

**Peebles & District Community Council
Planning Report
Thu 7 November 2024**

1.0 General

- 1.1 **Tweedbridge Court** – No change
- 1.2 **Baptist Church Building** – No change
- 1.3 **Victoria Park Centre** – Councillor Tatler may be able to update

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 5 Jul 2024 [RSPB requests 3 turbines deleted or moved](#), disagreeing with EIA report findings on impact to golden eagle and citing impact to (red-listed) Black Grouse and breeding Curlew.
 - 2.1.2 1 Aug 2024 landowner [Raeshaw Farms object](#), citing multiple NPF4 policy failures e.g. “policy [3 biodiversity] requirement for betterment”
 - 2.1.3 23 Oct 2024 [Belltown Power reject RSPB’s request](#) “NatureScot did not raise any concerns” (see [NatureScot’s advice 15 Jul 2024](#)).
 - 2.1.4 4 Nov 2024 Second meeting of Leithenwater Wind Farm Community Liaison Group (CLG). Community Benefit & Ownership Memoranda of Understanding (MOU) attached. Public comment invited.
- 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 eagles/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.
- 2.4 **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, 24/00031/FUL and 24/00247/FUL – Awaiting decision.
 - 2.5.1 25 Oct 2024 [planners recommend approval](#) of 24/00030/FUL. To be decided by SBC planning committee 9 Dec 2024 ([agenda](#)).
 - 2.5.2 3 Jun 2024 withdrawn from Planning Committee meeting on [recommendation of Chief Legal Officer](#)
 - 2.5.3 24 May 2024 planners recommend approval of 24/00030/FUL.
 - 2.5.4 Circa 248 objections, including from this Community Council.

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

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- 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 – 50 houses and flats, demolition of mill buildings** – Ref No: 23/00884/FUL and Ref No 23/00883/CON.
 - 2.7.1 Full permission (23/00884/FUL) approved by PC 9 Sep 2024.
 - 2.7.2 Conservation area consent (23/00883/CON) granted 5 Feb 2024
- 2.8 **March Street Mills – 2 houses and 12 flats, affordable housing** – Ref No: 24/00181/FUL – Awaiting decision. Outstanding matters re: flood levels. No change since 28 Aug 2024.
 - 2.8.1 To satisfy condition 13 (affordable housing) of 23/00884/FUL.
 - 2.8.2 PCC supported this application.
- 2.9 **Commercial storage yard comprising storage containers, Land West of Tweedview, South Park Industrial Estate** – Ref No: 24/01016/FUL – Awaiting decision.
 - 2.9.1 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”
 - 2.9.2 There have been 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.
 - 2.9.3 Next steps: planners will either deny the application or send it to the Committee for a decision with a recommendation it be approved.
- 2.10 **Irvine Plant Limited appeal against refusal of 23/00524/FUL** – Ref No: 24/00033/RREF. Appeal lodged.
- 2.11 **Revised design for mountain bike skills park, incorporating existing race event area, new trail link and associated landscaping, Glentress** – Ref No: 24/01046/FUL. Letter of support submitted 2 Oct 2024 (see portal)

3.0 New Planning Applications

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

- 3.1 **24/01313/PN (Prior Notification) – Formation of forestry track –Land to the West of Cardrona.** Scottish Forestry give notice of their intention to form a new road for logging. Walkers on the Drove Rd above Kailzie will see this plantation to the East.
- 3.2 **24/01245/FUL – Alterations to form roller door – Silverbirch Studios, Cavalry Park.** Evolution BPS seek to expand workshop and distribution of bottling & packaging parts business. They note a 2013 refusal of similar application due to loss of parking, subsequently overturned on appeal. They state this light industrial use is essential for their business to grow.

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

- 3.3 **24/01242/FUL – Erection of boundary fence – Eshiels Toll.** Acoustic fencing due to A72 proximity. No trees felled (lower branches trimmed).
- 3.4 **24/01211/FUL – Replacement windows and door – 10 Cross Street**

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

Major application decided:

- 4.1 Rosetta Road Development of 100 Holiday lodges – Ref No: 23/01564/FUL & 23/01563/LBC – Approved at SBC Planning Committee (PC) meeting Mon 12 Aug 2024.

No ongoing interest to PCC:

- 4.2 24/01209/FUL – Alterations to dwellinghouse, erection of detached garage – 65 Edderston Road. Sympathetic attic conversion and garage update.
- 4.3 24/01201/FUL and 24/01203/LBC – Change of use and alterations to stable building to form dwellinghouse – Stable Building Kailzie Home Farm
4.3.1 Appears to meet policy HD2: Housing the countryside, parts A & C.
- 4.4 24/01197/TCA – Works to trees, Sideways, Bonnington Road. Fell single birch tree close to house lifting paving stones / trip hazard.
- 4.5 24/01150/FUL – Erection of dwellinghouse (renewal of planning permission 19/00282/FUL), Garden Ground Of Lismore, Haystoun Avenue
4.5.1 Resubmission of previously approved plans
4.5.2 Extract from letter of support (in previous application)
“I am happy for my daughter Susie Anderson to build on my plot. I have lived in Peebles since 1960 when we purchased two plots and built our house, which I still live in by myself, at the age of 89. My daughter has recently moved back to Peebles, and is working locally in the NHS. By building this house she will be on hand to support me to be able to continue to live in my own home. The land is now superfluous to my needs and I am unable to maintain it.”
- 4.6 24/01026/FUL – Extension to dwellinghouse and new boundary fence.
4.6.1 Addition of shower room (to facilitate medical & aged care).
- 4.7 24/01119/FUL – Extension to dwellinghouse and external terrace, The Croft, Chambers Terrace
4.7.1 Proposed single storey extension to form a utility room (in place of existing carport) and an external terrace to the side of the property

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

- 4.8 24/01151/ADV – Installation of illuminated signage, Brown Brothers Garage. Existing totem retrofitted with new corporate branding.
- 4.9 24/01204/FUL – Replacement windows and door (retrospective) – 15 Young Street. For heat efficiency, with apologies for retrospective request.

No information available on portal:

- 4.10 24/01200/TPO – Works to trees, 34 Craigerne Drive.
- 4.11 24/01080/TCA – Works to trees, Craigerne Development Green Space.