

Planning Committee (including Licencing matters) Report – Tuesday 5th May 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), Anne Snoddy, Graham Mackie, Alan Mackenzie, Lesley Morrison, Gary Rennie, Robin Tatler, Derek Horsburgh,

Present – Crick Carleton (Chair), Anne Snoddy, Graham Mackie, Alasdair Stewart (ex officio)

Apologies – Lesley Morrison, Robin Tatler

Key issues:

- Rosetta Holiday Park application
- Affordable housing
- Veitch's Corner
- Windfarms

Strategic issues

Rosetta Road

At the last meeting of the Community Council it was agreed to organise a public meeting to discuss and plan the next steps to stop this development – with a focus on contesting the appropriateness and ability of the developer to meet various conditions – notably traffic, roads, the proposed bridge, intersections, public consultation, etc..

There is also outstanding public concern that the developer should not be allowed to forego application of the 25 per cent affordable housing condition, and the full extent of developer contribution.

Background: The SBC Planning and Building Standards Committee approved, at its 30th March meeting, an application for Planning Permission in Principle for development of the Rosetta Holiday Park (Ref. no. 13/00444/PPP), including construction of up to 130 houses. Details of the application and the conditions attaching to approval can be found on the SBC eplanning website at <http://eplanning.scotborders.gov.uk/online-applications/>. The location and scheme is illustrated at **Appendix A**.

Affordable Housing Peebles

Provision of affordable housing and local employment (primarily offering career progression at pay above the level of minimum wages) remain development priorities for the settlement of Peebles.

In the mix:

The Dunwhinny site development is now complete and all units with residents.

Development of the Tweedbridge Court site is imminent. A planning application is still to be lodged and public consultation undertaken.

There is still a significant shortfall in the availability of affordable housing in Peebles. It remains all the more concerning that any developer should be allowed to forego compliance with the ruling policy on affordable housing OR developer contribution. This has a particular bearing on further decision-making by the SBC Planning Committee in relation to the Rosetta Holiday Park application.

High Street

Town Centre Regeneration is a particular focus of national and regional policy – with considerable support available in kind and in funding to upgrade, protect and enhance the physical, commercial and community attributes of town centres. In general the attractiveness of Peebles remains good, though there are weaknesses – in vacant premises, parking issues, extreme focus on a very concentrated and compact core, and relatively high proportion of charity shops.

A core attraction for visitors and tourists to the town is its colourful and varied format (both from an architectural and amenity perspective). Whilst occupancy rates for the High St, Old Town and Northgate have been generally good, there continues to be a fair level of turnover in activity – with premises remaining unoccupied for relatively short times only; all good news, but we should not be complacent.

- The longest standing unoccupied premise has been Veitch's Corner – there doesn't appear to be any progress being made to refit this premise. This remains of concern.
- The former Haddows shop has recently been upgraded and opened as an estate agent and management service. This is a very welcome development.
- The ground floor of the former British Linen Bank (most recently Ladbrokes) has reopened as a health studio.
- The Courthouse Restaurant has closed. Broken windows have recently been repaired.
- Three retail properties are available / vacant in the Northgate.

These issues are to be re-visited in development of a Town Action Plan (prioritisation of what needs doing) and the Whole Town Development Framework (coding of standards and expectations governing future physical, social and economic developments associated with Peebles) being taken forward by the Peebles Community Trust and Vision for Peebles, utilising funding support from DTAS and ongoing support from the Scotland Can Do Town Centre Innovation Challenge mentoring programme.

Draft Local Development Plan

The examination of the draft Local Development Plan continues.

Neidpath Corner – Dirtpot Corner

No further news.

Second bridge (across the Tweed)

This issue remains in the background, but little can be taken forward until the next Local Development Plan is finalised.

Peebles Community Trust

The PCT has secured £10,000 grant funding to take forward DTAS Town Centre Regeneration planning. The funds are allocated to finalisation of a Town Action Plan, preparation of a number of Community Rights to Buy, and assistance with the preparation of a first draft Whole Town Development Framework. In support of these activities, it is proposed to hold a number of public exhibitions / debates, and to undertake further community consultation.

Consultations

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”.

Windfarms

Appendix B shows a map locating the proposed windfarms of Cloich Forest, Hag Law and Kilrubie, and the existing windfarm of Bowbeat.

Cloich Forest Windfarm

A Public Enquiry into the Cloich Forest Windfarm application is to take place towards the end of May – 26th May at the Peebles Hydro Hotel. The Community Council has agreed to organise a poll – through Facebook and the PN – to gauge public views on the matter.

Its proposed format is as follows:

	against			in favour	
	-2	-1	0	+1	+2
Do you support renewable energy generation?					
Are you against, neutral or for the proposed development in Cloich Forest?					
	minor			major	
	1	2	3	4	5
Will the Cloich Windfarm's impact on the land be a major or minor issue for you?					
Would the visual impact of Cloich Windfarm be a minor or major issue for you?					

Kilrubie Wind Farm

A public exhibition was held at Barony Castle Hotel on Friday 17th April 2015 and Peebles Community Centre (Drill Hall) on Saturday 18th April 2015. Peebles Community Councillors attended.

Tapestry of Scotland

No further news on scheduling and organisation of a public meeting on this issue.

AOCB

Licensing

The application for extension of opening hours on Thursdays at the Central Bar has been approved.

The Community Council made no formal submission on this issue. Following discussion of this issue at the last meeting of the Community Council, however, a check around most of the Peebles pubs was made to identify the current extent of opening times. This established that most pubs were licensed to 1am, but pubs only occasionally stayed open this late.

TweedLove Bike Festival

TweedLove this year takes place over the period 16th May – 1st June 2015 (<http://tweedlove.com/>). The TweedLove Peebles 2015 Sprint (combines the Family Ride followed by the Love Cross) will take place on the evening of Tuesday 19th May, during which the High Street and Tweedgreen will be closed to vehicular traffic. The TweedLove World Enduro programme will take place from 28th May to 1st June, during which time restrictions will be applied to Tweedgreen and the Kingsmeadows Car Park.

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

Special

NEW Received: Tue 21 Apr 2015 | [Renewal of temporary consent for siting of two portacabins for use as children's nursery](#) | Kingsmeadows Nursery Cavalry Park Kingsmeadows Road Peebles Scottish Borders EH45 9BU | Ref. No: 15/00446/FUL | Validated: Wed 22 Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00385/FUL | [Siting of catering trailer](#) | Car Park Kingsmeadows Road Peebles Scottish Borders | Received: Tue 07 Apr 2015 | Validated: Tue 07 Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00378/FUL | [Erection of 16 dwellinghouses and associated works](#) | Phase 2 Land North Of Violet Bank Peebles Scottish Borders | Received: Thu 02 Apr 2015 | Validated: Mon 13 Apr 2015 | Status: Pending Consideration

Ref. No: 15/00013/FUL | [Extension to Quarry to enable widening of internal access haul road](#) | Edston Quarry Peebles Scottish Borders | Received: Sat 10 Jan 2015 | Validated: Wed 14 Jan 2015 | Status: Pending Consideration | Feb – **pending**

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

Listed

Conservation Area

NEW Ref. No: 15/00237/FUL | [Formation of additional parking and footpaths, resurfacing, erection downlighters and landscaping](#) | Peebles Hotel Hydro Innerleithen Road Peebles Scottish Borders EH45 8LX | Received: Thu 05 Mar 2015 | Validated: Tue 21 Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00464/FUL | [Change of use and alterations to form dwellinghouse from hairdresser](#) | 43 Old Town Peebles Scottish Borders EH45 8JE | Received: Fri 24 Apr 2015 | Validated: Mon 27 Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00410/FUL | [Alterations to dwellinghouse and erection of replacement conservatory](#) | Kilcreggan Innerleithen Road Peebles Scottish Borders EH45 8BE | Received: Mon 13 Apr 2015 | Validated: Tue 14 Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00401/LBCNN | Replacement windows | Kerfield Cottage
Innerleithen Road Peebles Scottish Borders EH45 8BG | Received: Wed 08 Apr 2015
| |

NEW Ref. No: 15/00395/FUL | [Extension to dwellinghouse](#) | 14 March Street Peebles
Scottish Borders EH45 8EP | Received: Wed 08 Apr 2015 | Validated: Wed 08 Apr
2015 | Status: Pending Consideration

NEW Ref. No: 15/00391/FUL | [Erection of detached garage](#) | Mount Pleasant 3 Haystoun
Terrace Peebles Scottish Borders EH45 9EA | Received: Wed 08 Apr 2015 |
Validated: Thu 16 Apr 2015 | Status: Pending Consideration

Ref. No: 15/00329/FUL | [Alterations and extension to dwellinghouse](#) | Edgeworth
Springwood Drive Peebles Scottish Borders EH45 9HA | Received: Wed 25 Mar 2015 |
Validated: Thu 26 Mar 2015 | Status: Pending Consideration – **no objection** – **pending**

Ref. No: 15/00325/FUL | [Replacement windows](#) | Ambleside 31 Crossland Crescent Peebles
Scottish Borders EH45 8LF | Received: Mon 23 Mar 2015 | Validated: Tue 24 Mar 2015 |
Status: Pending Consideration – **no objection** – **pending**

Ref. No: 15/00320/ADV | [New illuminated signage](#) | 4 Eastgate Peebles Scottish Borders
EH45 8SL | Received: Tue 24 Mar 2015 | Validated: Wed 25 Mar 2015 | Status: Pending
Consideration – **no objection** – **pending**

Ref. No: 15/00292/FUL | [Formation of patio and erection of boundary wall and gate](#) |
Craigsford Cottage 15 Cross Street Peebles Scottish Borders EH45 8LE | Received: Tue 17
Mar 2015 | Validated: Wed 18 Mar 2015 | Status: Pending Consideration – **no objection** –
pending

Ref. No: 14/01424/FUL | [Erection of dwellinghouse with attached garage](#) | Land West Of
Souter Brae Venlaw Quarry Road Peebles Scottish Borders – **no objection** – **pending**

Regular

NEW Ref. No: 15/00449/FUL | [Erection of garage](#) | Cademuir Cottage Edderston Road
Peebles Scottish Borders EH45 9DT | Received: Tue 21 Apr 2015 | Validated: Tue 21
Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00445/FUL | [Formation of 2 No dormer extensions](#) | 61 Edderston Road
Peebles Scottish Borders EH45 9DT | Received: Tue 21 Apr 2015 | Validated: Wed 22
Apr 2015 | Status: Pending Consideration

NEW Ref. No: 15/00402/FUL | [Alterations and extensions to dwellinghouse](#) | 34 Glensax
Road Peebles Scottish Borders EH45 9AP | Received: Fri 10 Apr 2015 | Validated: Tue
14 Apr 2015 | Status: Pending Consideration

Ref. No: 15/00307/FUL | [Alterations and extension to dwellinghouse](#) | 17 Edderston Road
Peebles Scottish Borders EH45 9DT | Received: Fri 20 Mar 2015 | Validated: Fri 20 Mar 2015
| Status: Pending Consideration – **no objection**

Ref. No: 15/00275/FUL | [Part change of use to form dental surgery suite](#) | 3 Cherry Court
Cavalry Park Peebles Scottish Borders EH45 9BU | Received: Fri 13 Mar 2015 | Validated: Fri
13 Mar 2015 | Status: Pending Consideration – **no objection** – **application refused**

Rural

NEW Ref. No: **15/00468/AGN** | [Erection of 2 no mushroom growing units with staff facilities and formation of access roads](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Fri 24 Apr 2015 | Validated: Mon 27 Apr 2015 | Status: Pending Consideration

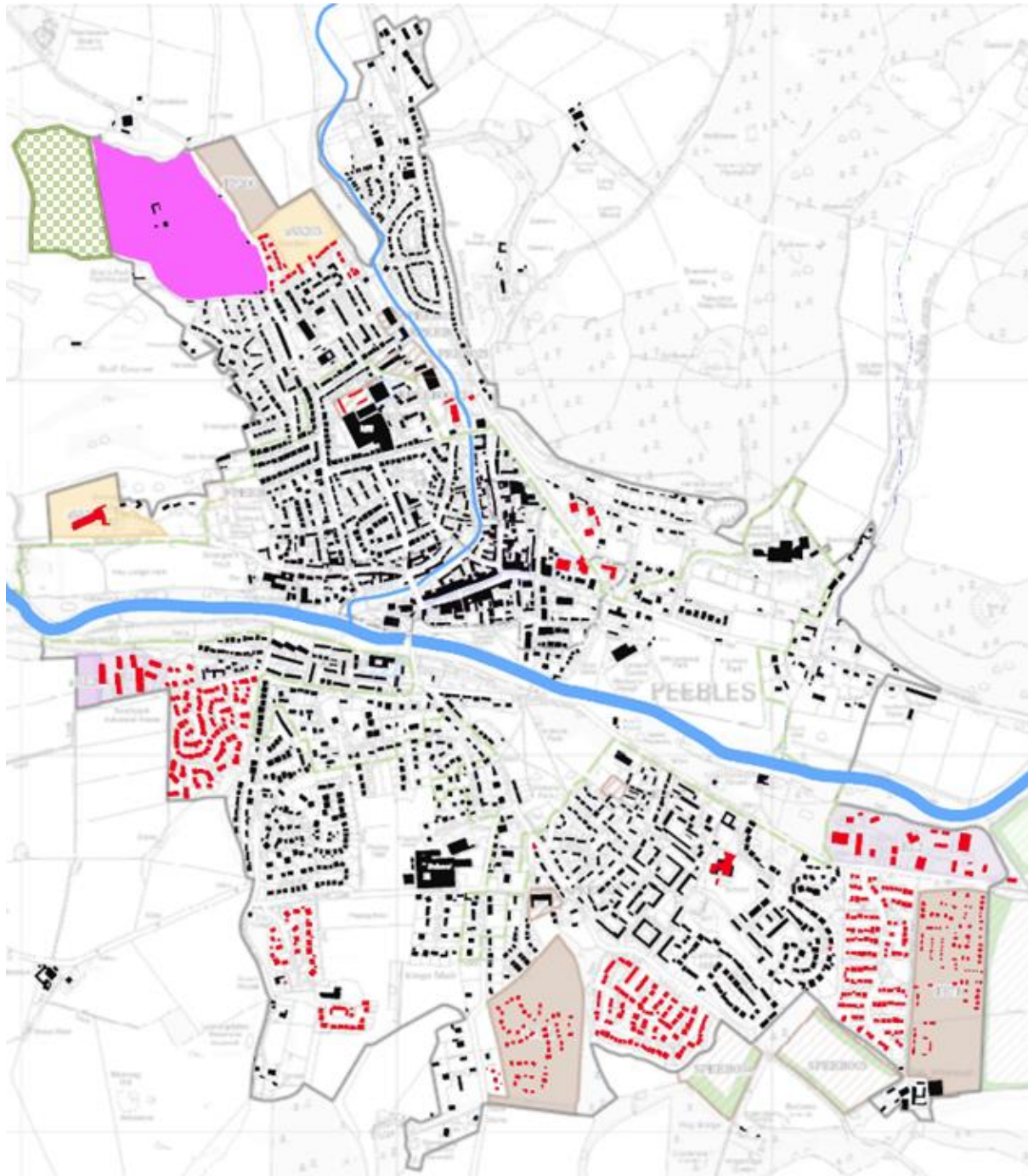
Ref. No: 15/00347/FUL | Alterations to form dormer and extension to dwellinghouse incorporating roof balcony | 11 Horsbrugh Ford Peebles Scottish Borders EH45 8NE | Received: Thu 30 Mar 2015 | Validated: Thu 26 Mar 2015 | Status: Pending Consideration – **no objection**

Ref. No: 15/00308/FUL | [Alterations and extension to dwellinghouse](#) | Eniskerry Eshiels Peebles Scottish Borders EH45 8NA | Received: Fri 20 Mar 2015 | Validated: Tue 24 Mar 2015 | Status: Pending Consideration – **no objection**

Ref. No: 15/00150/AGN | [Erection of cold storage building for poultry use](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Fri 23 Jan 2015 | Validated: Thu 12 Feb 2015 | Status: Pending Consideration | Mar – **further information required before decision can be reached**

Appendix A – Location of Rosetta Holiday Park proposed development

Map of Peebles showing all buildings (black – those constructed prior to 2000; red – those constructed since 2000); and the Rosetta Holiday Park (both the pink and the green hatched area; the pink area shows that area proposed for housing, the green hatched area showing the proposed extent of the holiday park; the green hatched area lies outside the development boundary, and is currently laid out for fixed lodges).





- Legend**
- Existing trees retained and protected
 - Proposed advance structure planting trees and understorey shrubs
 - Proposed tree planting
 - Proposed shrub planting
 - Proposed mown grass open space
 - Proposed long grass meadow
 - Proposed vehicular access to residential development
 - Proposed vehicular access to holiday park
 - Proposed pedestrian and cycle access links
 - Proposed emergency access
 - Gill Burn
 - Existing ditches and burns
 - Proposed housing development

<p>Rev B (06.05.2014) Masterplan updated following meeting with council, GB</p> <p>Rev A (29.04.2014) Masterplan updated to reflect Landscape Officer comments, GB</p>	
<p>Client: Rosetta Holiday Park</p>	<p>Client: Aberdeen Asset Management</p>
<p>Working title: Revised Landscape Sketch Masterplan</p>	
<p>Scale: 1:1000 @ A1</p>	<p>Date: 27 / 04 / 2014</p>
<p>Drawing number: 0789 / 19 Rev B</p>	
<p>Drawn by: G Barcroft</p>	<p>Checked by: R Wilkie</p>
<p>Address: Rosetta Holiday Park, Aberdeen</p>	
<p>bindley</p>	

Current status, taken from track above Venlaw Castle – Rosetta Holiday Park outlined in red, red dotted line indicates proposed boundary between housing and Holiday Park – equivalent to current Development Boundary; the blue dotted line indicates Violet Bank I developmen



Appendix B – Local existing and proposed windfarms

Locations adapted from <http://www.renewables-map.co.uk/details3.asp?pageid=3274&sitename=Cloich%20Forest%20Wind%20Farm>

