

Planning Committee (including Licencing matters) Report – Tuesday 2nd December 2014

The following has been approved by the full meeting of the community Council of Thurs 11th Dec 2014.

Members: Crick Carleton (Chair), Alan Mackenzie, Lesley Morrison, Gary Rennie, Robin Tatler, Derek Horsburgh, Anne Snoddy,

Present – Graham Mackie (acting chair), Lesley Morrison, Anne Snoddy (**note: not quorate**)

Apologies – Crick Carleton and Robin Tatler

Key issues:

- Local Development Plan
- Vision for Peebles
- Cloich Forest Windfarm
- Our Future – Our Borderlands consultation
- Approval of key planning applications

Strategic issues

Draft Local Development Plan

The Examination of the LDP is now in process. The reporter and his team will work through the package of documents they have been provided with, and will decide on those topics that they require further information on, or further input to – including the issue of written or oral submissions from consultees. On this basis, it seems that there is little that we can do until such time as they might approach us for further input.

We have enquired about the specific protocols governing these examinations and have been directed to the Scottish Government's Development Plan Examinations web page at

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals/whatwedo/devplanexaminations>

Vision for Peebles

Crick Carleton gave an update presentation on the "Vision for Peebles" to the Peebles Civic Society at the first of its winter meetings on 25th November. The main content of this is reproduced at **Annex A**.

Peebles GIS (Geographic Information System)

We are progressing well with getting to grips with the Peebles GIS. The GIS group meets Monday evenings – and currently comprises Miles MacCalman, John Swanson, Ross Gardner and Crick Carleton. Anyone else who would like to participate in this please contact Crick.

Haylodge Hospital and Medical Centre

There appears to be a review of the role and capacity of Borders Community Hospitals – from exactly what perspective is not clear. This is a subject area that we need to watch, and need more information on.

Common Good and Social Housing

The September meeting of the Peebles Common Good fund considered a report on the suitability of land to the north west of Elliot’s Park (running along the edge of the golf course and the Rosetta Holiday Park) for future social housing. The report from SBC indicates that following an assessment in 2001 they remain unconvinced that the land is suitable for development for a variety of reasons. Further, this does not form part of the current draft LDP, so it is not quite clear what the origins of this initiative are. Further clarification required.

Consultations

Our Future – Our Borderlands

Robin Tatler prepared and circulated a response to this consultation, shown at **Annex B**. This has now been submitted to the Westminster Parliamentary Select Committee on Scottish Affairs. The Planning Committee would have liked an opportunity to debate the contents of the report before it was submitted but appreciate that there were time constraints.

Further clarification was sought, however, relating to the comment that Peeblesshire might receive more financial assistance from the EU if considered to be geographically linked to the north of England instead of the Central Belt of Scotland – and particularly the phrase “removing any relationship with Edinburgh/Glasgow”. On further investigation, the NUTS areas (1, 2, & 3)

are an EU area-based representation of administrative boundaries that is used in the collating of statistics and allocation of funds. The attached graphic (from Wikipedia) illustrates the NUTS 2 areas of Scotland and Northern England, showing that the Scottish Borders (itself a NUTS 3 area) forms a small part of the Eastern Scotland NUTS 2 area of Scotland (M2) – i.e. dominated by the urban population of Edinburgh. Likewise Dumfries and Galloway forms a small part of the South Western Scotland NUTS 2 area (M3), dominated by the Glasgow conurbation. Scotland forms a single NUTS 1 area; but just south of the border, NUTS 2 areas C1 & C2 form a single NUTS 1 area, prompting the question “is this proportionate?”. Part of this is to do with absolute population size, but the point is still relevant – though contentious.



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”.

Cloich Forest Windfarm

Local affected community councils met at the beginning of December to consider a joint approach to the forthcoming Enquiry into this application. Anne Snoddy represented PCC at this meeting in Eddleston. Several nearby CCs are banding together to form a united front against the development of Cloich Wind prior to a procedural hearing in Peebles on 10th December in front of a Reporter. PCC needs to decide whether we want to be part of this group (though we can join after 10th December). We were also asked to contribute to a ‘fighting fund’. Our expressed view is that the PCC is not in a position to take a stance on Cloich Wind Farm as we have not discussed it in a CC meeting, and more importantly have not gauged public opinion. There was a debate whether to put something in the local press inviting people’s views but then we agreed that those folk who are against wind farms can be more vociferous than those who are in favour. We decided instead that we would ask members of the public for their views in the New Year, when we have our stall at Tesco’s (date still to be decided). We will put something in the Peeblesshire beforehand to let folk know we will be canvassing opinion on Cloich Wind Farm as well as asking for folks’ concerns and complaints and trying to rally more members for our CC. We are most reluctant to give any of our meagre funds to a ‘fighting fund’ but this should be discussed by the full CC.

Kingsmeadows Estate

A planning application has been submitted by Granton Homes Ltd for the change of use of the holiday flats in the Kingsmeadows House to residential flats, including the conversion of the ground floor public spaces to two new flats – making twelve in all. It is evident that Granton Homes Ltd has purchased, or is in the process of purchasing, the Kingsmeadows House and grounds.

It is not as yet evident who is the successful bidder for the Steading element of the estate.

The PCT is seeking an early meeting with Granton Homes to explore possible areas of collaboration.

Veitch’s Corner

Application for change of use was considered and approved by the SBC Planning Committee at its meeting on 3rd November. Whilst someone seems to have swept the floors there is no other obvious evidence of on-site activity.

AOCB

none

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

Special

NEW Ref. No: 14/01253/LBCNN | Internal alterations to form 12 residential flats | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Sat 08 Nov 2014 | Validated: Fri 14 Nov 2014 | Status: Pending Consideration – **pending – no objection in principle**, but would make more sense set against coherent proposals for development of the whole 17 acre site

NEW Ref. No: 14/01252/FUL | Change of use to form 12 residential flats from holiday let accommodation | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Sat 08 Nov 2014 | Validated: Fri 14 Nov 2014 | Status: Pending Consideration – **pending – no objection in principle**, but would make more sense set against coherent proposals for development of the whole 17 acre site

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 – corrective plans requested by Planning – pending**

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 – corrective plans requested by Planning – pending**

Ref. No: 14/00666/FUL | [Erection of twenty dwellinghouses](#) | Land West Of Horsbrugh Ford Cottages Cardrona Scottish Borders | Received: Wed 11 Jun 2014 | Validated: Wed 18 Jun 2014 – **approved 8th Dec**

Ref. No: 14/00136/FUL | [Residential development comprising 13 dwellinghouses and 21 flats](#) | Land East Of Glentress House Innerleithen Road Peebles Scottish Borders | Received: Thu 06 Feb 2014 | Validated: Tue 11 Feb 2014 – **approved 8th Dec**

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? – pending**

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? – pending**

Conservation Area

NEW Ref. No: 14/01270/FUL | Alterations and extension to dwellinghouse and erection of replacement detached garage | 11 Tweed Avenue Peebles Scottish Borders EH45 8AS | | – **pending** – **no objection**

Ref. No: 14/01100/FUL | [Extension to dwellinghouse](#) | Sapin Vert Chambers Terrace Peebles Scottish Borders EH45 9DZ | Received: Tue 30 Sep 2014 | Validated: Wed 01 Oct 2014 – **no objection** – significant two storey extension to near A-frame base, unsympathetic treatment of form, on skyline – **approved 21st Nov**

Regular

NEW Ref. No: 14/01278/FUL | External alterations to dwellinghouse incorporating dormer windows and formation of driveway | 7 Connor Place Peebles Scottish Borders EH45 8HE | Received: Tue 18 Nov 2014 | Validated: Wed 19 Nov 2014 – **no objection**
Consideration

Ref. No: 14/01218/FUL | [Alterations and extensions to dwellinghouse](#) | 27 Glen Road Peebles Scottish Borders EH45 9AZ | Received: Thu 30 Oct 2014 | Validated: Thu 30 Oct 2014 | – **no objection**

Rural

NEW Ref. No: 14/01242/FUL | Change of use from agricultural to form memorial garden | Land North West Of 4 Ederston Cottages Peebles Scottish Borders | Received: Thu 06 Nov 2014 | Validated: Mon 10 Nov 2014 – **no objection**

NEW Ref. No: 14/01263/FUL | Change of use of land to form manege and erection of 4 No floodlighting columns | Ederston Farm Peebles Scottish Borders EH45 9JE | Received: Sat 15 Nov 2014 | Validated: Thu 20 Nov 2014 – **pending**

Ref. No: 14/01045/FUL | [Erection of a detached garage](#) | Kirkburn Church Kirkburn Cardrona Peebles Scottish Borders | Received: Wed 17 Sep 2014 | Validated: Tue 30 Sep 2014 – **approved 19th Nov**

Ref. No: 14/01123/PPP | [Erection of dwellinghouse](#) | Land East Of Redscare Nether Kidston Peebles Scottish Borders | Received: Fri 03 Oct 2014 | Validated: Fri 03 Oct 2014 – **no objection** – though increasingly busy road junction – **pending**

Ref. No: 14/01136/FUL | [Siting of container for temporary storage purposes and erection of screening fence](#) | Land North Of Mountain Bike Centre Of Scotland Peel Tower Glentress Peebles Scottish Borders | Received: Mon 06 Oct 2014 | Validated: Thu 09 Oct 2014 | – **no objection**

Ref. No: 14/01242/FUL | [Change of use from agricultural to form memorial garden](#) | Land North West Of 4 Ederston Cottages Peebles Scottish Borders | Received: Thu 06 Nov 2014 | Validated: Mon 10 Nov 2014 – **no objection**.

Annex A - Update on “Vision for Peebles”

Crick Carleton, Vice-chair of the Royal Burgh of Peebles & District Community Council

Two contrasting views of the town

The one we most often think of:

- Great place to live
- Vibrant community
- Lots going on
- Safe
- Attractive town centre
- Nested amongst the hills, and spanning the Tweed
- Lots of green space
- Good schools
- Great High Street
- Great amenities – sports, pubs, restaurants, arts and theatre
- Welcomes visitors
- Historic town centre
- Easy access to the great outdoors

The hidden town:

- Low wage economy
- Few jobs
- Key areas of deprivation
- High numbers of 17-19 year olds not in education, training or work
- Foodbank
- Significant households with high levels of debt
- Problems accessing health care
- Limited truly “affordable” housing
- Limited accommodation and facilities for the aged and infirm
- Pressure to accommodate still more houses
- Difficult to get round town by bike
- Until recently would struggle to recognise that just down the road from a world class cycling centre
- Commuterville

We need to celebrate those things that are good

We need to fix those things that are wrong

and

We need to move forward intelligently and with foresight – indeed to plan for the future

So what of the future?

The way we would like it to be

- High quality of life for all residents
- A caring community that respects and looks after its young and aged
- A scale of settlement that sits well within its environment and landscape
- A vibrant High Street that welcomes visitors whilst also catering for locals
- Visitor attractions and services that extend and expand the footprint of the High St
- A settlement pattern that is in alignment with key infrastructures and services:
 - A road system that works for us
 - More paths (pedestrian and cycling)
 - Water, sewage and flood protection systems
 - Social housing
 - Care for the aged
 - Care in the community
 - Access to medical services
 - Access to hospital services where appropriate
 - Sheltered housing
 - Affordable housing
- Local employment opportunities – including progression to higher earning jobs
- More nationally and internationally recognised companies based in Peebles
- Recognition of the many knowledge- and skills-based small businesses based here
- Expanded parking, more and more varied visitor accommodation
- Where houses are built, they are built to above minimum environmental standards
- The town supports green, low energy and environmentally responsible practices

**These are not unreasonable expectations
But our planning system struggles to make these happen**

**It is over-focused on a two-dimensional vision of the world – physical, spatial
and housing oriented**

**It seems to be much less able to deal with joined up thinking – to add that
third dimension to the equation**

The system needs a nudge

So what is “Vision for Peebles”?

- “Vision for Peebles” seeks to address the issues of aspiration and development by foresight
- By giving substance to our aspirations, it sets down aspirational boundaries as to what WE consider acceptable development and what WE consider to be unacceptable
- This eventually comes in the form of a Whole Town Development Framework – something that the SBC planners (think they) recognise and might be expected to support
- The language of a Whole Town Development Framework becomes critical, since it should not be prescriptive, but should communicate clearly the nature of the boundaries that are being set in a way that planners and developers cannot misinterpret
- And how did we get to where we are?
- There have been a number of previous such initiatives, not least from the Civic Society and from the Peebles Forum
- The current initiative flows from the common interests of the Community Council, Civic Society and Community Trust, and frustration that no-one seems to be listening to the views of the community
- A VfP Steering Group has been formed in mid-2013 under the chairmanship of Alasdair Stewart, chair of the CC, bringing together representatives of a number of Peebles organisations
- It is not exclusive – anyone can join – and it is tacitly assumed that all members of the community are part of the VfP

Progress

- Over the last three years the Planning Committee of the CC has sought to re-focus away from simply responding to planning applications towards more strategic planning issues – reflected in the monthly planning reports posted to the Community website – www.PeeblesCommunity.org
- The Community Trust held three workshops across 2012 to explore the needs and priorities of the town – generating additional material
- These were then expanded upon by the VfP Steering Group, formed in the middle of 2013 – leading to a very successful Open Forum event in January 2014, and a follow-up one-day workshop in June 2014
- In parallel with these activities, three neighbourhood walkabouts were undertaken to identify still more local issues and concerns
- Further, the PCT has been developing a Peebles Geographical Information System (GIS) – still in its early days, work has focused on pulling together a

range of spatial and statistical data, and just recently a Peebles resident with a Masters in GIS has offered to help with developing the GIS – we hope to have a basic GIS up and running by this coming January

Annex B – Draft submission to “Our Borderlands – Our Future” on behalf of:

Submission to “Our Borderlands – Our Future” on behalf of:

**AIMUp
Peebles Community Council
Peebles Community Trust**

- **Current Structures**
 - Enterprise priorities differ in rural and urban settings and the Borderlands is no exception.
 - There has been a failing of economic development and (particularly in the Scottish Borders area) tourism promotion in the south of Scotland.
 - It is masked by the way data is accumulated to include the central belt metropolis and a lack of funding, planning and ambition for the area in the existing government structures
- **Suggested future structural support for enterprise and economic development**
 - A revision of the NUTS 2 boundaries could be beneficial to the Borderlands. It should be combined with Northern England, removing any relationship with Edinburgh/Glasgow. It would have to avoid Newcastle and Carlisle or they will dominate the rural areas which have suffered the neglect worst of all.
 - The creation of a cross border economic and tourism development structure. This would need to be accompanied by a transfer of resource from the various councils, quangos and governments to fund it.
 - Designated funding for local enterprise and training.
- **Low wages**
 - There is no encouragement for employers to pay a “living” wage
 - It appears that in the Borderlands some of the worst offenders when it comes to low pay are from employers within agriculture and tourism/hospitality – ironically two of the major sources of local employment.

- It also appears that a higher proportion of employees in the Borderlands area are dependent on “zero hours” contracts, which contributes towards the low wage statistic.
- All statutory bodies should use the powers they have, including procurement policies, to compel local employers to pay a Living Wage.
- Youth Unemployment and lack of opportunities
 - These are the main challenges that young people in the Borderlands face:
 - Lack of jobs
 - Poor pay
 - Lack of affordable housing for rent
 - Poor transport infrastructure
 - There has been a steady rate in the departure of young people from the Borderlands because of the challenges detailed above
 - There is a lack of training/apprenticeships/college places. We need to focus on replacing the jobs lost by the demise of traditional industries in the Borderlands – ie textiles.
 - Perhaps there should be more de-centralisation of public sector jobs similar to the establishment of the Scottish Public Pensions Agency in Tweedbank.
- Additional challenges faced by the Borderlands
 - The current statistical models (the key one being SIMD – Scottish Index of Multiple Deprivation) used as a factor when allocating funds from statutory and third sector bodies do not reflect the needs of the Borderland communities. The statistical models need to be revised to reflect the additional challenges faced by the rural community in the South of Scotland.
 - The Borderlands are not seen as an area of “deprivation” due to the skewed effect of the statistics – as above.
 - Much rural poverty in the Borderlands is “hidden”.
 - Access to specialist healthcare and other social services can be affected by travel restrictions and cost.
 - Some areas of the Borderlands are becoming a “dormitory” community for the Central Belt and Edinburgh in particular.

- **We have artificially high housing costs and demands on residential housing development caused by this “dormitory” effect.**
- **The Borderlands has a poor transport and IT (broadband) infrastructure that needs to be addressed.**
- **The forestry industry does not fully benefit the local economy.**
- **The renewable energy industry (wind farms) do not fully benefit the local community.**

- **Some suggested solutions and opportunities**
 - **Build a far higher proportion of affordable housing for rent and purchase.**
 - **Public transport – extend the Borders rail link to meet up with East and West coast mainlines.**
 - **Transport infrastructure – improve road maintenance.**
 - **There is a major opportunity to create a centre for excellence in the Borderlands for mountain biking and cycling in general which should be properly funded.**