

**Peebles & District Community Council**  
**Planning Conveners Report**  
**May 2022**

1.0 General

- 1.1 **Local Development Plan 2** – No more information received
- 1.2 **Ballantyne Place** – This is presently with SBC Enforcement, and they will revert when there is any new information
- 1.3 **Crossburn Caravan Park** – This is presently with SBC Enforcement, and they will revert when there is any new information

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 and 22/00422/AMC
- 2.3 **Kingsmeadows House, Peebles – Erection of 14 apartments** – Kingsmeadows, Peebles – Ref No: 22/00422/AMC
  - 2.3.1.1 This proposal has attracted 500+ objections including the PCC and PCS. Some are from very knowledgeable professionals in the fields of ecology and arboriculture.
  - 2.3.1.2 The Ecology Officer finds many omissions in the plans presented. Some possible bad practice and a proposal to prune shrubs and hedges in April and August which most people would know conflicts with the bird nesting season and therefore conflicts with the Wildlife and Countryside Act
  - 2.3.1.3 The Heritage and Design Officer objects on a number of grounds
  - 2.3.1.4 Roads Planning require further information before being able to comment further.
- 2.4 **Cloich Windfarm** –21/01134/S36 – No change
- 2.5 **Scawd Windfarm** – 20/00880/SCO – No change
- 2.6 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
  - 2.6.1 Still rumbling on. SBC Planning and the developer have still not reached an agreement on the location of all the heat pumps.
    - 2.6.1.1 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!**
- 2.7 **Change of use of pavement to form outside seating area** – 42 – 44 High St, Peebles – Ref No: 21/00597/FUL
  - 2.7.1 Required to apply for a change of use.
  - 2.7.2 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!**
- 2.8 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL.
  - 2.8.1 **No change since January**

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- 2.9 **Erection of 3 no holiday pods** – Land East of Park Hotel, Innerleithen Road, Peebles – Ref No: 22/00091/FUL  
2.9.1 No change since **April**

3.0 New Planning Applications

The writer recommends no action on any of the following subject to PCC agreement. 22/00544/FUL is highlighted for interest.

- 3.1 **Work to Trees** – Tweedbank, Greenside, Peebles – Ref No: 22/00745/TCA  
3.2 **Replacement Windows and doors** – 24 Dean Park, Peebles – Ref No: 22/00732/FUL  
3.3 **Extension to form sunlounge** – 2 Hamilton View, Peebles – Ref No: 22/00705/CLPU  
3.4 **Erection of boundary fence (retrospective) and formation of door from existing window** – 30 Witchwood Crescent, Peebles – Ref No: 22/00677/FUL  
3.5 **Alterations and Extension to Dwellinghouse** – 24 South Parks, Peebles – Ref No: 22/00661/FUL  
3.6 **Extension to Dwellinghouse** – 9 Eshiels holdings, Peebles – Ref No : 22/00651/FUL  
3.7 **Work to tree** – Peebles Hydro Grounds – Ref No: 22/00640/TCA  
3.8 **Alterations to Dwellinghouse** – 51 Whitehaugh Park, Peebles – Ref No: 22/00616/CLPU  
3.9 **Erection of Garage** – Apple tree Cottage, Craigearne Lane, Peebles – Ref No: 22/00605/FUL  
3.10 **Work to Trees** – Land at Craigearne Crescent, Peebles – Ref No: 00593/TPO  
3.11 **Work to Trees – Taahi, Edderston Road, Peebles – Ref No: 22/00596/TPO**  
3.12 **Formation of a Race Event Zone with Vehicular Access Track and Footpaths and Foot bridge** – Glentress – Ref No: 22/00600/FUL  
3.13 **Replacement Windows and formation of replacement boundary wall** – Dunwhinny, 2 Springwood Terrace, Peebles – Ref No: 22/00585/FUL  
3.14 **Alterations and Extension to Dwellinghouse** – 23 Edderston Road, Peebles – Ref No: 22/00584/FUL

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

- 4.1 **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  
4.1.1 This proposal has been withdrawn following a letter from SBC asking for clarification. This letter notes  
4.1.1.1 The applicant's statement regarding ownership appears incorrect as the developer laid claim to the parking bays and the service strip.  
4.1.1.2 There was drainage under the service strip

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- 4.1.1.3 The plans provided appeared to contain inconsistencies
- 4.1.1.4 There were concerns regarding privacy
- 4.1.1.5 SBC recommended withdrawal
- 4.1.1.6 This proposal has been withdrawn. **However, the withdrawal letter states that there is an intention to re-submit.**
- 4.2 **Work to trees** – Craigearne Lane and Craigearne crescent, Peebles – Ref No: 22/00593/TPO
- 4.3 **Work to trees** – Tawahi, 10 Edderston road, Peebles – Ref No: 22/00596/TPO
- 4.4 **Replacement windows and formation of replacement boundary wall** – Dun Whinny, Springwood Terrace, Peebles – Ref No: 22/00585/FUL
- 4.5 **Alterations and extension to dwellinghouse** – 23 Edderston Road, Peebles – Ref No: 22/00584/FUL
- 4.6 **Alterations and extension to dwellinghouse** – 20 Edderston Road, Peebles – Ref No: 22/00551/FUL
- 4.7 **Change of use from retail (Class 1) to food and drink (class 3) and external decoration** – 53 Northgate, Peebles – Ref No: 22/00544/FUL
  - 4.7.1 Proposed as a wine and cheese shop with small wine bar if a licence is granted.
- 4.8 **Replacement garage** – The Cairn, Haystoun avenue, Peebles – Ref No: 22/00523/CLPU
- 4.9 **Replacement windows** – Lee Cottage, 17 Caledonian Road, Peebles – Ref No: 22/00520/FUL
- 4.10 **Remove existing rear door and replace with window** – Craigearne Lodge, Edderston Road, Peebles – Ref No: 22/00517/LBC
- 4.11 **Alterations to dwellinghouse** – Preston Villa, Wemyss Place, Peebles – Ref No: 22/00483/FUL
- 4.12 **Erection of dwellinghouse and formation of access (approval of matters specified in 17/00948/PPP)** – Land north of Redscour, Nether Kidston, Peebles – Ref No: 22/00465/AMC
- 4.13 **Alterations and extension to dwellinghouse** – Kailzie Gamekeepers Cottage, Peebles, EH45 9HT – Ref No: 22/00459/FUL
- 4.14 **Replacement windows** – Oak Cottage, Old Town, Peebles – Ref No: 22/00458/FUL
- 4.15 **Replace existing dormers with single dormer and replacement first floor windows** – 7A Rosetta road, Peebles – Ref No: 22/00452/FUL
- 4.16 **Replacement windows and door** – 11 Montgomery Place, Peebles – Ref No: 22/00451/FUL
- 4.17 **Vehicle Access Application** – 21 Glen Road, Peebles – 22/00433/VAA
- 4.18 **Erection of block of residential flats comprising of 14 units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)** – Kingsmeadows House, Peebles – Ref No: 22/00422/AMC
- 4.19 **Work to trees within wooded strip** – Wester Greybield, Edderston Road, Peebles – Ref No: 22/00395/TPO
- 4.20 **Alterations and extension to dwellinghouse** – 6 Echo Street, Peebles – Ref No: 22/00389/FUL

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- 4.21 **Alterations and extension to dwellinghouse** – Greenways, Springhill Road, Peebles – Ref No: 22/00364/FUL
- 4.22 **Construction of concrete skate park** – Victoria Park, Springhill Road, Peebles – Ref No: 22/00363/FUL

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

Unfortunately, as the AGM coincided with our April PCC meeting the writer could not attend and awaits the minutes of the meeting.

In terms of trying to form a focus group of Tweeddale Community Councils, this has been on hold due to the personal circumstances of the writer. However, there was little interest shown previously.

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

No known changes

**7.0 Peebles Parking Working group**

Presumably a new group with a new chair will be formed now that a new group of councillors has been voted in.

As an observation going forward. The writer considers the layout of the Kingsmeadows car park to possibly waste a considerable amount of potential parking space. It would be worth surveying it. Any improvement cost could be recouped through a possible charging mechanism going forward. Further, it should be noted that any surplus income would benefit the Common good.

**8.0 Common Good**

Presumably a new group with a new chair will be formed now that a new group of councillors has been voted in.

It is worth noting though, that the writer as the representative of the PCC has some concerns.

1. The Common Good Committee discusses some subjects within private session that this writer considers should be visible to the public and sees no good reason for some aspects other than those that are commercially sensitive to be kept secret.
2. In relation to Jedderfield. Everything has been kept private and at the time of writing still is. Further, the chair has intimated (18-04-22) that he is not aware of what information may or may not be released and must consult with SBC. So far, no answer is forthcoming. This all appears to be wrong on several counts.

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- a. Surely the Chair of an independent committee representing the people of the town should ensure timely information is presented?
  - b. The Chair must be ultimately responsible (jointly) as a Trustee for ensuring that good practice as laid down, is observed and that legalities are maintained. This cannot be delegated to non-trustees within SBC
  - c. The whole town seems to think it knows who the new leaseholder is. It appears that a new lease must be in place as reports note that the land is back in use. Further, contractors have been seen reviewing the property to consider how a new or improved access can be made. And yet, there is no official confirmation of the decision, let alone an explanation of how the decision, if it has been made, has been made!
  - d. If a lease has been executed, we are not aware of its duration. A long lease may be interpreted legally as a “disposal”. A disposal requires an 8-week consultation period.
  - e. A question has been raised by a member of the public over the type of use that a new leaseholder may put the farm too. Is it likely that a change of use may have been required?
  - f. Another member of the public has expressed concern that his own privately owned access road was being surveyed without his permission by a contractor considering new means of access.
3. **Common Good Land** – A Protocol issued by the Scottish Land Commission.
- a. Principle 5 states that “there should be improved transparency of information about the ownership, use and management of land, and this should be publicly available, clear and contain relevant detail”. [Clearly, in the case of Jedderfield, this could not be more opaque to the public at this time].
  - b. Principle 6 states that “there should be greater collaboration and community engagement in decisions about land”. [There was no community engagement on this issue].
  - c. Note: In the protocol, the word “must” it requires action underpinned by law. Where the word “should” is used the protocol, (which applies to councils, community council and other bodies) expects everyone involved to follow the approach described, unless it conflicts with legal duties.
    - i. When a disposal or change of use is assessed to be the best option, the local authority must consult with the community
    - ii. Local authorities should be transparent in communicating processes for leasing or disposing of Common Good land.
4. **PCC Representative on Common Good Committee** – The writer has been strongly informed by the Common Good Chair that no information promulgated with the private session is to be communicated with anyone whatsoever, including the PCC Chair. This is not tenable. It cuts the PCC completely out of some debates and leaves the PCC representative to provide only his personal view on a subject and not the view of the community.