

Planning Committee (including Licencing matters) Report – Tuesday 6th May 2014

Note these are recommendations to Community Council until passed at full Council Meeting or submitted under delegated powers due to time constraints

Members: Crick Carleton (Chair), Alan Mackenzie, Martin Tolhurst, Lesley Morrison, Robin Tatler, Gary Rennie, Derek Horsburgh, Anne Snoddy, Lewis Foster, Graham Mackie

Present – Crick Carleton (Chair), Martin Tolhurst, Derek Horsburgh, Anne Snoddy, Graham Mackie, Alastair Stewart

Apologies – Robin Tatler

Key issues:

- Draft Local Development Plan
- Housing developments
 - Rosetta Holiday Park planning application
 - Innerleithen Road - housing
- Cloich Forest Wind Farm
- Community ownership
 - Kingsmeadows House
 - Veitch's Corner
- Road Transport Orders – RTOs
 - TweedLove & future cycling
 - The Crossings
- Tweed island

Strategic issues

Draft LDP

The consolidated responses to the dLDP consultation has now been published by SBC – (you can view the consolidated responses at http://www.scotborders.gov.uk/downloads/178/development_plans and scroll down to the bottom of the page; you can view individual responses by clicking on the relevant name from the listing). The council officials are in the process of considering these representations and they will recommend appropriate actions, which will be presented for deliberation to the next meeting of the full Council. It is expected that the Council will accept the majority of the recommendations of its officers.

Assuming that a number of contentious issues will remain unresolved, the draft LDP will be passed to the Scottish government for a decision to be made as to whether the issues should be exposed to formal Examination. If so, the Scottish Government will nominate a Reporter to undertake the Examination, to take representations and to adjudicate on the various planning issues. Timing will probably be early autumn. In this context it is proposed that the

Community Council should be prepared to make direct representations supporting its objections to the location and extent of proposed housing developments included in the plan, and to the construction of a second bridge within the current development boundary of the settlement.

TweedLove

Quite a buzz around TweedLove, and particularly the Enduro event, with compliments about the professional way the HQ site on TweedGreen was put up and taken down and returned to normality.

These events clearly brought considerable business to the town, though the benefits were not spread evenly, with a clear bias towards the hospitality sector – as might be expected. The publicity around the event, plus the positive experience of those attending the event, is also likely to encourage return visits – not only for cycle events, but for walking, shopping, socialising (i.e. not all benefits are immediate). All of which is good for Peebles.

But it does raise some considerable questions about how the town prepares for and manages its interaction with these major events. Could it do more?

- In the absence of a Peebles' traders association, the town's businesses do not take a coherent approach to this; which contrasts with the Tweed Valley Tourism Consortium and the local hospitality industry which are clearly making considerable effort to engage with cyclists and benefit from the Glentress effect.
- In other locations, towns might produce event-specific consolidated information and handouts on where to stay, where to eat and drink, what nearby visitor / leisure opportunities are available, etc.. But not Peebles: why not?
- There are also often repeated concerns about the degree to which the putting up of "barricades" along the High Street to control the movement of people has a severe dampening effect on retail activity. Are there better ways of handling this?
- For the weekend of the Enduro race, all town car parks were reported to be full – raising questions about the adequacy of our car parking arrangements. Do we need more car parks and/or more temporary car parks?

All these elements are to do with the structure, organisation and management of the town centre – and fall squarely within the ambit of a range of town centre initiatives being promoted by the Scottish government, and for which considerable help and support are available. It would seem opportune to seek to capitalise on some of these opportunities. Is there anything that the Community Council can do to progress matters?

Consultations

None

Planning Applications

Details of planning applications, including plans, and council and community representations, can be accessed on the SBC eplanning website – <http://eplanning.scotborders.gov.uk/online-applications/>. Individual applications can be accessed by searching against the application number, or address, or by a more general weekly or monthly listing of applications, making sure to restrict the search to those relevant to “Peebles & District Community Council”.

Housing developments

13/00444/PPP – Rosetta Holiday Park planning application: We have lodged our strong objection to the proposal for consent of substantial housing construction on this site. This site is not planned for housing, and this should remain so, including in the new LDP. Aside from the issues previously raised in our objection of May 2013, our objection focuses on the urgent need for traffic issues in this part of town to be resolved **before** any further development in the area is considered. Getting the council and government to address this issue presents a major hurdle – since the focus of the planning process is on site by site, and application by application, and struggles to deal with actions needed to address the cumulative impacts of development.

14/00136/FUL – Innerleithen Road / Hydro housing development: Responses to this application by council officers have led to a request to the applicant to reconsider and modify their application – mainly to reduce the density and spacing of the buildings. Requests have also been made to accommodate extension of the Innerleithen Peebles multi-use path, along the back of the site, and exiting through the site to Innerleithen Road. SBC expects a modified application to be re-presented for consultation during June. We have copied our pre-application responses to the applicant to SBC, highlighting our concerns about a new road entrance on this stretch of Innerleithen Road, and favouring consideration of routing along the back of the development to co-locate with the westerly entrance to the Hydro Hotel.

Cloich Forest Wind Farm

SBC Planning has now lodged its objection to the development of the Cloich Forest Windfarm – primarily on the basis of adverse impact on the landscape. The basis of this objection is lodged on the SBC eplanning system at <http://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MBRWJKNT02Q00> under the “documents” tab. Adjudication on the application now rests with the Scottish Government Energy Consents Unit.

Community ownership

Kingsmeadows Estate: The Peebles Community Trust is activity investigating the taking of Kingsmeadows Estate into community ownership. This is a one-off opportunity to extend the green riverside space at the centre of the town, and to put the house, steadings, gardens and woodland into productive use within the public domain. Potentials being explored include leisure accommodation, sheltered housing, arts & crafts workshop space, gallery / exhibition space, café, amenity garden and play area, and amenity woodland. There is the possibility of locating a pedestrian / cycle bridge from the estate across spanning the Tweed providing

protected off-road routes into the town centre, and linking with the paths network north and south of the river. Other possibilities being explored include location of new medical facilities on the estate, and reserving land for expansion of Priorsford School. The key issues that will need to be resolved are a sound and viable business plan for the estate, and the necessary purchase and development funding; investigations are proceeding.

Veitch's Corner

We note and welcome the private initiative announced by Kenny Vannan to develop Veitch's Corner as an indoor market.

Tweed island

We await the outcome of the Peeblesshire News survey on this issue.

Input to councillors to date suggests more support for retaining the island as a natural feature of the river. Nonetheless, the height of the island has increased substantially over the last year, and there are continued concerns about erosion along the south bank of the river opposite the island. The Community Council will need to consider whether or not to request some more considered response on these issues from SBC and SEPA.

AOCB

TweedLove and Road Traffic Orders (RTOs)

Concerns have been raised about the closure of Tweedgreen to traffic from Thursday evening 29th May to Sunday evening 1st June. In itself this was not a problem, but various residents, both on the Green and elsewhere, were taken by surprise as to the duration of the closure. The issue seemed to be one of communication – those associated with the cycling event might have known what was going on, but other less so. For future events it is suggested that a little bit more focus should be put on communication and liaison with local residents.

Planning Applications. (There may be more by meeting so keep an eye on the SBC on-line e-planning).

Special

Listed

[Erection of garage and single storey extension to dwellinghouse](#) | **White Cottage** Kingsmeadows Marmion Road Peebles Scottish Borders EH45 9HR | Ref. No: 14/00550/FUL | Received: Mon 12 May 2014 | Validated: Wed 28 May 2014 | Status: Pending Consideration |

[Single storey extension to dwellinghouse](#) | **White Cottage** Kingsmeadows Marmion Road Peebles Scottish Borders EH45 9HR | Ref. No: 14/00555/LBCNN | Received: Mon 12 May 2014 | Validated: Wed 28 May 2014 | Status: Pending Consideration |

[Alterations and extension](#) | Bridge Inn Port Brae Peebles Scottish Borders EH45 8AW | Ref. No: 14/00602/FUL | Received: Thu 22 May 2014 | Validated: Mon 26 May 2014 | Status: Pending Consideration – **no objection**

[Internal and external alterations](#) | Bridge Inn Port Brae Peebles Scottish Borders EH45 8AW | Ref. No: 14/00611/LBCNN | Received: Sat 24 May 2014 | Validated: Mon 26 May 2014 | Status: Pending Consideration – **no objection**

Conservation Area

[Replacement windows and doors \(retrospective\)](#) | 17 Elcho Street Peebles Scottish Borders EH45 8LQ | Ref. No: 14/00565/FUL | Received: Thu 15 May 2014 | Validated: Thu 15 May 2014 | Status: Pending Consideration - **no objection**

[Extension to dwellinghouse, installation of 3 No photovoltaic panels and erection of polytunnel](#) | **Branxholme** Springhill Road Peebles Scottish Borders EH45 9ER | Ref. No: 14/00581/FUL | Received: Mon 19 May 2014 | Validated: Mon 19 May 2014 | Status: Pending Consideration - **no objection**

[First floor extension to dwellinghouse](#) | Calzeat Cottage Old Town Vennel Peebles Scottish Borders EH45 8HZ | Ref. No: 14/00595/FUL | Received: Tue 20 May 2014 | Validated: Wed 21 May 2014 | Status: Pending Consideration – **no objection**

Regular

[Alterations and extensions to dwellinghouse](#) | **31 Glen Road** Peebles Scottish Borders EH45 9AZ | Ref. No: 14/00519/FUL | Received: Sat 03 May 2014 | Validated: Wed 07 May 2014 | Status: Pending Decision |

Rural

[Formation of new access](#) | Land South West Of Nether Horsburgh Farmhouse Innerleithen Scottish Borders | Ref. No: 14/00573/FUL | Received: Fri 16 May 2014 | Validated: Mon 19 May 2014 | Status: Pending Consideration – **no objection**

[Alterations to access road and car parking \(amendment to previous consents 04/02215/FUL and 05/00546/FUL\)](#) | Land South Of Horsbrugh Ford Cottages Cardrona Scottish Borders | Ref. No: 14/00584/FUL | Received: 20 May 2014 | Validated: | Status: Pending Consideration – **no objection**