

Application Comments for 15/00822/PPP

Application Summary

Application Number: 15/00822/PPP

Address: Site In Grounds Of Kingsmeadows House Kingsmeadows Road Peebles Scottish Borders

Proposal: Erection of residential apartments

Case Officer: Craig Miller

Customer Details

Name: Mr joe wilton

Address: Kilmorrie 4 Tweed Avenue, Peebles, Peebles, Scottish Borders EH45 8AS

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Legal issues

Comment: Letter on behalf of Peebles Community Trust regarding Kingsmeadows Estate

Peebles Community Trust (PCT) is pleased to hear that Granton Homes are developing the Kingsmeadows Manor House into refurbished flats for permanent accommodation. Also, the PCT has no issue in principle with the construction of 12 new flats on the lawns adjacent to the Manor House, as long as their design is in keeping with this special location along the banks of the Tweed River.

We are concerned however with the eventual fate of the two 5-acre ancient woodlands on either side of the manor house and public access to the river bank. These have been used by local residents for many years during the tenure of Standard Life with the main gate into the estate unlocked. The much loved woodlands are close to the heart of Peebles and represent an important urban green space.

In 2008 the woodlands were surveyed and 743 trees were identified and described in detail. This would make an excellent community resource for tree study - local schools, students of forestry, tourists, etc. Also we note that the Tree Survey states that "the paths in the woodlands are used by local residents". At a time when the detrimental impact of the lack of time spent in nature, especially by children, has been well researched and documented, we feel that it is imperative that the community does not lose such an important green space.

The sales particulars for the apartments and flats imply that the grounds would be maintained for the sole use of the residents: 'Outside all residents will have access to the private grounds. The

main gates will be automated and the entrance to the grounds and mansion house will be controlled by an entry system. A factoring company will be appointed to maintain the grounds and common areas.

We wish to draw attention to the contents of "Scottish Outdoor Access Code - Public access to Scotland's outdoors, 2005, which clearly states that such wooded policies of houses must be accessible for the enjoyment of all members of the public. Since these woodlands are well outwith the curtilage of the residences we would contend that they cannot be kept as private grounds. We request that the requirement for public access be made clear in any eventual planning permission.

The assurances will address concerns in the community about possible intention of Granton Homes to make the estate private and inaccessible to the local community, which would be contrary to the Land reform Act (Scotland) 2003.

Peebles Community Trust