

## Planning Committee (including Licencing matters) Report – Tuesday 6<sup>th</sup> January 2015

**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, Lesley Morrison, Gary Rennie, Robin Tatler, Derek Horsburgh, Anne Snoddy

**Present** – Crick Carleton, Graham Mackie, Lesley Morrison, Derek Horsburgh

**Apologies** – Anne Snoddy, Robin Tatler, Fiona Dalglish, Anne McKelvey

Key issues:

- PCT Exhibition and Open Forum
- Regional Land Use Framework consultation
- Planning applications

## Strategic issues

### Peebles Community Trust

The Peebles Community Trust (PCT) is holding an all-day Exhibition and Open Forum event on Saturday 17<sup>th</sup> January at the Burgh Hall – providing updates on the PCT, and discussion of development priorities for the town, including the drafting of a Town Action Plan and the drafting the Peebles Whole Town Master Plan. It is also an opportunity to gather public views on windfarm developments – notably in relation to the current enquiry into the Cloich Forest Windfarm development application, but also others nearby.

## Consultations

### Landuse Framework Consultation

The Scottish Borders is one of two areas chosen in Scotland to pilot a new ecosystem approach to landuse planning. This consultation seeks to gather views on its impact and usefulness.

The purpose of the Framework is to consider the possible impacts of climate change and aims to enable more informed and integrated decisions about how land is used sustainably. The Framework:

- is non-statutory and is not formal Council policy.
- includes new information in a mapped form on ecosystem goods and services provided by land use in the Scottish Borders.
- is an advisory document providing information on the processes involved.

- is a guide to how land use might impact on other potential benefits from the same land.
- is supported by a set of 40 maps, see links below.
- is built around key policy drivers connected with land use and the impacts of climate change based on ecosystem services, including - the delivery of food production, woodland expansion, reduction of flood risk, improvement of water quality, biodiversity conservation and climate change adaptation.

[http://www.scotborders.gov.uk/info/379/countryside\\_facilities\\_and\\_wildlife/964/biodiversity/6](http://www.scotborders.gov.uk/info/379/countryside_facilities_and_wildlife/964/biodiversity/6)

The main focus of the consultation is on the interaction and multiple benefit maps. These show the current and potential importance of different areas of land for delivering a wide range of benefits.

The closing date for completion of consultation responses is 16th February.

## **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**

A letter has been sent to the Examiner requesting further information on the form of the enquiry and the timeline for decision-making.

## **AOCB**

none

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

### Special

**Ref. No: 14/01253/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

**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**

### 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: 14/01424/FUL | [Erection of dwellinghouse with attached garage](#) | Land West Of Souter Brae Venlaw Quarry Road Peebles Scottish Borders – **would like better idea of how planned house fits into view of hillside – no objection**

**NEW** Ref. No: 14/01382/FUL | [Alterations and extension to dwellinghouse](#) | The Rowans Innerleithen Road Peebles Scottish Borders EH45 8BE – **no objection**

**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**

### Regular

**NEW** Ref. No: 14/01419/FUL | [Single storey extension to dwellinghouse](#) | 6 Glen Crescent Peebles Scottish Borders EH45 9BS – **no objection**

**NEW** Ref. No: 14/01409/FUL | [Erection of conservatory](#) | 42 Dukehaugh Peebles Scottish Borders EH45 9DN – **no objection**

**NEW** Ref. No: 14/01332/FUL | [Alterations and extension to dwellinghouse](#) | 14 Gallow Hill Peebles Scottish Borders EH45 9BG – **concerns about over-development of the site area**

**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 pending**

**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 pending**

### Rural

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

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

**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**