



*Community Council
of the
Royal Burgh of Peebles & District*

Ranald Dods
Planning and Regulatory Services
Scottish Borders Council
Newtown St. Boswells
Melrose
TD6 0SA
By email: DC Consultees

12 March 2026

Dear Mr Dods,

OBJECTION – [24/00247/FUL](#) – Section 42 application to renew expired planning permission in principle 19/00182/PPP

This planning application requests new planning permission in principle identical to expired permission 19/00182/PPP, but with changes to conditions 2 and 7.

The requested changes to condition 2 are identical to the request made in similar section 42 application [24/00030/FUL](#), which was refused by SBC's Planning and Building Standards Committee on 9 Dec 2024. The opportunity for the applicant to appeal that decision having expired, it is now a matter of public record that concerning a section 42 request in respect of 19/00182/PPP condition 2:

1. "The application is contrary to Policy EP11 of the Scottish Borders Council Local Development Plan 2024 in that the development would result in the loss of trees and green space. The need for development does not outweigh the need to protect or retain the existing mature trees and green space.
2. The application is contrary to Policy EP13 of the Scottish Borders Local Development Plan 2024 in that the proposed development would result in loss of an existing woodland resource and the benefits of development do not outweigh the loss of landscape, or the ecological and historical value of the woodland resource.
3. The application is contrary to Policy 6 of National Planning Framework 4 in that the development would result in the loss of ancient woodland and cause ecological impact on trees of historical value." [[refusal notice 9 Dec 2024](#)]

The requested changes to condition 7 are identical to the request made in similar section 42 application [24/00031/FUL](#), which was refused unanimously by SBC's Local Review Body on 23 Feb 2026. The opportunity for the applicant to appeal that decision having expired, it is now a matter of public record that concerning a section 42 request in respect of 19/00182/PPP condition 7:

4. "The variation of condition 7 of planning permission 19/00182/PPP would result in consent being granted for a development which would not maintain the character and open nature of the land, which is within the control of the applicant, within and surrounding the site. This would have an adverse impact on the woodland setting of

Kingsmeadows House and would, in turn, be detrimental to the character and appearance of the conservation area and the setting of the category B listed building. The development would be contrary to policies 6 and 7 of National Planning Framework 4 and policies PMD2, EP7 and EP9 of the Scottish Borders Local Development Plan 2024. These conflicts with the development plan are not overridden by other material considerations.” [\[refusal notice 2 Mar 2026\]](#)

Now that all the issues before officers have been determined, by the planning authority from whom officers’ powers are delegated, for consistency of decision making we request your speedy refusal of this application on the same grounds.

For detailed objection grounds we refer you to our previous consultation responses such as our [consolidated comprehensive objection dated 30 Dec 2025](#).

Yours sincerely
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener