

Peebles & District Community Council
Planning Conveners Report
March 2022

1.0 General

1.1 **Local Development Plan 2** – This is coming back to the council w/c 07 March for consideration.

1.2 **Ballantyne Place** – In our response to LDP2 we requested that the site in Ballantyne Place designated as a play area should be classed as protected greenspace. This was supported by councillors Heather Anderson and Shona Haslam. However, it has been explained that under the existing policies this would not be appropriate. The writer has considered the detailed reasons provided and completely understands the argument presented. However, the email dated 03 March also explains the level of protection currently in place and the following bullets extracted from the email should provide comfort for the residents.

1.2.1 That does not mean that other, locally important, spaces remain unprotected, however, and it's important to acknowledge that these other greenspaces that are not identified on the settlement proposals map are also protected through LDP Policy EP11 Protection of Greenspace:

1.2.2 "Whilst the Local Development Plan identifies Key Greenspaces within settlements, the policy acknowledges that there are other greenspaces also within settlements. This policy also extends protection to those other greenspaces. ...".

1.2.3 We know that policy protection carries significant weight, because it has been tested at appeal, including on this very site

1.2.4 The Reporter considering the appeal stated: "I am satisfied that, due to the value of this small amenity area to the Ballantyne Place development in social and functional terms, it qualifies for protection under Policy EP11".

Noting the above and the recent history of the site, the likelihood of the developer ever gaining planning consent is unlikely. This leaves what was an attractive community garden as a despoiled area following the developer's action to bulldoze it. The writer has asked SBC is there is anything that can be done by them to have the site tidied up. If not, it may be that other action could be taken and the writer will investigate the possibilities.

1.3 **Crossburn Caravan Park** – It was reported to PCC that the site has stopped taking touring caravans and campers and is putting down hard standings with associated services, roadways, and lighting. The report questioned whether this was being done without planning consent and that some of the development was on the floodplain. It was also noted that this was the only facility for touring vans and campers in the Peebles area and that consequently this would form a significant loss for tourism in the area.

1.3.1 The writer has been in contact with SBC planning department and questioned whether this was a development that should have planning approval and noted that the site was specifically identified in Policy ED8. Specifically, this policy identifies that these locations should be flood risk free. The Policy is specific to Caravan and Camping sites, noting them as being important for tourism.

1.3.2 SBC planning said There is a strong possibility that some or all these works may not require planning permission. The authorised use as

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a caravan site brings with it a range of permitted ancillary / operational / infrastructure works, as well as the positioning of caravans within that overall site.

- 1.3.3 The planning department recommended that interested parties should complete the enforcement enquiry form on the SBC website.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** 19/01471/FUL – No change
- 2.2 **Kingsmeadows House, Peebles – 19/00182/PPP** (New Flats)
- 2.2.1 Approved but pertinent to 20/01624/PAN
- 2.3 **Kingsmeadows House, Peebles – 20/01624/PAN**
- 2.4 **Erection of 14 apartments and 5 dwellinghouses and access – Kingsmeadows, Peebles – Ref No: 21/01563/SCR**
- 2.4.1.1 Awaiting further developments.
- 2.5 **Cloich Windfarm –21/01134/S36 – No change**
- 2.6 **Scawd Windfarm – 20/00880/SCO – No change**
- 2.7 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
- 2.7.1 Still rumbling on. SBC Planning and the developer have still not reached an agreement on the location of all the heat pumps.
- 2.7.1.1 From SBC – With all due respect, it is not for us to prove..... Anyone with interest in this saga should look it up on the portal. **No follow up since November last!**
- 2.8 **Change of use of pavement to form outside seating area – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL**
- 2.8.1 Required to apply for a change of use.
- 2.8.2 Owners rebuked for operating before the planning applications had been determined. Apologised and provided an explanation which some may find acceptable. However, the last dated document was 03 September and therefore there appears to have been **no follow up from SBC since September last**
- 2.9 **Edderston Farm change of use to Events Venue – Ref No: 21/01327/FUL.**
- 2.9.1 **No change since January**
- 2.10 **Change of use of building to form 2 no Holiday lets and erection of bicycle store – Office and workshop, Dovecot Road Industrial Estate, Peebles – Ref No: 22/00175/FUL**
- 2.10.1 This proposal has now attracted 9 objections including those from the PCS and PCC, although these two are listed as consultation replies and not objections.
- 2.11 **Erection of 3 no holiday pods – Land East of Park Hotel, Innerleithen Road, Peebles – Ref No: 22/00091/FUL**
- 2.11.1 This is a repetition albeit some changes of the previous application that was not supported by SBC. Below is a precis of what the Civic Society think about the proposals
- 2.11.2 *Questions of sustainability cover a much wider scope as is set out in policies PMD1 and PMD2 in the draft LDP2, and the relevant issue here is whether the proposed development will contribute positively to the surrounding environment, or not. One further thought is that the suggested concept of “potting sheds” or “greenhouses”*

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plays down the real scale of the proposed buildings, which is perhaps a concern. The drawing showing the more detailed plans and sections of the proposed building is misleading in that it has not been changed from the first application, and still shows the timber screen fence that was previously proposed adjacent to the public. The current plan shows that no thought has been given to the appearance of the development within the landscape setting of the existing garden, nor the visibility from the public areas to the northwest.

2.11.3 NOTE: we have not so far taken a position on this proposal and the portal only holds the response for PCS. Should we have a position or let it take its course?

3.0 New Planning Applications

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

- 3.1 **Siting of catering trailer** – Car Park, Kingsmeadows Road, Peebles – Ref No: 22/00134/FUL
 - 3.1.1 A license has been agreed with the Common good and this writer's only concern is perhaps an increase in littering
- 3.2 **Work to Trees** – Hairdressing Salon, 5 Venlaw Road, Peebles – Ref No: 22/00362/TCA
- 3.3 **Erection of Ancillary Accommodation** - Land SW of Greystones, Bonnington Road, Peebles – Ref No: 22/00338/FUL
- 3.4 **Removal of Tree** – aird Lodge, Kerfield, Innerleithen Road, Peebles – Ref No: 22/00354/TPO
- 3.5 **Alterations and extension to dwellinghouse** – South Bank, Bonnington Road, Peebles – Ref No: 22/00329/FUL
- 3.6 **New high School buildings, car parking, playgrounds, sports, pitches, etc.** – Ref No: 22/00271/FUL
- 3.7 **Alterations and extension to dwellinghouse** – 4 Glen Crescent, Peebles – Ref No: 22/00327/FUL
- 3.8 **Extension to dwellinghouse** – 106 Whitehaugh Park, Peebles – Ref No: 22/00227/FUL
- 3.9 **Vehicular Access Application** – 2C Cademuir Drive, Peebles – Ref No: 22/00203/VAA
- 3.10 **Work to Trees** – 24 Edderston road, Peebles – Ref No: 22/00202/TPO

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

- 4.1 **Erection of managers accommodation with office and reception** – Land North of Falladale, Peebles – Ref No: 22/00145/FUL
- 4.2 **Extension to form a front porch** – 2 Standalane Terrace, Peebles, EH45 8LT – Ref No: 22/00136/FUL
- 4.3 **Change of use of flat to form additional accommodation to dental surgery** – Flat 36B and dental surgery, 36 High Street, Peebles – Ref No: 22/00124/FUL
- 4.4 **Alterations and extension to dwellinghouse** – Strontian, 4 Dean Park, Peebles – Ref No: 22/00116/FUL
- 4.5 **Replacement windows** – 11 Young Street, Peebles – Ref No: 22/00115/FUL
- 4.6 **Refurbishment and replacement windows** – Drumsheugh Villa, 4 Crossland Crescent, Peebles – Ref No: 22/00099/FUL
- 4.7 **Alterations to dwellinghouse** – Eastgate house, Innerleithen Road, Peebles – Ref No: 22/00067/FUL
- 4.8 **Alterations and extension to dwellinghouse** – 33 Edderston Ridge, Peebles – Ref No: 22/00066/CLPU
- 4.9 **Erection of replacement fence and erection of gate arch** – Cabbage Hall, Tweed Green, Peebles – Ref No: 22/00058/FUL and 22/00057/FUL
- 4.10 **Replace existing flat roof construction and external alterations to side elevation** – Venlaw rise, Edinburgh Road, Peebles – Ref No: 22/00053/FUL & ref No: 22/00013/CLPU
- 4.11 **Installation of two rooflights** – Apartment 11, Kingsmeadows House, Kingsmeadows Road, Peebles – Ref No: 22/00041/FUL
- 4.12 **Removal of tree** – Dun Whinny, Springwood Terrace, Peebles – Ref No: 22/00027/TCA
- 4.13 **Erection of garden room** – The Mill House, Scotsmill, Kailzie, Peebles – Ref No: 22/00014/FUL

4.14 **Scottish Borders Community Council Network (SBCCN)**

[No news of interest to the committee](#)

4.15 **The Proposed Additional High Street Pedestrian Crossing**

No change

4.16 **Peebles Parking Working group**

[Next meeting 09 March – The writer cannot attend](#)

4.17 **Common Good**

[The writer received an email that seemed to be cancelling the meeting and consequently did not attend although the meeting did go ahead. It is known that](#)

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the Haylodge Park toilets were discussed but the decision deferred and that the application for support for the Christmas lights was also deferred pending a stronger justification. This writer cannot understand this decision. Virtually the whole population likes Christmas lights, and they would not be there without support from the public and local organisations. This writer hopes that a positive outcome occurs at the next meeting.

From: Members Meetings Diary

On Behalf of Members Meetings Diary

Sent: 18 February 2022 16:01

To: Members Meetings Diary; Lawrie Hayworth

Subject: Canceled: Peebles CGF Sub-Committee

When: 23 February 2022 17:00-18:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

Importance: High