

Planning Committee (including Licencing matters) Report – Tuesday 2nd September 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), Anne Snoddy, Graham Mackie

Apologies – Martin Tolhurst, Lesley Morrison, Robin Tatler, Lewis Foster

Key issues:

- Consideration of draft LDP
- Community empowerment / town centre regeneration

Strategic issues

As the adage goes, August is a quiet month.

Draft Local Development Plan

The draft LDP will be discussed by SBC at its main meeting on 25th September. Ahead of this meeting it is assumed that the council officers' responses to consultation on the draft LDP will be made available – including their recommendations on what changes, if any, should be made to the draft LDP. We assume the meeting will discuss these, and then determine if there are sufficient outstanding issues to warrant referral to Examination (though in part this is determined by the Scottish Government). If it is to go to Examination, the government will nominate a Planning Reporter who will then convene the enquiry and take evidence.

Key issues affecting Peebles include:

- treatment of representations by developers for the Development Boundary for Peebles to be extended,
- allocation of future housing numbers to Peebles, and
- the role of a second bridge as a constraining element in developments to the south east of the settlement.

Of interest, two documents have been produced by SBC planners to summarise the differences between the current LDP 2011 and the draft LDP 2013 – one showing differences in policy, and the other differences with regard to each settlement. They can be downloaded at

http://www.scotborders.gov.uk/downloads/download/2012/changes_from_consolidated_local_plan_2011_to_proposed_local_development_plan_2013.

With regard to the Peebles settlement, the only two development additions are sites at the end of Caledonian Road (opposite Millers), and for Violet Bank II. There has also been the

addition of many protected green areas within the settlement boundary (which is a great step forward).

With respect to Policies, there is a wide range of modifications – including, of particular local interest, those that give specific / added emphasis to Town Centre Regeneration.

Vision for Peebles

The Vision for Peebles steering group is currently preparing a draft contents sheet for the Master Plan, to be followed by inputting information and data that has already been collected from public consultations, neighbourhood walkabouts, the Community Council and other community organisations, augmented by information from available reports and public datasets. The intention is to seek to prepare a draft document that captures and lays out perhaps 60 to 70% of the content required in the final document. Once this is done, content and layout will be reviewed in the context of commissioning third parties to finalise the document – through processes of public consultation, gap filling, and enhancement through editing and more polished graphic content and layout.

Peebles GIS (Geographic Information System)

Development of the Peebles GIS is progressing well – mainly a learning process, but also a matter of identifying what data sources are readily available for inclusion in the GIS. The software platform being used is freely available open source GIS programme called QGIS (www.qgis.org) which can be downloaded and operated from most modern desktop and laptop computers. A wide selection of mapping and data resources is freely available, including from Ordnance Survey. The Community Council holds a license to access more sophisticated Ordnance Survey maps and data (a PSMA – Public Sector Mapping Agreement license – linked to SBC) – which is greatly to our benefit.

Town Centre Regeneration

The Peebles Community Trust has prepared an integrated investment / development programme for regeneration of the town centre. It is currently presenting this to a range of national organisations with the purpose of achieving support and funding. The programme covers three core elements:

- acquisition of Kingsmeadows Estate and Veitch's Corner,
- development of improved paths, cycle paths and roads networks, and
- provision of a range of social and private sector enterprise opportunities enhancing the town's core assets and services – in accommodation, wood working and building design and construction, cycling related design and technologies, creative industries, arts and crafts, events management, skills training, and catering.

PCT bids for the Kingsmeadows Estate are still under consideration by the estate owners, Standard Life. The chances of success in this acquisition will undoubtedly be enhanced if we can demonstrate that all or most of the funding is already secured, and if we can better demonstrate the transformational nature of this acquisition for the regeneration of the town centre of Peebles. The PCT is seeking engagement with Standard Life on these issues, and is canvassing support for this development proposal from politicians, government, Council, and funding bodies.

These proposals are intended to link with various other strategies and plans:

- Glentress Master Plan
- Tweed Valley Development Strategy
- development of multi-use paths from Peebles to Broughton to the west, and Leadburn to the north
- improved off-road routes to school
- improved connectivity across Peebles (links to plans for housing / economic developments at South Parks, Kittlegairy, Rosetta Road and Innerleithen Road).

Community Empowerment

It has not been considered necessary to add to our earlier consultation response on the Community Empowerment (Scotland) Bill – not least because of the scope and complexity of this legislation. It is expected that this bill will proceed through the Scottish Parliament and secure final approval in the second quarter of next year.

Windfarms and community benefit

It has been announced that the Cloich Forest windfarm proposal is to go to public enquiry, though no further detail has been provided, and the Scottish Government Energy Consents Unit is less than helpful on providing further information.

Planning application for the Hag Law windfarm development has been submitted to SBC. The community council has been invited by the developer to attend a meeting on discussion of Community Benefit. Given that many of the Tweeddale Community Councils have met on a number of occasions to discuss the issues of community benefit as a joint issue, it is proposed that this issue be taken forward on our behalf through this *ad hoc* group, and communication has been directed through the group's chair, the Chair of the Manor, Stobo and Lyne Community Council.

Housing development east of Edinburgh Road

A response was drafted and sent to the representative of Sidon Developments indicating our continued strong opposition to this proposal; our response has not been well received. It is likely that any further progression of this proposal will be delayed until the outcome of the review of the draft LDP has been made public (to be deliberated by SBC on 25th September), since this will indicate whether or not the council is open to the idea of extending the Peebles Development Boundary to include the area covered by this proposal.

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

- No further progress on the Innerleithen Road / Hydro development – no formal addressing of multi-use path issue, and water / sewage capacity issues unresolved.
- Rosetta Holiday Park development – discussions on-going with respect to opening a new road route from Rosetta Road to Delatho Crescent.

AOCB

none

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

Special

Ref. No: 14/00874/LBCNN | [Internal alterations](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Fri 01 Aug 2014 | Validated: Wed 06 Aug 2014 – **concerns**

Ref. No: 14/00875/FUL | [Change of use from retail \(Class 1\) to restaurant \(Class 3\)](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Mon 04 Aug 2014 | Validated: Wed 06 Aug 2014 – **concerns**

Ref. No: 14/00876/FUL | [Sub-division, alterations and extensions to form six dwellinghouses from one \(amendment to previous consent 12/00314/FUL\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns**

Ref. No: 14/00877/LBC | [Internal and external alterations \(amendment to previous consent 12/00315/LBC\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns**

Listed

Ref. No: 14/00937/FUL | [Erection of dwellinghouse with attached garage](#) | Garden Ground Of Craigmount Bonnington Road Peebles Scottish Borders | Received: Wed 20 Aug 2014 | Validated: Wed 20 Aug 2014 – **cramped?**

Ref. No: 14/00938/LBCNN | [Partial demolition of boundary wall to form new access](#) | Craigmount Bonnington Road Peebles Scottish Borders EH45 9HF | Received: Wed 20 Aug 2014 | Validated: Mon 25 Aug 2014 – **cramped?**

Conservation Area

Ref. No: 14/00948/FUL | [Formation of new window](#) | 9 Crossland Crescent Peebles Scottish Borders EH45 8LF | Received: Fri 22 Aug 2014 | Validated: Fri 22 Aug 2014 – **no objection**

Ref. No: 14/01001/FUL | [Alterations and extension to dwellinghouse](#) | 20 Rosetta Road Peebles Scottish Borders EH45 8JU | Received: Thu 04 Sep 2014 | Validated: Fri 05 Sep 2014 – **no objection**

Regular

Ref. No: 14/00879/FUL | [Alterations and extensions to dwellinghouse](#) | 27 Glen Road Peebles Scottish Borders EH45 9AZ | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **object** – over-massing

Ref. No: 14/00906/FUL | [Alterations and extension to dwellinghouse \(amendment to previous consent 13/01125/FUL\)](#) | 30 Damdale Peebles
Scottish Borders EH45 8DG | Received: Tue 12 Aug 2014 | Validated: Tue 19 Aug 2014 – **no objection**

Rural