

Peebles & District Community Council
Planning Conveners Report
September 2022

1.0 General

- 1.1 **Local Development Plan 2** – No change
- 1.2 **Ballantyne Place** – No change
- 1.3 **Tweedbridge Court** – Following received from Eildon – *“In terms of construction activity at this site, unfortunately the position remains as it was when we spoke last. As you will no doubt be aware from news coverage, inflation is currently rampant, and this is significantly impacting on construction costs for our tendered projects. Given the delays experienced and the complexity of this site, we are still progressing solutions that are viable and deliverable as quickly as possible. In short, there is no current prospect of commencing the development of this site until the next financial year 2023/24. I can assure you and the Community Council that we remain committed to progressing as soon as possible and delivering much needed, high quality, sustainable and affordable homes which Peebles and the wider Borders desperately needs”.*

2.0 Planning Applications - Current Interest

- 2.1 **Kingsmeadows House, Peebles – 19/00182/PPP (New Flats) – Refused** – Heritage and Design Officer objected based on scale and massing, design, etc., the Landscape Architect objected mostly to the increased damage to trees, PCC & PCS and 500 other objections from the residents. A previous application had been approved subject to conditions. Conditions 1, 3, 5, 6, 7,8, 9, 10, 11, 12, 13 and 14 were either not complied with or were only partially complied with. The writer recommends those with a serious interest in this application, visit the SBC decision document on the planning portal.
- 2.2 **Cloich Windfarm** –21/01134/S36 – Awaiting decision
- 2.3 **Scawd Windfarm** – 20/00880/SCO – No change
- 2.4 **Castle Venlaw – 21/00939/FUL 20/01493/LBC** (Revision to LBC 18/01286/LBC) – **18/01287/FUL** (Location of heat pumps)
 - 2.4.1.1 Still no follow up on portal since **November**
 - 2.4.2 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL. - **No change since January**
- 2.5 **Erection of 3 no holiday pods – Approved**
- 2.6 **Erection of new school and other facilities – Ref No: 22/00271/FUL – In** response to a letter of support from PCC for an effective 400m running track we received the following:
 - 2.6.1 “The Council notes and recognises the letter written by Gregor and Linda Nicholson [Athletics Coaches]. The extent of the remediation to the 2 grass pitches south of Craigerne Lane, including levelling, soiling, and seeding is being investigated by the project. We will work through this as part of the overall project and in particular, the impact of those works on the external sports provision within the school during the critical construction phase. We can be clearer on that over the months ahead as we head towards construction of the main works. What we can be sure of though is that the width of the

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land owned by the Council south of Craigerne Lane does not permit a geometric layout that would comply with sports guidance from the likes of sport Scotland. The land is just not wide enough for this and the level of remediation that we propose would need to recognise this constraint. We have no plans to create a 400m surfaced track such as that found at Tweedbank.”

2.6.2 This response gives no comfort whatsoever. The writer went back to recommend that they consider purchasing some of the adjacent fields. Very little extra land would be required, and it would be unlikely to be expensive. There was no reply.

2.7 **Alterations to remove suspended ceiling at Burgh Hall – Ref No: 22/01018/LBC**

2.7.1 **The Heritage and Design Officer comments** – “The principle of removal of the suspended ceiling is welcomed as it will allow the original space and design to be appreciated and enable the decorative ceiling to be viewed again.

2.7.2 **The detail included in the application is however very limited;** there is limited information on the proposed repairs including reinstatement of missing sections of cornice, wall repairs and timber repairs. There’s no indication of how / what part of the roof the fans will be attached to nor how the extract fans will need to adapt the existing roof vents. There is also no information on evidence for historic painting schemes. Whilst the detail can be left to condition, further information is required up front on these aspects to establish and agree the general principles. A site visit would be useful to discuss the further information and general principles proposed.

2.7.3 Only the Civic society and PCC have raised objections. However, this does not detract from the detailed ongoing debate raised by the community that the previous piecemeal approach to the management of the Chambers Institution needs to be replaced by a fully professional overview and plan going forward.

3.0 **New Planning Applications**

The writer recommends no action on any of the following except 3.8 subject to PCC agreement.

3.1 **Alterations and Extension to Dwellinghouse** – The Mill House, Scotsmill, Kailzie, Peebles, EH45 9HS – Ref No: 22/01318/FUL and 22/01319/LBC

3.2 **Erection of Dwellinghouse with Garage and Associated Infrastructure** – Land North of 1 Eshiels steading, Peebles – Ref No: 22/01310/FUL

3.3 **Installation of Cement Silos and bulk storage bays** – White Bridge Park, Kingsmeadows, Road, Peebles – Ref No: 22/01251/CLPU

3.4 **Extension to Dwellinghouse** – 6 Standalane Terrace, Peebles, EH45 8LT – Ref No: 22/01230/FUL

3.5 **Erection of garage with solar array to roof and alterations to Dwellinghouse** – Lyntburn, 45 George St, Peebles, EH45 8DN – Ref No: 22/01214/FUL

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- 3.6 **Roof and Chimney Repairs** – Cross Keys Hotel, Peebles – 22/01212/LBC
 - 3.7 **Replacement Balcony Doors** – 4/5 Elcho St, Peebles, EH45 8LP – Ref No: 22/01211/FUL
 - 3.8 **Erection of Dwellinghouse** – Garden Ground of The Croft, chambers Terrace, Peebles, EH45 9DZ – Ref No: 22/01129/PPP
 - 3.8.1 We have objected to this on the grounds of insufficient detail in the application.
 - 3.9 **Discharge of Planning Obligation pursuant to planning permission 16/00497/PPP** – Land Adjacent to Garden Park, Eshiels – Ref No: 22/01118/MOD075
 - 3.10 **Internal and External Alterations to Dwellinghouse** – Cabbage Hall, Tweed Green, Peebles – Ref No: 22/01101/FUL and 22/01102/LBC
 - 3.11 **Alterations and Extension to Dwellinghouse** – 6 Tweed Avenue, Peebles, EH45 8AS – Ref No: 22/01094/FUL
 - 3.12 **Work to Trees – Land at Cuddyside Path, St Michaels Bank Path and East of cuddy Bridge, Peebles** – Ref No: 22/01091/TPO
 - 3.13 **Erection of 6 No External Hot Water Heat Pump units Erection of gabion retain wall and 1.8m high fence** – Grounds of Peel Tower, Peebles – Ref No: 22/01090/FUL
 - 3.14 **Remove existing garage door and replace with window opening to front elevation** – 22 South Parks West, Peebles – Ref No: 22/01086/CLPU
 - 3.15 **Alterations to outbuildings to form first floor accommodation** – Rosedale, High Street, Peebles – Ref No: 22/001085/FUL
 - 3.16 **Change of use of dwellinghouse and alterations to form 2 no holiday let accommodation (retrospective)** – 58 George St, Peebles, EH45 8DN – Ref No: 22/01070/FUL
 - 3.17 **Alterations to internal layout** – 47 1 March St, Peebles – Ref No: 22/01049/LBC
 - 3.18 **External Redecoration and Replacement Windows and 2 No doors at stairs turret** – 68 Rosetta Road, Peebles – Ref No: 22/01048/FUL
- 4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)
- 4.1 **Work to trees** – Cuddyside path – Ref No: 22/01091/TPO
 - 4.2 **Alterations to internal layout** – 47 – 1 March Street, Peebles – Ref No: 22/01049/LBC
 - 4.3 **Alterations to remove suspended ceiling** – Burgh Hall, high Street, Peebles – Ref No: 22/01018/LBC – Please note the **addendum** to this report, “**Chambers Institution – Report for PCC Meeting 14 July 2022**”
 - 4.4 **Change of use from existing class 4 office to class 11 gymnasium (retrospective)** – Units 9 & 10 Cavalry Park, Peebles – Ref No: 22/00983/FUL
 - 4.5 **Alterations and extension to dwellinghouse** – Marybank, 9 Murray Place, Peebles – Ref No: 22/00955/FUL
 - 4.6 **Erection of replacement vehicle workshop** – Land and shed north of car showroom, George street, Peebles – Ref No: 22/00952/FUL

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- 4.7 **Discharge of planning obligation pursuant to planning permission** – Garden ground of Ailort, Langside Drive, Peebles – Ref No: 22/00937/MOD75
- 4.8 **Alterations to dwellinghouse** – 30 Northgate, Peebles – Ref No: 22/00924/FUL
- 4.9 **Refurbishments and alterations to first floor windows** – Kerfield House, Innerleithen road, Peebles – Ref No: 22/00920/FUL and 22/00914/LBC
- 4.10 **Siting of storage container** – Land south of Peebles RFC pavilion, Neidpath road, Peebles – Ref No: 22/00911/FUL

5.0 Scottish Borders Community Council Network (SBCCN)

A meeting of the SBCCN took place on 18 August. A new Chair, Wilson George was elected and a new Vice Chair, Alistair Lockhart. Colin McGrath, the past Chair is still responsible for the interface on community empowerment and is well qualified to continue in this regard. It was noted that several Community Councils had new faces and who admitted to having much to learn.

It was stated again, and it is commented upon at almost every meeting that SBC talk about community engagement and not community empowerment. There is of course no comparison. Whatever feedback engagement provides can always be ignored. Empowerment is having a true say in decision making.

For interest, a new windfarm affecting Hawick is planned to have 62 turbines higher than London's BT tower and the transport assessment apparently covers 3 or 4 years with possible road closures affecting the A7 every day during the week as they move 200 tonne loads on a 5m wide transporter. At least that was the discussion. It will be interesting to see what happens.

Hawick and Jedburgh identified a common issue. Tenants renting garages from SBHA in certain parts of these towns have been given notice to vacate - the garages are to be transformed into housing. It was noted that this would require planning approval and would have implications for drainage, power supplies in these areas. This writer emailed later that to evict the tenants before approval for the change was granted was grossly unfair as SBC officer could refuse the application.

6.0 The Proposed Additional High Street Pedestrian Crossing

See Chairman's report

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7.0 Peebles Parking Working group

No change – Last meeting 09 March 2022.

- When is the next meeting?
- What has happened regarding the draft questionnaire?
- We should note that we have been talking since 12 February 2020 and so far in 2.5 years have achieved no results!

8.0 Common Good

Haylodge Park Toilets – Cost of opening during the winter period Circa £2,850 per year. Agreed to keep open at weekends.

Witchcraft memorial – Agreed in principle to site it on Tweed Green. Granite memorial provided by Purves Funeral Directors.

ClubSport Tweeddale – Approved request for £5,782 to help fund a feasibility study to explore the potential to:

- Replace changing and storage facilities at Whitestone Park
- Improve changing facilities at the Gytes Leisure Centre
- Relocate Peebles Rovers FC to Violet Bank
- Create additional athletics facilities at Violet Bank
- Improve hospitality facilities at Tweeddale FC pavilion

Peebles Stroke Club – Seeking £600. Prior to lockdown met free of charge, but now those premises are not available, and they need to find rent. This application is to help support them to get up and running again.

9.0 Chambers Institution Trust

Next Meeting 14 September – No agenda posted at the time of writing