

Planning Committee (including Licencing matters) Report – Tuesday 2nd June 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), Graham Mackie, Alan Mackenzie, Lesley Morrison, Robin Tatler, Derek Horsburgh, Fiona Dalgleish, Anne McKelvey, Lawrie Hayworth, John Crawley

Present – Crick Carleton (Chair), Graham Mackie, Lawrie Hayworth, Julie Shearer, Anne Snoddy

Apologies – Lesley Morrison, Robin Tatler, John Crawley, Fiona Dalgleish, Anne McKelvey

Key issues:

- LDP and SESplan 2
- Rosetta Holiday Park application
- Chambers Institution
- 3G pitch location
- Windfarms

Strategic issues

Strategic Planning

LDP

Evidence has now been taken in respect of the draft Local Development Plan and the reporters are now preparing their adjudication on those elements they have been asked to review. The most correspondence and presentations to the reporters have been to do with future allocations of land for housing. Representatives of developers have argued for greater allocations; SBC Planners have re-stated that adequate provision has already been made.

Since the drafting of the LPD, a more recent Housing Needs Assessment has been made available. SBC has been instructed by the reporters to update those tables referring to Housing Needs to accommodate these new numbers.

All these housing arguments are complex and technical, and difficult to comprehend from a lay-person perspective. They are, however, critical to the onus on SBC to accommodate medium and longer-term provision of development land – with repercussions for Peebles.

Next step is the submission of the outcomes of the reporters' deliberations to SBC Planners, who will be asked to respond with re-drafting of the document, or where appropriate argumentation as to why the reporters' suggestions are not accepted. This process will eventually end up with a re-drafted document which will then be submitted to Government

for approval. It should be reasonably expected that a new LDP will enter into force during the fourth quarter of this year.

SESplan

The South East Scotland plan (SESplan) is the strategic development plan for the Edinburgh area. It presents and interprets National Planning Policy at a regional level. Prior to 2010 such strategic guidance would have been provided for Scottish Borders. Since 2010, four areas of Scotland have been subject to a departure from this formula, and instead the strategic process has been focused around economic hubs – Edinburgh, Glasgow, Dundee and Aberdeen – including those areas influenced by these hubs. For South East Scotland, this influence extends north of Edinburgh to Glenrothes, west of Edinburgh to Livingston, east of Edinburgh to Dunbar and Eyemouth, and south incorporating all of the Scottish Borders. The current SESplan is available for download at www.sesplan.gov.uk. SESplan provides strategic guidance for the preparation of six Local Development Plans, one of which is that for the Scottish Borders.

Preparation of the next Strategic Plan impacting on the Borders, SESplan 2, is well underway, with the opening of consultation on the Main Issues Report (MIR). On completion of this consultation, the MIR will be re-drafted to incorporate comments, and this will be used to prepare the first draft of SESplan2. It is this document that will provide the strategic context for the development of the next SBC Local Development Plan. This document, together with supporting studies and reports can be downloaded at <http://www.sesplan.gov.uk/joint-committee>.

A significant part of SESplan 2 is arguments concerning what is and is not an appropriate level and distribution of new housing and housing allocations. To this end a number of development growth scenarios are presented for consideration and comment. Key to these appears to be a core argument that Edinburgh itself has failed to accommodate its share of new housing, or to meet identified housing needs in and around this economic hub. A corollary of this is that the outer regions of the area have accommodated a disproportionate share of new housing.

It is appropriate that the Community Council comment on this document, so Community Councillors are encouraged to take a look at this – and this will be addressed in more detail within the Planning Committee. It is of note that Councillor Bell represents the Scottish Borders on the SESplan Joint Committee, which he is also vice-chair of. He may be able to shed more light on the processes involved, and the arguments relating to future housing needs.

Prospective major developments

Rosetta Holiday Park

Following the April and May Community Council meetings, it has been agreed to hold a public event to update residents on this development application, and to gauge the wider public's views on various aspects of this proposed development through an electronic poll.

To better inform our understanding of the various dimensions of this planning proposal, last Wednesday (3rd June) four members of the Planning Committee met with SBC officials and Councillors – to get a better understanding of the planning processes in play, what is still to

happen, and when and where community inputs are appropriate and productive. This was a very helpful and positive meeting, for all concerned. A summary of the discussion and points arising are shown at **Appendix A**. Key outputs of the meeting are that:

- Full planning applications have to be submitted in respect of both the development of Rosetta Holiday Park and the proposed bridge linking Kingland Street with Delatho Street.
- Assuming both full planning applications are approved, no development of the Rosetta Holiday Park can commence until the bridge and any ancillary and associated traffic management and flood prevention measures are completed.
- The applicant has been requested to prepare a revised Viability Report in support of its application for the waiving of obligations to meet Developer Contributions in lieu of its funding of bridge construction and ancillary works. Once received, the SBC Developer Negotiator will then prepare a report to the Planning Committee drawing together the information presented in the Viability Report with other information on the proposed works from Council technical departments, and including appraisal of the overall economic benefits of the proposed development.
- A public meeting to update and discuss the proposed development to be organised by the Community Council will be scheduled for a weekday evening in September, after the summer holidays, with a preferred venue of Halyrude School.
- A request has been made to SBC planners to commission an updated transport and connectivity study (vehicular, cycle and pedestrian road and path networks) to provide strategic context to this and other short and medium term developments within the settlement.

Public buildings

Chambers Institution

Trusteeship of the Chambers Institution has been returned to the Council following a recent decision by the SBC. This follows a period when a mixed board of elected Councillors and townspeople sought to take the institution down a Charitable Trust route following a local campaign to bring the Institution back under more local management, as originally intended in the Chambers' bequest to the community.

It is welcome news that development of the Institution is being taken forward. Nonetheless the paper presented to the Council on which this decision was made is unclear on why the current moves have been necessary – with the only rationale seemingly that the processes of moving the Institution to a Charitable Trust were taking too long. Unilateral actions by the Councillor trustees and the Council, without the agreement of the other trustees, appear heavy handed.

Whilst it is recognised that decisions on the future of the Institution rest with the Board of Trustees, it is also worrying that the decision seems to have already been taken to recruit Scottish Historic Buildings Trust to both manage community engagement on the future of the Institution (an area of expertise that many consultancies can provide) and to manage the redevelopment of the Institution. Further, SBC has been seeking views on the transfer of Cultural Services to a Charitable Trust format – does this have any relevance in the context of the future management of the Chambers Institution?

We sincerely hope that the decisions now taken by the Council in respect of the Chambers Institution are to the benefit of the community, and that further information will be provided in the near future both on the decisions made, and the various options for further development of this asset and such services as it may house.

Funding opportunities

Woods in and around Peebles grants

Forestry Commission Scotland (FCS) is offering funding assistance in the management of community woods – defined as woods within in a kilometre of settlement boundaries, whether held in private, public or community hands. The FCS outreach officer for the region is happy to take this forward with us or other community groups.

“Forestry Commission Scotland is very keen to help communities to benefit from the Woodlands which surround them. The newly launched Forestry Grant Scheme (FGS) includes grants that can be used to improve public access and facilities within such woodlands. The Grants are part of an initiative called 'Woods In and Around Towns', (WIAT). To be eligible the woodlands in question need to be within 1km of a settlement with a population of at least 2000 people. We believe your community could potentially be eligible for this support and gain benefit from this initiative.

Any eligible area of existing woodland that meets the criteria can be subject to an application. It is not necessary to own the woodland concerned. Any constituted community group can register, in their own right, for support, having first secured the consent of the relevant woodland owner. Officers at Scottish Borders Council have indicated that if Council owned woodland is involved that they would be supportive of this initiative.

At this early stage I'm sending you this to raise the profile of the grant opportunity with your community and would ask that, if you wish to follow this up, someone from within your Community is nominated to perhaps contact me to explore these opportunities further.

<https://www.ruralpayments.org/publicsite/futures/topics/all-schemes/forestry-grant-scheme/woodland-improvement-grant>”

Events

TweedLove

Feedback on the Tweedlove and Enduro World Series events has been overwhelmingly positive. Further feedback – good or bad – is encouraged.

Two niggles:

- concern from High Street retailers that there was at least one instance where the High Street was closed off to vehicular traffic earlier in the day than logistics would require;
- closing off Kingmeadows car park greatly restricts parking options for visitors to the town – whether visiting for the event or for other reasons; consideration should be given to identifying parking options for the event further away from the town centre – for example to the east of the town.

Consultations

Council services

Vehicles on Pavements

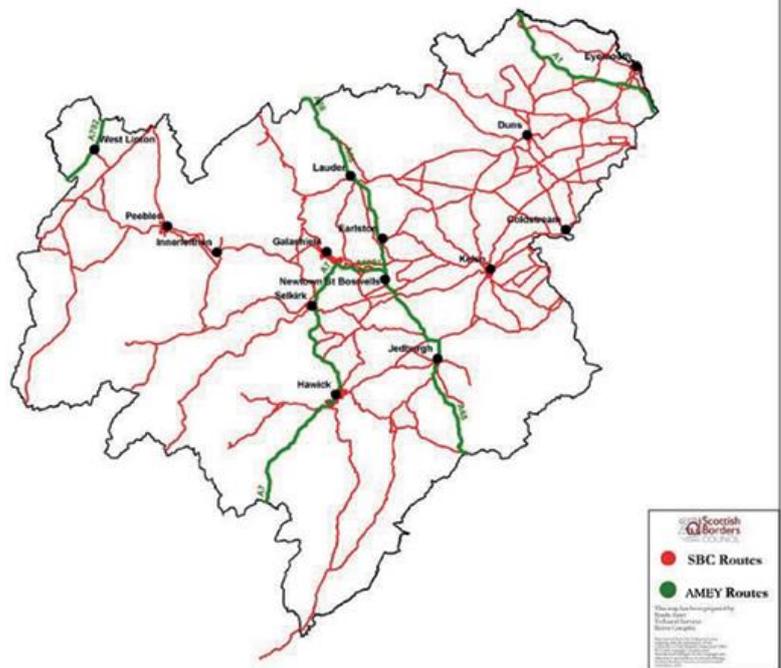
New Scottish legislation is underway to ban parking on pavements. This is welcomed – but it does highlight that there are streets / areas of Peebles where there is simply not sufficient on-street space to accommodate cars. This is an issue that is not going to go away. There is a dearth of off-street parking in Peebles, and this will require a strategic response – and the possibility of having to nominate sites for parking rather than housing.

Winter Service Delivery

We have asked to comment on the Winter Service provision during 2014/15 as input to planning of next winter's services. Key areas for which information is sought are:

- Treatment of the road network (illustrated to right)
- Salt bin provision
- Communications – website and social media information.

Comments please.



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”.

Building works

Neidpath Corner

Further stabilisation / wall repairs to be undertaken, but no budget immediately available. Estimated costs upwards of £150,000. Some disruption likely for some considerable time yet.

3G pitches – exhibition 12th June

Controversy over the possible location of a new 3G pitch continues, for which funding is available but will not be available for much longer. Three options are now being consulted on – two along Craigerne Lane opposite the new sports facilities at the High School, and one in Victoria Park. An exhibition presenting the options will take place on Friday 12th June between 3pm and 7pm at the High School’s sports centre.

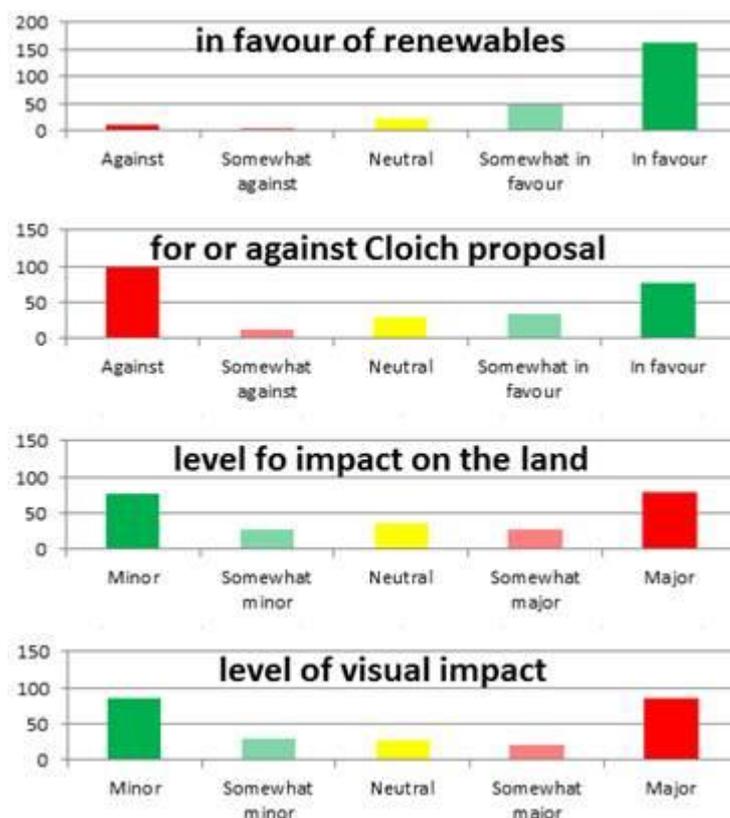
Residents adjacent to Craigerne Lane have lodged objections to the former sites on grounds of increased traffic, parking, light pollution, and flood risk (persistent flooding events affecting the existing pitches along Craigerne Lane, adjacent houses, and various parts of Bonnington Road).

Hag Law & Cloich Forest

The public enquiry into the Cloich Forest Windfarm planning application has now completed the taking of evidence, and the reporters are preparing their report to government.

We have been advised that Scottish Ministers have decided that they will determine the Hag Law Windfarm planning application, and have prepared a direction to that effect. This is to enable Scottish Ministers to consider this proposal with the proposed wind farm at Cloich Forest which is currently before Scottish Ministers under Section 36 of The Electricity Act. The reason for the direction is due to both sites being within close proximity and allows Ministers to consider the potential cumulative impact.

The final results of our poll (shown to right) were published on the Community Council webpage and Facebook page.



Violet Bank II

We have been asked to comment on proposals for construction of 16 houses in the Violet Bank II development. Assuming this site is designated for housing within the next LDP, this application will be presented to the SBC Planning Committee in August at the earliest.

Venlaw Hill and Sidon Developments

Various residents have commented on activity in the field below Venlaw Castle. This is a site that a developer is pressing for inclusion within the Peebles Development Boundary in the LDP currently under examination. We understand that it is likely that recent activity relates to

evidence gathering by the Planning Reporters. The outcome of their deliberations on this and other matters is expected during the next couple of months.

AOCB

Licensing

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

Special

NEW Ref. No: 15/00598/FUL | [Extension to provide warehouse](#) | Unit 8 Cavalry Park Business Centre Cavalry Park Peebles Scottish Borders EH45 9BU | Received: Thu 28 May 2015 | Validated: Thu 28 May 2015 | Status: Pending Consideration | |Jun

Ref. No: 15/00446/FUL | Validated: Wed 22 Apr | [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 | Received: Tue 21 Apr 2015 | Status: **Pending Consideration**

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

NEW Ref. No: 15/00573/FUL | [Erection of boundary fence and gate \(part retrospective\) and associated works](#) | Service Station Innerleithen Road Peebles Scottish Borders EH45 8AZ | Received: Thu 21 May 2015 | Validated: Thu 21 May 2015 | Status: Pending Consideration | |Jun

NEW Ref. No: 15/00438/LBCNN | [External alterations](#) | Tintah House Upper Floor Edderston Road Peebles Scottish Borders EH45 9JD | Received: Mon 20 Apr 2015 | Validated: Mon 25 May 2015 | Status: Pending Consideration | |Jun

NEW Ref. No: 15/00498/FUL | [External alterations and erection of railings](#) | Tintah House Upper Floor Edderston Road Peebles Scottish Borders EH45 9JD | Received: Mon 04 May 2015 | Validated: Mon 25 May 2015 | Status: Pending Consideration | |Jun

Conservation Area

NEW Ref. No: 15/00639/LBCNN | [Alterations to wall](#) | 12 St Andrew's Road Peebles Scottish Borders EH45 8JJ | Received: Fri 05 Jun 2015 | Validated: Mon 08 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00613/FUL | [Alterations and extension to dwellinghouse](#) | 22 Crossland Crescent Peebles Scottish Borders EH45 8LF | Received: Wed 03 Jun 2015 | Validated: Thu 04 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00611/FUL | [Erection of porch](#) | Glencorse 26 Kirkland Street Peebles Scottish Borders EH45 8EU | Received: Fri 05 Jun 2015 | Validated: Mon 08 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00594/FUL | [Replacement windows \(retrospective\)](#) | 51 Rosetta Road Peebles Scottish Borders EH45 8HH | Received: Wed 27 May 2015 | Validated: Thu 04 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00460/FUL | [Alterations to wall to form vehicular access and gates](#) | 12 St Andrew's Road Peebles Scottish Borders EH45 8JJ | Received: Fri 24 Apr 2015 | Validated: Mon 08 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00558/FUL | [External re-decoration](#) | 35-37 Eastgate Peebles Scottish Borders EH45 8AD | Received: Fri 15 May 2015 | Validated: Tue 19 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00530/FUL | [External alterations to dwellinghouse](#) | 3 School Brae Peebles Scottish Borders EH45 8AT | Received: Mon 11 May 2015 | Validated: Mon 11 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00497/FUL | [External redecoration](#) | 13 Biggiesknowe Peebles Scottish Borders EH45 8HS | Received: Sat 02 May 2015 | Validated: Tue 12 May 2015 | Status: Pending Consideration | Jun

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**

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**

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**

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

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: 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: 15/00698/PD | [Installation of rooflights](#) | 30 Kingsmuir Crescent Peebles Scottish Borders EH45 9AB | Received: Fri 19 Jun 2015 | Validated: Fri 19 Jun 2015 | Status: Pending Decision

NEW Ref. No: 15/00595/FUL | [Extension to dwellinghouse](#) | 42 Kingsmuir Crescent Peebles Scottish Borders EH45 9AB | Received: Wed 27 May 2015 | Validated: Wed 27 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00572/FUL | [Erection of 3 No double garages](#) | David Harrison Ltd Crossburn Garage And Filling Station 85 - 91 Edinburgh Road Peebles Scottish Borders EH45 8ED | Received: Thu 21 May 2015 | Validated: Thu 21 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00557/AMC | [Erection of dwellinghouse with integral garage \(approval of matters specified in conditions pursuant to planning permission 12/00763/PPP\)](#) | Land South Of Dunwhinny Lodge Glen Road Peebles Scottish Borders | Received: Tue 19 May 2015 | Validated: Thu 21 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00540/FUL | [Formation of door from window and erection of decking](#) | 67 Dalatho Crescent Peebles Scottish Borders EH45 8DU | Received: Thu 14 May 2015 | Validated: Tue 19 May 2015 | Status: Pending Consideration | Jun

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**

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**

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**

Rural

NEW Ref. No: 15/00671/FUL | [Erection of 2 No rabbit breeding/rearing sheds incorporating staff accommodation and installation of roof mounted photovoltaic panel arrays](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Fri 12 Jun 2015 | Validated: Fri 12 Jun 2015 | Status: Pending Consideration

NEW Ref. No: 15/00563/FUL | [Extension to form additional cold storage with agricultural storage shed above, erection of animal flotation unit and installation of roof mounted photovoltaic panel array](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Tue 19 May 2015 | Validated: Thu 28 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00522/FUL | [Erection of poultry building incorporating staff facilities and bottling and pumping shed both incorporating roof mounted photo voltaic panel array, siting of 6 No feedstore containers, and erection of alter, sacred plunge pool and plinth](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Fri 08 May 2015 | Validated: Fri 08 May 2015 | Status: Pending Consideration | Jun

NEW Ref. No: 15/00493/FUL | [Erection of cattle court incorporating roof mounted photo voltaic panel array and staff facilities and installation of ground based solar panel array](#) | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: Thu 30 Apr 2015 | Validated: Fri 08 May 2015 | Status: Pending Consideration | Jun

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: 15/00150/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 – Rosetta Holiday Park planning application – 13/00444/PPP

Meeting between council officials, councillors and community councillors, June 3, Rosetta Road Council buildings.

At the March 2015 meeting of the SBC Planning Committee the decision was made to award Planning Permission in Principle for application Ref. No. 13/00444/PPP, subject to conditions and Informatives and appropriate developer contributions. Key amongst the conditions is:

2. No housing development to commence prior to the satisfactory completion of a vehicular link bridge connecting Dalatho Street and Kingsland Road, together with any ancillary and associated traffic management and flood prevention measures identified during the processing of the planning application for the bridge. The application should be supported by a full Flood Risk Assessment, including hydraulic modelling, appropriate mitigation and full engineering drawings.

Reason: The existing access routes to the site are incapable of safely accommodating the increased traffic generation from the housing element of the proposals.

Following local concern about this development the Community Council has agreed to organise a public event to update the community on the planning processes involved, the exact status of this proposed development and next steps, and to facilitate discussion around what further action concerned residents can and cannot take.

Ahead of this meeting, the Community Council organised a meeting between members of the Community Council Planning Committee, local SBC councillors, and SBC planning officers to obtain a fuller understanding of the situation, and to seek advice on how best to facilitate public engagement.

Present at the meeting were:

Peebles Community Council: Crick Carleton, Graham Mackie, Lawrie Hayworth, Anne Snoddy

SBC Councillors: Graham Garvie, Catriona Bhatia, Gavin Logan, Keith Cockburn

SBC Officers: Jane Webster, Legal Department; Craig Millar, Principal Planning Officer; Derek Inglis, Principal Roads Planning Officer; Ian Aikman, Planning Implementation Manager

The context of the meeting was how best to facilitate public engagement. Discussion was organised around two themes – firstly a focus on Condition 2 of the approval; secondly a discussion of the request by the developer to be allowed to forego all or part of developer contribution (requirements to pay developer contribution for each market unit, and to construct 25 per cent of houses as affordable housing).

Arising from wide discussion of the various issues surrounding both this development application and the overall development of this part of the settlement of Peebles, it was possible to get a substantially clearer understanding of the planning processes involved, and a better concept of the timelines attaching to the forward development of these various proposals. In the following graphic we have sought to capture and communicate this information as succinctly as possible.

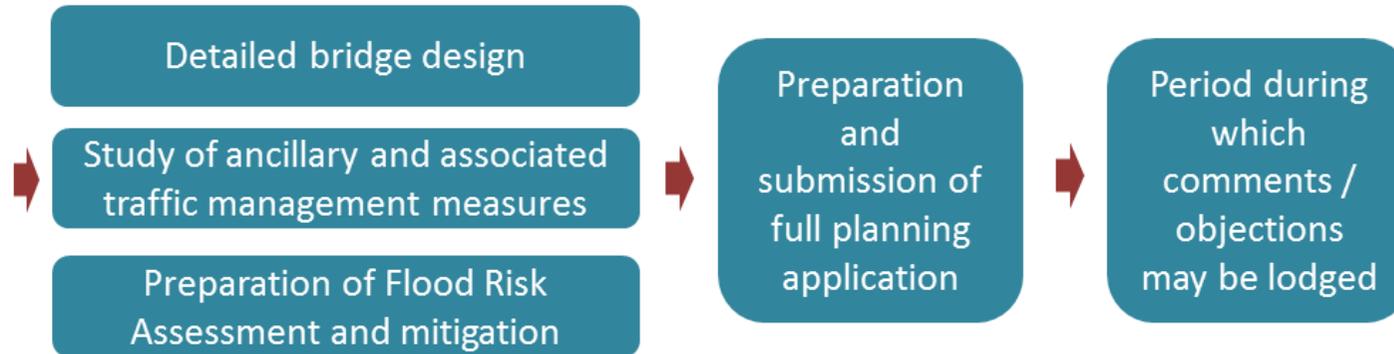
This is followed by a listing of some of the key outcomes of the meeting.

Application for development of Rosetta Holiday Park by Aberdeen Asset Management (and its agent Savills) on behalf of site owners the Nottinghamshire Council Pension Fund

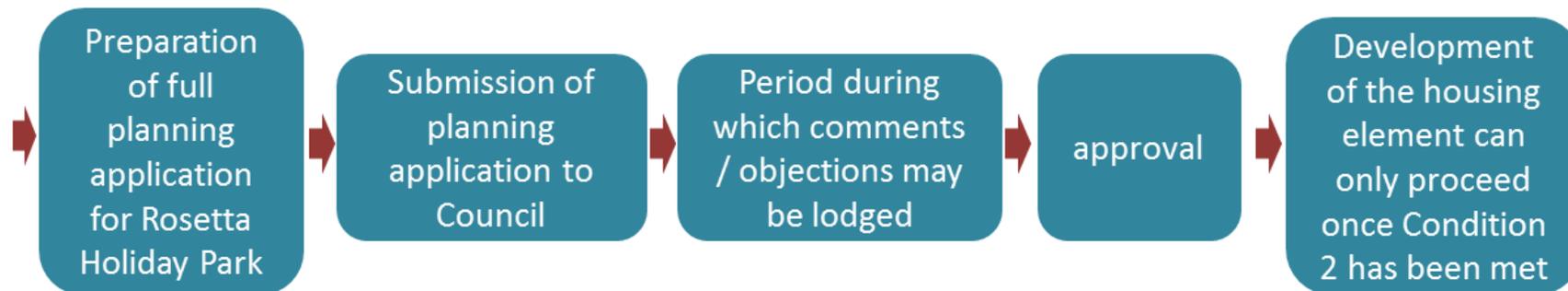


¹ The Planning Committee added Condition 20 potentially looking for a second access from the development onto Rosetta Road and an Informative relating to internal circulation and traffic management

Preparation of full application for Bridge construction and associated infrastructure



Preparation of full application for Rosetta Holiday Park development



Matters arising.

General

From the outset of our discussions it became evident that we needed to take care to clearly distinguish between issues of a strategic nature (where there is an expectation that the Council can and should be pro-active), and those related to this specific planning application (where the Council holds more of a responsive role). This has particular relevance:

- when discussing planning policy and the Local Development Plan and what development is and is not allowed on the Rosetta Holiday Park site, and
- when discussing connectivity and traffic management in general, and connectivity and traffic management in relation to this particular planning application.

“White” land: The Local Development Plan provides the context in which developments take place within the Development Boundary for Peebles, including allocation of land for particular types of development, and proscribing certain types of development on particular areas of land. Thus, for example, specific pieces of land can be designated for housing, and specific pieces of land can be designated as green space. Where no specific designations are in place the land is referred to as “white” land. At the time this application was considered this was the case with respect to the Rosetta Holiday Park, and thus the application for housing is legitimately dealt with as an “infill” development.

The next Local Development Plan (currently in draft form) designates a larger proportion of what is currently “white” land, most particularly nominating significantly increased tracts of “green” land. It would have been possible and appropriate that the land that forms the Rosetta Holiday Park was proscribed from development as housing, but this was not and is not the position. This is a loop hole that needs to be significantly reduced. One response to this is the emerging Policy ED8 in the Draft Local Plan which seeks to safeguard caravan/camping sites against total loss – a Policy that Members were informed of at the March Committee meeting when deliberating on this application.

As a side note it was indicated that it was unlikely that another piece of land the size of the Rosetta Holiday Park would be brought forward for building in the foreseeable future.

Condition 2 – construction of a bridge and any identified ancillary and associated traffic management and flood prevention measures

New bridge a necessary but not sufficient measure: In the matter of the new bridge, we have suggested that this does not in itself address the traffic connectivity issues affecting the whole of the north west part of Peebles, and in particular it does little to nothing to address poor connectivity relating to existing bottlenecks on Rosetta Road south of the Kingsland Street turn, and congestion at the March Street / Edinburgh Road junction, and at the Elcho Brae / Neidpath Road junction. This is where the distinction between strategic and application-specific issues becomes a little confused.

Need for strategic transport / traffic study: It is reasonable to expect the applicant to address connectivity issues associated with the increased traffic associated with development of this site. At the other extreme it is unreasonable to expect the developer to sort out connectivity for the whole of the north-east part of Peebles. But where exactly the cross-over between the two extremes should be is moot. It should be reasonably expected that planners have both a strategic intent and plan to improve connectivity (vehicular, cycle and pedestrian) across Peebles, recognising the social,

economic and safety consequences of particular problem areas. This they do not. The last whole town traffic study was undertaken in 2005, and its only outputs taken forward have been a push for a second bridge across the Tweed. This means that there is no overall plan for town connectivity and traffic management, and thus no underlying plan against which development applications can be judged. We have made a request to Council Planners that consideration be given to funding an updated traffic study for the town.

Parking issues: Many of the town's key secondary road connections are in places effectively single track roads – notably, in relation to this proposed development, along much of the length of Rosetta Road out to the start of the Rosetta Holiday Park. This is due to parking on both sides of the road. It is recognised that applying parking restrictions on such roads tends to lead to increased traffic speeds, but also removes bottlenecks. There might be a case for application of intermittent yellow lines along this stretch of road which would provide passing places in the most congested streets, but this would also require that some cars be parked elsewhere. It may not be sufficient to expect car owners to park in neighbouring streets, and so some provision for additional off-street parking may be necessary (both in respect of this development, but also strategically in relation to other bottlenecks around town).

Need to include pedestrian and cycle path network in any study: It remains the case that significant traffic congestion on weekdays is associated with the morning and afternoon school-run (commuters have the option of staggering travel times; not so the school run). For a small town such as Peebles, with three Primary Schools drawing pupils from a relatively narrow geographical area, the significant use of cars to deliver and collect pupils from school is concerning. Providing safe off-road pedestrian and cycle routes to and from school should form a key ambition in any connectivity strategy. Further, given the national and international standing of Peebles as a cycle centre it would also be appropriate to make Peebles more cycle friendly, and encourage wider use of cycling as a means of moving around town. Any town transport study should include path and cycle connectivity.

The priority afforded Condition 2 – the bridge: To reiterate – Condition 2 requires that the bridge is delivered before any construction of housing on the Rosetta Caravan Park site can commence. This requires that full planning application for the bridge and ancillary works is made and approved. It is up to the applicant as to the timing and procedures attaching to such submission, but those affected by the development will have the opportunity to comment on the details of the application once it has been submitted. What constitutes flood mitigation measures and ancillary traffic management measures is a matter for the applicant to determine and address. Whilst it is expected that the applicant will liaise with the Council and Council Officers on technical issues, it is only once the detailed submissions have been made that the Council, residents and other statutory consultees will be asked to comment.

Land ownership along the route of the bridge: Ownership of the land on which any bridge is to be built has still to be formally established. As matters stand some of the land is likely to be in the ownership of the Council, some with the Housing Association, and some with the Peebles Common Good. Preliminary searches have been undertaken by the applicant, but these have not been conclusive. Resolution of this issue will be a matter for the applicant, but exactly which land will be required for the bridge will depend to some degree on the specific design and layout for the bridge – which has yet to be developed.

Proposed housing and application to forego Developer Contribution

The applicant has accepted all of the conditions attaching to approval of its planning application, but is seeking a reduction in developer contributions through exemption from on-site affordable housing provision. It has argued that paying for the construction of the bridge and meeting the condition to ensure that 25 per cent of housing is built as affordable housing is too much, and it seeks exemption from the latter requirement. The Planning Committee had indicated that it has insufficient information on which to judge this issue and has requested preparation of further reports. There has been no request to be exempted from any other developer contributions although it is appreciated that this will depend on the final costings and the Committee deliberation of the matter. It is within the powers of the Planning Committee to accede to the applicant's request, or to reject the request, or to vary the funding contributions in any way it sees fit.

Views expressed from the community to the Community Council, and endorsed by the Community Council, are that Developer Contribution, including the affordable housing requirements, should not be weakened. To accept large-scale construction of housing that is neither needed nor welcomed by the community, and then to also forego the construction of affordable housing (or alter obligations to contribute to the costs of roads, schooling, etc.), is perverse. All views received by the Community Council are that the applicant should be required to meet the full requirements of policy on Developer Contribution (affordable housing and contribution to town infrastructures), plus the costs of constructing the new bridge. This does, however, leave a question mark over the issue should the Planning Committee be persuaded that the burden on the applicant is too great. On balance it is conjectured that the community's preferred option would be to retain requirements to meet the full Developer Contribution, including the building of 25 per cent affordable housing, and *in extremis* for the Council to entertain alternate sources of funding to balance the books with regard to the infrastructure costs associated with the construction of the bridge.

The Community Council has agreed to administer a poll on this and other issues associated with this development, using the Community Council's Facebook page, as a means of testing wide (beyond those directly impacted by the proposals) community views on the subject.

Organisation of the Public Meeting to update the community on progress of this application

The primary purpose of any meeting should be to provide clarity as to the procedures associated with this application, the decision-making processes involved, and the timeline of actions required to progress the application. It should also provide a forum to discuss the various issues associated with this application, and to provide an additional means to capture the range of views held within the community on this specific development.

Local SBC Councillors and representatives from the Council's planning department have indicated their willingness to attend.

It was suggested that it might be helpful to arrange for the meeting to be held at Halyrude School to allow those most affected by the proposals to attend.

It was suggested that an evening meeting might be appropriate to better facilitate attendance from local residents.

It was suggested that scheduling after the summer holidays might be most appropriate given the wide range of other activities and people's commitments (Beltane, holidays, etc.) across the summer.