Eshiels Holdings, North of A72.** Erect 5-bedroom house with double garage on agricultural land. Private drainage proposed, treatment unit with filtration and discharge to adjacent stream (Linn Burn). Proposal intended to address conditions imposed by [24/00647/PPP](#), approved 24 Apr 2025.
- 6.7 [26/01017/FUL](#) – Erection of dwellinghouse – Garden Ground of The Coach House Reiverslaw Bonnington Road.** Renewal of [23/00521/FUL](#), itself a renewal of [16/01239/FUL](#).

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