

Peebles & District Community Council

Planning Report – Thu 13 March 2025

1.0 General

- 1.1 **Caledonian Court (previously Tweedbridge)** – In progress
- 1.2 **Baptist Church Building** – No change
- 1.3 **Victoria Park Centre** – No change
- 1.4 **River Tweed Trail** – funded by [Scottish Government](#), see full [Feasibility Report](#). Proposed active travel link Priorsford – Fotheringham footbridges on-line survey 6–23 Mar 2025.

2.0 Planning Applications – Current Interest

Wind farms¹

- 2.1 **Leithenwater** – 24/00512/S36 / ECU00004619 – SBC S36 deadline 2 Jul 2025. Awaiting decision.
 - 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 **Scaud Law** – 23/00013/S36 / ECU00002111 – SBC S36 deadline 4 Jun 2025. Further environmental information (FEI) submitted re: impact to eagles and potential removal of turbines 7 & 8 (see section 5.0 below). It appears [South of Scotland Golden Eagle Project \(SSGEP\)](#) may object to the entire Scaud Law project as incompatible with reintroduction of Eagles in the South of Scotland. Awaiting further info.
Subject to SSGEP advice, previous recommendation would be for PCC to submit qualified letter of support similar to Nov 2024 qualified letter of support for Leithenwater (i.e. subject to the advice of SSGEP & RSPB being followed).
PCC decision: These issues are complex and significant and our duty is to understand and faithfully represent the views of our community. We will:
1) Canvass views of the public via our website for this specific case; and
2) In future make draft planning reports publicly available prior to meetings so that interested parties can attend and/or make their views known.
[Read more or make a public comment \(by 4 Apr 2025\) on ECU website.](#)
 - 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 **Cloich Forest** – 21/01134/S36 / ECU00003288 – Awaiting decision.
 - 2.3.1 6 Sep 2024 [Midlothian Council objects](#) on biodiversity, landscape and transport (route pinch points) grounds especially at Howgate.

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](#)

Peebles & District Community Council Planning Report – Thu 13 March 2025

- 2.3.2 2 Sep 2024 [Howgate Community Council](#) submissions
- 2.3.3 25 Apr 2023 SBC do not object provided Turbine 12 is relocated to a lower position within the site

Other

- 2.4 **Variation of conditions of expired Planning Permission in Principle 19/00182/PPP – Kingsmeadows House (Granton Homes) Ref Nos: 24/00030/FUL Refused, 24/00031/FUL & 24/00247/FUL Awaiting decision.**
 - 2.4.1 20 Dec 2024 [PCC submission](#) calls for rejection of 24/00031/FUL & 24/00247/FUL for consistency with 24/00030/FUL.
 - 2.4.2 9 Dec 2024 [planning committee refuse](#) 24/00030/FUL.
 - 2.4.3 Circa 250 objections, including from this Community Council.
- 2.5 **Edderston Farm change of use to Events Venue – 21/01327/FUL – Awaiting decision. No change since 21 July 2023**
- 2.6 **Commercial storage yard comprising storage containers, Land West of Tweedview, South Park Industrial Estate – Ref No: 24/01016/FUL – Approved by planning committee 3 Feb 2025. Condition added to restrict hours of operation between 7am and 9pm Mon–Sun. ([Watch recording](#)).**
 - 2.6.1 As a result of a FOI request by a member of the public, we now know that the ecology report relied on to make this decision was a Preliminary Ecological Appraisal Report (PEAR). This may have been unlawful per Chartered Institute of Ecology and Environmental Management *Guidelines for PEAR*:
“3.14 Under normal circumstances it is not appropriate to submit a PEAR as part of a planning application ... the planning authority is therefore unlikely to have adequate information to enable the decision maker to determine the application lawfully³.”
- 2.7 **Twenty dwellinghouses, Land West of Horsburgh Ford – 19/00332/FUL. Development appears stalled.**
 - 2.7.1 The developer wrote (see [Jan report](#)) to confirm that work on site will resume shortly, with completion currently expected end 2025.
- 2.8 **Alterations to form opening in boundary wall to form pedestrian access, Boundary Wall North of Hay Lodge Park Off Neidpath Road – 24/01365/LBC – Awaiting decision. It appears this proposal will be paused for consultation on the proposed active travel link between Priorsford and Fotheringham footbridges (see 1.4 above).**
 - 2.8.1 This proposal is part of the River Tweed Trail (see item 1.4). 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](#).
 - 2.8.2 SBC planning portal – [45 objections, 6 supporting](#)
 - 2.8.3 Feasibility report for full path network showed 65% in favour, 19% against (of ~150 consulted)
- 2.9 **Enforcement action (advertising regulations), 68 High Street – [24/00162/ADVERT](#). Enforcement status: pending consideration.**
 - 2.9.1 Members of the public who wish to make a personal complaint may do so via [Consumer Advice Scotland](#).

³ <https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>

Peebles & District Community Council Planning Report – Thu 13 March 2025

3.0 New Planning Applications

Recommend action on the following, subject to PCC agreement:

3.1 **Tbd – erection of dwellinghouse – Land West of 8 Ballantyne Place.**

Ferguson Planning have requested to speak at this PCC meeting prior to submitting their client's application for a single dwellinghouse.

3.1.1 Ferguson Planning say that, if approved, the developer would create an attractive garden for shared use by the community.

As a reminder of prior application [20/00691/FUL](#) planning history

3.1.2 [PCC objected 8 Jul 2020](#) to prior application 20/00691/FUL

3.1.3 20/00691/FUL was [refused](#) 4 Nov 2020 on the grounds that the development would result in the loss of green space, would result in over-development and would not respect the character of the surrounding area.

3.1.4 The refusal was [appealed](#) by the developer, with the reporter rejecting the appeal, finding that in addition to being contrary to the policies mentioned (EP11, PMD5 and PMD2), the proposal was also contrary to policy HD3 (protection of residential amenity).

As a reminder of 20/00691/FUL history from previous PCC planning reports

3.1.5 [May 2021](#) "The residents have been enhancing the site to construct a Community Garden and play area which is becoming very pleasant. A report was received of a person being aggressive and threatening to some residents about the improvements being made and this may be linked to a subsequent report to SBC enforcement officers to have the improvements removed."

3.1.6 [July 2021](#) "Scottish Government Reporter refused the appeal. However, residents have received a strongly worded letter to the effect of - remove the improvements to the play area or I will, and then charge for the work. Presumably, the developer wishes to make the play area a gap site again prior to a new application."

3.1.7 [August 2021](#) "Residents have responded to the owner of the play area and have received a reply to the effect that he is to place the issue in the hands of a solicitor."

3.1.8 [March 2022](#) "the level of protection currently in place ... should provide comfort for the residents." "Policy EP11 Protection of Greenspace ... also extends protection to those other greenspaces" [such as Ballantyne Place]. "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.' " "This leaves what was an attractive community garden as a despoiled area following the developer's action to bulldoze it."

Preliminary recommendation – subject to discussion at PCC meeting

3.1.9 In the absence of new information, consistency would suggest PCC should object on the same grounds as previously, subject to:

3.1.9.1 New information from Ferguson Planning's presentation

3.1.9.2 Views expressed by the public, particularly residents

3.1.9.3 PCC's own views on loss of green space, character, overdevelopment and residential amenity.

PCC decision: Support residents and object to proposals on this [play area](#).

Peebles & District Community Council Planning Report – Thu 13 March 2025

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

- 3.2 **25/00063/FUL – Erection of dwellinghouse with garage – Land Adjacent Eshiels Steading.** 1.5 storey, four-bedroom home with 4 car spaces. Previous application 23/00321/PPP on same site withdrawn after 7 objections and contaminated land officer noting potential agricultural, sawmill and petroleum contamination. Approval of neighbouring development 22/01784/PPP 2 Aug 2023.
- 3.3 **24/01386/FUL – Alterations and change of use of existing Salon / Yoga Studio with storage to domestic garage and storage for dwellinghouse – Salon 21A Dalatho Street.** Change salon / yoga studio to garage.
- 3.4 **25/00165/FUL – Erection of archery shelter – Kittlegairy Hill North Of Linnburn Farmhouse.** Forest Holidays propose an archery shelter with safety netting for use of guests.
- 3.5 **25/00152/FUL – Extension to dwellinghouse – 6 Clement Gunn Square.** Add enclosed entrance to home.
- 3.6 **25/00182/ADV & 25/00238/LBC – Installation of non-illuminated signage and projecting sign – 74 High Street.** Chest Heart & Stroke Scotland. Heritage & Design officer requested further information in order to “carefully consider ... their impact on both the listed building and the wider streetscape.”
- 3.7 **25/00199/FUL & 25/00200/LBC – Replacement photo voltaic panels to garage and dwellinghouse roof – Northgate House 32 Northgate.** Replace 17 existing 250W solar panels with 16 new 450W solar panels. SBC ecology officer approves as there is no evidence of roosting bats.
- 3.8 **25/00204/TCA – Work to trees – Southwood Springhill Road.** Reduce crown of cypress trees by 3–4m. Trees are outgrowing their position in the garden, blocking light for both neighbours, and worried these may come down in another storm.
- 3.9 **25/00248/TCA – Work to tree – 11 Frankscroft.** 30% crown reduction to maple. Maple is overlarge near properties. Crown reduce to reduce risk from storm damage.
- 3.10 **25/00244/FUL – Formation of outdoor seating area – 2 - 4 High Street.** Two x 4-seat tables, either side of entrance to Costa’s.
- 3.11 **25/00259/FUL – Alterations and link extension – St Marnocks Frankscroft.** Erection of 7.5m x 5.5m garden outbuilding connecting to existing building via corridor. Convert existing room into bathroom.
- 3.12 **25/00291/FUL – Alterations and extension to dwellinghouse – Sideways Bonnington Road.** Demolition of existing conservatory and construction of new single-storey side extension. Same footprint, slightly higher.
- 3.13 **25/00318/TCA – Work to trees – Sapin Vert Chambers Terrace.** Crown reduction in conservation area (sycamore by 30%, beech 20%).

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

- 3.14 **25/00193/LBC – Replacement windows – 1A Bridgewater.**
- 3.15 **25/00302/LBC – Removal of external signage and ATM – The Bank Of Scotland 70 High Street.**
- 3.16 **25/00311/LBC – Replacement windows – 7 Northgate**

Peebles & District Community Council Planning Report – Thu 13 March 2025

4.0 Previous Planning Applications removed from report

No ongoing interest to PCC:

- 4.1 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 – Approved 21 Jan 2025. Suspensive conditions include biodiversity enhancement plan, identification and assessment of potential contamination.
- 4.2 [Peebles Place Plan](#) – Registered 4 Feb 2025. Can now be referenced in planning comments. Thank you Mr Crick Carleton for leading this effort.
- 4.3 25/00022/FUL – Erection of garden shed – Waverley Edinburgh Road. Move pod from previous house. Length 5m, Width 3m, Height 2.5m.
- 4.4 25/00056/FUL – Extension to dwellinghouse and installation of raised decking – 1 Edinburgh Road. Alter and extend existing house to form new living room and replace existing timber deck.
- 4.5 25/00058/FUL – Extension to dwellinghouse – 10 Kittlegairy Way. erect a single storey pitched roof extension to dwellinghouse.
- 4.6 25/00111/TPO – Work to trees – Craigerne House Craigerne Drive. Removal of 2 dangerous trees and 1 dead tree. No tree report.
- 4.7 25/00130/TCA – Work to tree – Land East Of The Croft Chambers Terrace. Removal of one tree with Ash Dieback.
- 4.8 25/00132/TCA – Work to trees – Park Hotel. Removal of 2 substantial trees, one pine one beech. Justification: risk of damage to property.
- 4.9 25/00131/TCA – Work to trees – Peebles Hotel Hydro. Trim substantially overgrown hedges.
- 4.10 Anonymous complaint re: 19 & 21 Rosetta Road. No planning permission listed on portal.

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

- 4.11 25/00080/FUL – Replacement of 9 no windows (retrospective) – Tweedside House Greenside.

**Peebles & District Community Council
Planning Report – Thu 13 March 2025**

5.0 Email from Fred. Olsen Renewable re: Scawd Law 4 Mar 2025

From: Julie Aitken
Date: Tue, 4 Mar 2025 at 18:19
Subject: FORL - Scawd Law wind farm

Good afternoon,

Following on from our previous contact, I would like to advise that we are continuing to progress with our proposals for Scawd Law Wind Farm, located north-east of Innerleithen, approximately 3 km to the east of the B709.

The Proposed Development consists of eight turbines up to 180m to tip height and 12MW of battery storage. These plans were submitted to Scot Gov in January 2023 since then we have been collecting feedback from the community and stat consultees.

In response to this feedback, we have prepared further environmental information (FEI). This includes further information about the eagles at Scawd Law, and the required Habitat Management due to any potential displacement caused by the eight turbines. The FEI also considers the possibility that two turbines could be removed, potentially turbines 7 and 8 based on agreement with Scottish Borders council and Nature Scot.

This information has now been submitted to the Scottish Government and can be accessed here. In addition hard copies can be found at Walkerburn Bowling Club.

If it would be useful, I can arrange for a memory stick containing the documents to be sent to you?

The submission is being advertised locally and in the Edinburgh Gazette. There is also the opportunity to comment on the additional information and you can do so online here

by email to the Scottish Government via representations@gov.scot; or by post to the Scottish Government, Energy Consents Unit, 4th Floor, 5 Atlantic Quay, 150 Broomielaw, Glasgow, G2 8LU, identifying the proposal and specifying the grounds for representation. The deadline for representations is the 4th April.

I would welcome the opportunity to speak to you about this in further detail and answer any questions you may have.

Please do not hesitate to contact me should you require any further information.

Thanks

Julie Aitken
Senior Project Manager
Fred. Olsen Renewables