

**Peebles & District Community Council**  
**Planning Report**  
**February 2023**

1.0 General

1.1 **Local Development Plan 2** – The Scottish Government Reporter has asked for answers from us and other respondents on two questions related to the new “National Planning Framework” – NPF4. Question one is how much weight SBC should place on NP4 in LDP2 and then question two, how NPF4 relates to all the issues we have raised in our comments on the new “Local Development Plan” LDP2. The writer is responding that a great deal of weight should be placed on NPF4 as the new LDP will be extant for 10 years. On the latter question, there is circa two days work to complete in the next ten days. Another two questions have just arrived at the time of writing!

1.2 **Tweedbridge Court** – No change

1.3 **National Park** –Presentation to be re-arranged.

1.4 **Peebles High School** –As all members will be aware, SBC are rolling out their plans to the public and gathering comment at these sessions. It is clear from the Thursday event in Peebles and from previous dialogue with SBC, that much of the heat generated on the subject could have been avoided, had SBC communicated more effectively. Whilst the information, they had disseminated on the acoustics had led to the impression that they, SBC, were at least in part ignoring the acoustic standards for schools known as BB93. This is not the case, and it is included as an integral part of the design. Further, SBC do have a running spreadsheet on the design, comments, and changes. We had been asking for sight of this since October. We are now promised that this will be published on the website. Some significant design changes have been made and these are an improvement. Those of our members who attended the session on Thursday all agreed that SBC should be commended for the effort involved and scored them circa 8/10 for it. There are still areas of concern being highlighted by the Parents’ Council, the public and us. However, the writer considers that a less forceful approach may now be more appropriate.

2.0 Planning Applications - Current Interest

2.1 **Cloich Windfarm** –21/01134/S36 – We received an email from James Taylor, previously the Chair of Eddleston Community Council, once again requesting our support in objecting to this development. In view of our inability to reach a consensus previously, we should remain neutral on this issue.

2.2 **Scawd Windfarm** – No change

2.3 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL. - Apparently pressure from the applicant. There is a letter dated 15 November from Environmental Health reiterating their concerns and not accepting arguments made by the applicant.

2.4 **Leithenwater Wind Energy Project** – Ref No: 22/01513/SCO – No change

2.5 **March Street Mill – Communication received 22/10/23** – “Hello, I am sending for your information a copy of our Proposal of Application Notice for the redevelopment of March Street Mill. It is our intention to hold two public consultation events open to the public from 4-7pm as per the attached

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notice. We would like to members of the Community Council, Community Trust, and Allotment Association at a private view between 3-4pm to meet ourselves and members of our design team. We will also invite local Councillors. The MSP and MP to the events. We will advertise events in the local press and on our social media and I would ask you also share across your social platforms for the two events". [Public events: Eastgate, 9/02/23 16:00 – 19:00 and 23/03/23].

1.0 New Planning Applications

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

- 1.1 **Installation of Photo-voltaic array on roof** – 1 Springwood Terrace, EH45 9ET – Ref No: 23/00169/FUL
- 1.2 **Work to Trees** – Park Hotel – 23/00179/TCA
- 1.3 **Work to Trees** – Glentress House, Innerleithen road, Peebles – Ref No: 23/00120/TCA
- 1.4 **Replacement Windows** – Sheardale, 27 Kirkland street, Peebles – Ref No: 23/00104/FUL
- 1.5 **Installation of solar panel array to front and rear roof** – Craigendarroch, Bonnington Road, Peebles – Ref No: 23/00102/FUL.
- 1.6 **Cypress Trees, Two, Reduce by 3M** – Northgate garden House – Ref No: 23/00097/TCA.
- 1.7 **March Street Mill** – Ref No: 23/00085/PAN
- 1.8 **Extension to Dwellinghouse** – Sandwood, Edderston Road – Ref No: 23/00077/CLPU
- 1.9 **Work to Trees** – Rosebud Cottage, 12 Rosetta Road – Ref No: 23/00083/TCA
- 1.10 **Change of use from Class 4 to class 2 Veterinary Practice** – 2, Rowan Court, Cavalry Park – Ref No: 23/00056/FUL
- 1.11 **Alterations and Dormer Extension to Dwellinghouse, erection of garden room and installation of PV array to roof** – Meikle cottage, 2 Kingsmeadows cottages, Kingsmeadows Road – Ref No: 23/00051/FUL
- 1.12 **Extension to Dwellinghouse** – 23 South Park, Peebles – Ref No: 23/00050/FUL
- 1.13 **Replacement Windows** – Peebles Hydro Hotel – Ref No: 23/00043/LBC & 23/00042/FUL
- 1.14 **Change of use of short term holiday let accommodation** – 12 George Street – Ref No: 23/00028/CLEU
- 1.15 **Change of use of short term holiday let accommodation** – 66 High Street – Ref No: 23/00030/CLEU
- 1.16 **Change of use of short term holiday let accommodation** – 9 Venlaw Court, Peebles – Ref No: 23/00029/CLEU

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- 2.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 2.1 **Alterations and Replacement Windows** – Office 3, cuddy Bridge, Peebles, EH45 8JB – Ref No: 22/01979/LBC and 22/01978/FUL
  - 2.2 **Dormer and Extension to Dwellinghouse** – 6 Kittlegairy Place, Peebles, EH45 9LW – Ref No: 22/01969/FUL
  - 2.3 **Porch Extension to Dwellinghouse** – 10 Glensax road, Peebles – 22/01941/FUL
  - 2.4 **Alterations and Extension to Dwellinghouse** – Zuleika cottages, Caledonian Road, Peebles – Ref No: 22/01934/FUL
  - 2.5 **Alterations and Refurbishment of 6 Garages to form 6 Storage Lock up Uits** – Garages west of 10 Walkershaugh, Peebles – Ref No: 22/01930/FUL
  - 2.6 **Discharge of Planning Obligation pursuant to planning permission** – Land east of Craigmount, bonnibngtomn Road, Peebles – Ref No: 22/01916/MOD75
  - 2.7 **Sititng of Garden Room Pod** – Kailzie Gamekeepers Cottage – Ref No: 22/01916/CLPU
  - 2.8 **Erection of Utility Block, and Hardstanding for marquees for Functions** – Macdonald Hotel, Cardrona – Ref No: 22/01901/FUL
  - 2.9 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
    - 2.9.1.1 **Still no follow up on portal since November 2021!**  
Removed as it is wasting our time.