

**Peebles & District Community Council
Planning Report
Thu 9 January 2025**

1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge)** – [Update from Ali Weir, Eildon Housing Association's Development Project Manager for the site](#)
- 1.2 **Baptist Church Building** – No change
- 1.3 **Victoria Park Centre** – No change
- 1.4 **Peebles Place Plan** [submitted for registration 3 Jan 2025.](#)
- 1.5 **River Tweed Trail** – [funded by Scottish Government. North route between Fotheringham Bridge and The Gytes recommended over South route – see SBC's Executive Summary \(page 10\), or full Feasibility Report.](#)

2.0 Planning Applications – Current Interest

Wind farms¹

- 2.1 **Leithenwater** – 24/00512/S36 / ECU00004619 – Awaiting decision. SBC S36 deadline 5 Mar 2025.
 - 2.1.1 [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.](#)
 - 2.1.2 [23 Oct 2024 Belltown Power reject RSPB's request "NatureScot did not raise any concerns" \(see NatureScot's advice 15 Jul 2024\).](#)
 - 2.1.3 [1 Aug 2024 landowner Raeshaw Farms object, citing multiple NPF4 policy failures e.g. "policy \[3 biodiversity\] requirement for betterment"](#)
 - 2.1.4 [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.](#)
- 2.2 **Scawd Law** – 23/00013/S36 / ECU00002111 – Awaiting decision. SBC S36 deadline now 5 Mar 2025.
 - 2.2.1 [2 Feb 2024 NatureScot strongly advise turbines 7 & 8 removed from ridge to protect golden eagles²/meet NPF4 biodiversity policy.](#)
 - 2.2.2 [19 Sep 2023 Rt Hon David Mundell MP objects.](#)
 - 2.2.3 [20 Feb 2023 Walkerburn and District Community Council paper.](#)
- 2.3 **Bowbeat, extend operational period by 5 years to 14 Aug 2030** – 24/00571/FUL. Approved at planning committee meeting 9 Sep 2024.
 - 2.3.1 [Innerleithen CC report RWE's commitment to community funding.](#)
- 2.4 **Cloich Forest** – ECU00003288 – Awaiting decision.
 - 2.4.1 [6 Sep 2024 Midlothian Council objects on biodiversity, landscape and transport \(route pinch points\) grounds especially at Howgate.](#)
 - 2.4.2 [2 Sep 2024 Howgate Community Council submissions](#)

Other

- 2.5 **Variation of conditions of expired Planning Permission in Principle 19/00182/PPP** – Kingsmeadows House (Grantown Homes) Ref Nos: **24/00030/FUL Refused**, 24/00031/FUL & 24/00247/FUL Awaiting decision.

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

² [See this report from South of Scotland Golden Eagle project on a golden eagle struck by wind farm in Galloway](#)

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- 2.5.1 20 Dec 2024 [PCC submission calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.](#)
- 2.5.2 9 Dec 2024 [planning committee refuse 24/00030/FUL.](#)
- 2.5.3 Circa 250 objections, including from this Community Council.
- 2.6 **Edderston Farm change of use to Events Venue – 21/01327/FUL –** Awaiting decision. No change since 21 July 2023
- 2.7 **March Street Mills – 2 houses & 12 flats, affordable housing, to satisfy condition 13 (affordable housing) of 23/00884/FUL (50 houses & flats)** – Ref No: 24/00181/FUL – Awaiting decision. No change since 28 Aug 2024. Outstanding matters re: flood levels. PCC supported this application.
- 2.8 **Commercial storage yard comprising storage containers, Land West of Tweedview, South Park Industrial Estate – Ref No: 24/01016/FUL –** Awaiting decision.
 - 2.8.1 19 Dec 2024 [PCC submits consultation response re Lighting Impact Assessment and Landscape Maintenance plan.](#)
 - 2.8.2 9 Oct 2024 Roads Planning: “Further information required: The development of this site should not prejudice access means to the substantive part of the overall allocated business and industrial site”
 - 2.8.3 Over 50 public objections, including from this community council, chairman Mr Peter Maudsley, the Civic Society, Councillor Julie Pirone and Rt Hon David Mundell MP. [Read objections](#) on portal.
 - 2.8.4 Next steps: planners will either deny the application or send it to the Committee for a decision with a recommendation it be approved.
- 2.9 **Twenty dwellinghouses, Land West of Horsbrugh Ford – 19/00332/FUL** Development appears stalled.
 - 2.9.1 [Letters sent to SBC, the developer \(see page 8\) and other parties listed on planning applications requesting clarification.](#)
 - 2.9.2 [The developer has replied \(see page 9\) to confirm that work on site will resume shortly, with completion currently expected end 2025.](#)
- 2.10 **Alterations to form opening in boundary wall to form pedestrian access, Boundary Wall North of Hay Lodge Park Off Neidpath Road – 24/01365/LBC.** [This proposal is part of the River Tweed Trail \(see item 1.5\).](#) Proposal to provide a 2.4m opening in the existing boundary wall to allow users of the car park and the school to access the crossing from the internal park path network. The scuncheons will be formed using recycled stone from the demolished opening with pointing to match existing. [See 3-page explanation on planning portal and Feasibility Report.](#)
 - 2.10.1 [SBC planning portal – 34 objections, 4 supporting](#)
 - 2.10.2 [Feasibility report for full path network showed 65% in favour, 19% against \(of ~150 consulted\)](#)

Enforcement action

- 2.11 **[One Stop Convenience Store, 68 High Street – 24/00162/ADVERT.](#)** [Enforcement in progress.](#) [PCC has received multiple complaints and, subject to approval, will submit the \(draft\) letter of complaint on page 6.](#) [Members of the public may also make a personal complaint via Consumer Advice Scotland who will pass all complaints on to Trading Standards.](#)

3.0 [New Planning Applications](#)

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

- 3.1 **24/01451/FUL – Change of use to form self-catering holiday let from garden office – Staddlestones, Neidpath Road Old Town.** We seek consent for change of use of a small garden office on the garden of our domestic property, from garden office to small self-catering unit. We aim to encourage active travellers (bike/kayak/hike) or those using public transport to encourage low-impact affordable and accessible accommodation options for people. We would aim at couples/singles with emphasis on respecting nature and the quiet neighbourhood.
- 3.2 **24/01438/ADV – Installation of illuminated and non-illuminated signage – 11 Eastgate.** Nisa local/CoOp illuminated signage.
- 3.3 **24/01426/FUL – Alter garden room and form 1 off-street parking space – Glendearg, Crossland Crescent.** Enclose rear conservatory.
- 3.4 **24/01490/FUL – Section 42 Application to remove condition 2 of planning permission 17/01633/FUL pertaining to installation of main entrance barrier – Forest Holidays, Kittlegairy Hill, Glentress.** Request removal of condition 2 requiring entrance barrier just after Go Ape.
- 3.5 **25/00018/TPO – Work to trees – Land at Former Craigerne School Edderston Road.** Fell 2 trees: beech tree leaning over property & footpath; lime tree insect boring and basal decay.
- 3.6 **24/01496/FUL – Alterations and extension to dwellinghouse – 8 Eliots Park Peebles.** New front porch and alterations to existing conservatory.

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

- 3.7 **24/01484/PNWIN – Replacement windows – 4 Springwood Terrace**
- 3.8 **24/01483/PNWIN – Replacement windows – Elmbank 43 March Street**
- 3.9 **24/01378/LBC – Replacement of 12 no first-floor windows – Hydro**

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

No ongoing interest to PCC:

- 4.1 23/00884/FUL and Ref No 23/00883/CON – March Street Mills, 50 houses and flats, demolition of mill buildings.
 - 4.1.1 Full permission (23/00884/FUL) approved by PC 9 Sep 2024.
 - 4.1.2 Conservation area consent (23/00883/CON) granted 5 Feb 2024
- 4.2 24/00033/RREF – Irvine Plant Limited appeal against refusal of 23/00524/FUL. Appeal upheld 26 Nov 2024
- 4.3 24/01441/TCA – Work to trees – 13 Standalane View. Trim branches and make safe large sycamore tree.
- 4.4 24/01439/TCA – Work to tree – The Bank of Scotland 70 High Street. Remove young sycamore hitting wall next to Cuddy.
- 4.5 24/01431/FUL – Alterations and extension to dwellinghouse – 33 Standalane View. Single-storey rear extension and attached garage converted to heated room.

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- 4.6 24/01427/FUL – Formation of off street parking – St Bernards 96 Old Town. Safer for children, avoid damage and electric charging point.
- 4.7 24/01412/CLPU – Extension to dwellinghouse – 4 Hamilton View. 6 Dec 2024 officers decided proposed conservatory is permitted development.
- 4.8 24/01409/FUL – Alterations and dormer extension to dwellinghouse – Wychwood 1 Springhill Road Peebles
- 4.9 24/01376/FUL – Alterations and extension to dwellinghouse and erection of garden office – Bracklyn 15 Crossland Crescent. Single storey side and rear extension plus detached garden office building.
- 4.10 24/01349/TPO – Work to trees – Craigerne Woods. Fell 2 lime trees with Kretschmaria deusta (causes rot at base leading trees to topple) after survey of 75 trees.
- 4.11 24/01347/PN (Prior Notification) – Formation of forestry track – Glentress Forest Soonhope Craig. To create access tracks within the felling coupe to facilitate timber harvesting and extraction. The work is being undertaken to clear windblow from Storm Arwen and open up Public Footpaths and trails. Approved by officers 21 Nov 2024.
- 4.12 24/01341/CLPU Replace 17 existing 250W solar panels with 16 new 450W solar panels Northgate House. This Certificate of Proposed Lawful Use was not permitted by officers 20 Nov 2024.

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

- 4.13 24/01289/PNWIN – Replacement windows – 5 Clement Gunn Square

5.0 Property in Rosetta Road

We received the following anonymous request:

“TO WHOM IT MAY CONCERN

I would bring your attention to the following situation: -

Property in Rosetta Road, owned, I believe by St Joseph’s Catholic Church. This property is within the Conservation Area and is I believe a Listed Building. Part of the building has lain unused for many years. It would seem that there is now renovation works being carried out.

We first became aware of such works when external doors were seen to be repainted – bright green. Now new windows have been installed. These are UVPC, white, overly large for the aperture i.e. more plastic than glass. These are simply ugly, obvious and totally not in keeping with the area. They can be seen from the bottom of March Street, completely unacceptable in this area.

No one is aware of Planning Permission having been sought or sanctioned.

May I ask that this situation is investigated please.

I have sent a copy of this letter to Planning and also the Community Council.

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It would be ideal if the CC could investigate and report via their monthly Report to enable all residents to be made aware of the situation going forward.”

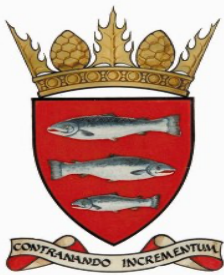
SBC's helpful map search function³ indicates there are no planning applications for 19 and 21 Rosetta Road (circled in purple, see map below) to which the letter appears to refer. The latest enforcement action in Rosetta Road is dated 14 Sep 2023.



Recommendation:

- Add status of SBC enforcement to this report if available (as requested)
- Otherwise do nothing (the letter has already been sent to planning)
- Draw this to attention of **Peebles Civic Society** (copied on this report)

³ <https://eplanning.scotborders.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>



Community Council of the Royal Burgh of Peebles & District

Enforcement
Planning and Regulatory Services
Council Headquarters
Newtown St. Boswells
Melrose, TD6 0SA
CC: Councillors, MSP, MP, Police, Trading standards

30 Dec 2024

Dear Planning and Regulatory Services

Re: One Stop Convenience Store, 68 High Street, Peebles

This letter is to inform you of the numerous complaints that the community council has received in respect of this store. Peebles Community Council endorses this publicly expressed view:

- The prominent advertising of nicotine vaping products (“vapes”) as displayed is inappropriate on the High Street (indeed any street) given the large footfall of children.
- This garish advertising detracts from the amenity of the High Street especially as it is situated within the Peebles Conservation Area.
- Completely covering the shop window hides transactions within from public view and leads to public safety concerns, e.g. as to potential sale of vapes to under 18s.
- The prominently advertised product mix including sweets, crisps and the use of rainbow colours (which are attractive to children) together with vaping products (which are illegal to sell to under 18s) and energy drinks appears to many to specifically target children which would be harmful and potentially against the law.
- The inclusion of bongs and other possible drugs-related paraphernalia in the product lineup on display in store, whilst not illegal and not so prominently advertised, leads to additional concerns.

We recognise that some of these concerns might best be dealt with by advertising standards, trading standards or perhaps even the police, it is important that the authority is aware of the full range of the community’s concerns.

With respect to planning (the focus of the remainder of this letter), would the authority please investigate whether any licensing or planning contraventions have occurred and, if so, take enforcement action accordingly. If appropriate licenses or permissions have been issued, would the authority please consider revoking these licenses or permissions on amenity and public safety grounds.

A priority for the community would be to remove the prominent advertising covering the shop windows. The two signs (see photo) cover more than 40% of the face of the building¹ whereas schedule 4 class IV (ii) of The Town and Country Planning (Control of

¹ Vape sign 2.9m x 1.5m = 4.35m². One Stop sign 4.7m x 0.59m = 2.77m². Face 4.7m x 3.6m = 16.92m².

Advertisements) (Scotland) Regulations 1984 (the Regulations) limits deemed consent to no more than 8.3% (of that face up to a height of 3.6m). A search of “advert applications” appears to indicate that no advertising permission has been granted within the past 12 months² and that the advertising might therefore potentially breach regulation 5.



Would the authority please also confirm whether Peebles High Street is within an area of special control as defined by Regulation 8, and if so, whether the advertising is in breach of regulation 9.

A list of (or link to) any orders the authority has made under regulation 8 which apply to the Community Council of the Royal Burgh of Peebles & District area³ would be most welcome (as we were not able to locate any).

Thank you for your attention to this matter. We look forward to sharing any updates we receive from you with the community.

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener

² Search results [30 Dec 2024]: 24/01438/ADV, 24/01151/ADV and 24/00305/ADV.

³ <https://www.scotborders.gov.uk/downloads/file/1023/peebles-and-district>



***Community Council
of the
Royal Burgh of Peebles & District***

Mr N. Hood
Hood Holdings Ltd
185 St Vincent Street
Glasgow
G5 5QD
nhood@hoodholdings.co.uk

22 Dec 2024

Dear Mr Hood

**Re: Tweed Views, Cardrona (SBC permission 19/00332/FUL)
Erection of twenty dwellinghouses, Land West of Horsbrugh Ford Cottages**

We are writing to you as your company is listed as the developer on the notice of initiation of development for SBC permission 19/00332/FUL published 9 May 2024.

At the Peebles & District Community Council (PCC) meeting of 14 Nov 2024, a question was raised that the development at Horsbrugh Ford appeared to be stalled part-way through construction. We were asked to look into the situation to find out whether and when the development would be completed.

From a visit to the site, construction looks to be paused. Materials are stored on site and the site itself looks secure, though a section of fence had blown down when I visited. Neighbours tell us there has been no work on site for months and are keen to see development resumed and completed.

We note that the website for this project¹ offers 3- and 4-bedroom houses for sale off plan, stating estimated completion in Autumn 2024 (which has already passed).

Are you able to provide an update that we can share with the community?

Yours faithfully
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener

¹ <https://hoodholdings.co.uk/development/peebles/> visited 21 Dec 2024



HOOD
HOLDINGS

Hood Property Cardrona Ltd
185 St Vincent Street
Glasgow
G2 5QD

*Michael Marshall‘
‘Planning Convener’*

Community council
Royal Burgh of Peebles and District

Date: 08-01-2025

Subject: Tweed views - Cardrona

Dear Sir,

I write to you in regard to our project in Horsburgh Ford Cardrona, Peebles, Scottish Borders, Scotland and your letter dated 22 Dec 2024.

In regard to our project above. Unfortunately, the funding partner we were working with on this project was unable to fund the project further. This was an unplanned event and has meant we have had to pause works on the project in order to change to a new funding partner.

I am happy to say we have a new funder in play and we are currently in the process of moving things over. As I am sure you will understand this takes a large amount of administrative work. However, it is progressing well.

As it stands, we are looking to be back on the site progressing works in the near future and currently have a programmed completion date of the end of the year.

Thank you for your interest in our project. We look forward to completing the project and adding a much-needed quality development to the community.

Regards,

Neil Hood

Yours faithfully,



.....
Director

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1 Executive Summary

The wider Destination Tweed Project is led by Tweed Forum and developed in collaboration with multiple partners. Scottish Borders Council (SBC) are leading on delivering the River Tweed Trail element which is looking to create an attractive and accessible route along the length of the River Tweed, from source to sea, for walkers and cyclists of all ages and abilities. The route, largely off-road, will allow both tourists and locals to explore and enjoy the wider area as well as the heritage of the River Tweed.

This report has considered the section between Fotheringham Bridge and Gytes Park.

Initial route options were developed using information gathered including OS mapping, topographical survey data and historical studies. The routes were assessed against the scoring methodology set out in LTN 1/20, the site constraints encountered and public consultation feedback.

The north route consists of existing paved sections and unpaved grass sections adjacent to the river edge. The majority of the route will consist of new path construction and widening of the existing path at grade resulting in minimal earthworks. The most significant challenge with the northern route is the section adjacent to Hay Lodge Hospital referred to as 'the hump' however there have been multiple detailed studies on this constraint and there are considered to be viable solutions to navigate this. There will also be a requirement to replace the existing footbridge over Eddleston Water and this would also present an opportunity to level and replace the existing steps adjacent to Greenside with an accessible ramp.

The south route has an existing paved path constructed upon an embankment that would require extensive earthworks and tree clearance to widen. An alternative option to divert cyclists through the woodland north of South Parks as highlighted in previous studies would need careful consideration to provide a safe link. There are sections of the path (e.g. the Cauld) that would be too narrow with limited options to widen the path due to private land boundaries and the proximity to the river edge. A number of these constraints are unlikely to have a practical engineering solution that will be achievable resulting in departures from standard for extended lengths. It is therefore considered that the route would be less coherent and provide a lower level of service.

The north route scored higher on the LTN1/20 assessment, was the most popular route at public consultation and was shown to be comparable in cost to the south route.

Therefore, considering the above it is recommended that the North Route is taken forward for further consideration.

The section between Priorsford Bridge and Gytes Park is shared between both routes and therefore it is recommended that this section is constructed initially. This would provide a direct off-carriageway link with Peebles town centre (Tweed Green) and the Tweed Valley Railway Path. This section will be constructed under permitted development but key project stakeholders and Council officers will be consulted on the proposals prior to implementation.