

Planning Committee (including Licencing matters) Report – Tuesday 4th August 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, Lesley Morrison, Robin Tatler, Derek Horsburgh, Lawrie Hayworth, Julie Shearer*

Apologies –

Key issues:

- SESplan II MIR
- Local Access and Transport Strategy
- Economic land allocation / economic development
- Rosetta Holiday Park application
- Glentress Masterplan
- 3G pitch location
- Windfarms

Note of interest

We have been informed that temporary signage and paint schemes will be applied to Veitch's Corner and the nearby corner building formerly Yeha Noha in the coming week. These form set preparation for a film shoot, and will be removed within 14 days of that filming taking place. These are not related to any change in ownership or development of these retail premises.

Strategic issues

Strategic Planning

LDP

Awaiting further information – still with reporters and Council.

SESplan II

The SESplan II Main Issues Report has now been issued and consultation on its content underway – closing date for comments 30th September. Three consultation events are being organised – attendance requires registration:

- **Wednesday 26 August** Community Councils and others, Scottish Borders Council, Council Chamber, Newtown Street, **Duns** 6.30-8.30pm
- **Tuesday 8 September** Community Councils and others, Scottish Borders Council, Council Chamber, Council Headquarters, **Newtown St Boswells** 6.30-8.30pm
- **Thursday 10 September** Community Councils and others, Scottish Borders Council, Council Chamber, Rosetta Road, **Peebles** 6.30-8.30pm.

The Peebles consultation event conflicts with the September meeting of the Community Council.

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 II, 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 SESplan II. 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>.

A significant part of SESplan II 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. The relevant document is available at <http://www.sesplan.gov.uk/assets/publications/MIR/Housing%20Land.pdf>.

Other supporting documents can be accessed from within the web version of the MIR – 3rd page – <http://www.sesplan.gov.uk/assets/publications/MIR/MIR.pdf>

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. An easy reading summary of the MIR is available at www.sesplan.gov.uk/assets/publications/MIR/ERG.pdf.

Local Access and Transport Strategy

SBC has just launched consultation on a local access and transport strategy (LATS) Main Issues Report. The document can be accessed at http://www.scotborders.gov.uk/info/178/development_plans/1206/transport_plans (see

sidebar). This includes a list of questions the Council is seeking responses to – though no date appears to be have set for the close of the consultation. Responses can be made:

- by completing the [online questionnaire](#)
- by email to localplan@scotborders.gov.uk
- using the [forms provided](#) and sending by email to localplan@scotborders.gov.uk.

The Main Issues Report is a key document for the Scottish Borders, setting out what is considered to be the key transport and access issues affecting the area, along with the Council's proposed approach to these issues. With increased focus on the new Borders Railway, our interest in ensuring due consideration is given to maintaining / improving the east west routes involving Peebles, improving safety issues relating to the commuter route north from Peebles to Leadburn junction and onwards, and giving greater consideration to cycling infrastructure (not just recreational routes, but commuter routes) and in-town connectivity.

Rosetta Holiday Park

The Community Council has organised a public meeting to discuss the development proposals associated with the Rosetta Holiday Park and possible construction of a vehicular bridge joining Kingsland Street and Dalatho Street across the Cuddy. This will take place at St Joseph's Neighbourhood Hall on 15th September, starting at 7pm. The purpose of this meeting is to update residents on this development application, and to facilitate discussion on how local residents can best input to the planning processes and inform themselves of the planning issues involved in these proposed developments.

To better inform our understanding of the various dimensions of this planning proposal, on 3rd June four members of the Community Council 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 Kingsland 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 (see above).

- 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.

Connectivity in area of Rosetta Road

Taking forward the last point raised above, the Council has agreed that a couple of staff will revisit the transport studies and take a fresh look at the operational dimensions of paths, roads and cycling in NW Peebles. We will seek an update on progress of these investigations.

Climate Disadvantage project/ resilience community groups

The Scottish Borders Climate Resilient Communities project has just been launched and is one of two in the UK to be funded by the Joseph Rowntree Foundation climate change and communities programme. The scheme aims to help us work alongside local resilience community groups, with Hawick, Newcastleton and Peebles chosen to take part in the 16 month programme. Peebles was chosen because of major flooding events in past years and the existing community groups focussed on flooding resilience.

The £100,000 project involves SBC working alongside other key partners

- University of Dundee
- Tweed Forum
- Southern Uplands Partnership
- International Futures Forum
- Scottish Association for Marine Science.

The project will look to build on the successful work already undertaken in the Borders to support 30 communities who have active plans to ensure they are better prepared to cope with emergencies.

A presentation on this project will be made ahead of September's main Community Council meeting on 10th September.

Glentress Master Plan SPG

Draft Supplementary Guidance for the Glentress Masterplan has just been released – <http://councilpapers.scotborders.gov.uk/documents/s3600/Item%20No.%20-%20Appx%20A%20-%20Draft%20SG%20Glentress%20Masterplan.pdf>. This presents outline details of a proposed development programme for upgrading of Forestry Commission Scotland's assets in the Tweed Valley at Glentress.

Cursory review of this identifies a focus on commercial development of retail opportunities in and around the Glentress Hub and Peel, and establishment of bothy-type accommodation around the Buzzards Nest, a car park and start point half-way up the Glentress mountain-cycle routes. As had been indicated during the consultation, Forestry Commission Scotland is only able to address plans for those areas under its ownership. As such, despite the couching of the Masterplan within the physical environment of the Upper Tweed valley between Innerleithen and Peebles, and reference to the dominant positioning of the River Tweed and the A72 as the communication / linking "spine" of the area, the document falls far short of

providing a vision for development of leisure and recreational access in this part of the Tweed Valley.

This may come across as harsh comment on a development plan that is only intended to address FCS's Glentress holdings – but then reference to and use of the concept of the “spine” and its “ribs” has very little relevance to the Masterplan if the plan itself is so narrowly restricted. As such nothing is made of opportunities to the south of the River Tweed, and in reality far from acting as a major enabler of development, the River Tweed becomes a barrier to development, since it possible to get from one side of the river to the other in so few places – by foot, bicycle or car.

Our understanding had been that these efforts by the FCS would be complemented by broader Supplementary Guidelines that included, but went far beyond the narrow scope of, the FCS Masterplan, and blocked out a more integrated vision for both sides of the Tweed Valley.

Plus the Glentress Masterplan might also have been expected to make reference to the other FCS holdings in this area – which are extensive. And no mention appears to be made of the opportunities offered by acquisition of Nether Horsburgh – when this was first mooted, much was made of possible economic developments along the Hope Burn valley, and where a new forest road was to join the A72.

We will need to study this draft Masterplan with some care, and prepare detailed comments on the proposals. We will also check if the Council has indeed any plans to develop a wider vision for development of this whole area.

Public buildings

Chambers Institution

Nothing further – not all Councillors in agreement with what to do.

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>

Field by The Crossings junction

There has been some interest in the field for sale at the Edinburgh Road end of The Crossings (northward extension of Rosetta Road) as a possible routing for the multi-use path connecting Peebles with Leadburn Junction.

SSCI Charrette Mainstreaming Programme

The Scottish Government (through the Scottish Sustainable Communities Initiative) has confirmed the continuation of the Charrette Mainstreaming Programme for 2015-16. The scheme was piloted in 2011-12 and has expanded over the years with support given to over 30 charrettes in total since then – see <http://www.gov.scot/Topics/Built-Environment/AandP/Projects/SSCI/Mainstreaming> for information on previous schemes and current application procedures.

For 2015-16, the budget has increased to £300,000 and in addition to local authorities, and the SSCI is inviting community groups and 3rd sector organisations to apply for a grant and take the lead in setting up a charrette for their community. As in previous years, SG will provide 50% of the funding required, the balance to be provided by the sponsor (applicant).

The focus of the 2015-16 charrette programme is on 3 key areas:

- Projects that link community planning and spatial planning processes
- Charrette projects commissioned directly by communities
- Linkages between [town centre action plans](#) and community plans.

The programme also encourages projects applying to the charrette fund to consider the delivery of charrette outcomes. Linkages with other participatory democracy initiatives – such as participatory budgeting – are encouraged.

Events

Tesco Tour O’the Borders

Took place of the last weekend – any comments / feedback appreciated.

Peeblesshire Agricultural Show

15th August.

Peebles Highland Games

5th September.

Filming in Peebles

Film

A film location team has been eyeing up Peebles for a film shoot, and has sought and been given permission to film around Veitch's Corner / Cunzie Neuk on Thursday 20th August. This will involve closing parts of the Northgate and Bridgegate for much of the day – from 6am to midnight. This will have an effect on local vehicular and pedestrian access (the Council will deal with traffic / bus management) – and it will be down to the film company to negotiate and manage consequential issues.

As well as filming in the Northgate/Bridgegate, the Tontine and Courthouse would also star which would require stop/go for very short periods of time later in the evening/night time, though this is unlikely to cause any significant disruption.

Landward

The BBC Landward film team has been visiting Peebles this last week, and may revisit to obtain clips for forthcoming programmes. They have been made aware of imminent scheduling of the Peeblesshire Agriculture Show, the Peebles Highland Games, and the autumn Peebles Forest Festival.

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”.

Building works

March Street Mill

Over the last month it has been announced by the owners of March Street Mill that they have been unable to secure a buyer for the two companies located there as going concerns, and thus the facility will close at the end of this year with the loss of 87 jobs. This is very disappointing, and a major economic setback for Peebles. An article in the local newspaper indicated that

Scottish Enterprise were aware of this development, and had signalled possible ongoing involvement in retaining this site for economic development.

In a separate but as yet unrelated news item R&B Distillers is exploring a possible development location for a new whisky distillery – with Peebles as a possible option.

The Community Councils remains deeply concerned with the evident imbalance between economic development land allocations and housing allocations. The town cannot afford to lose 87 local jobs, and cannot afford to lose this important site to possible development as housing.

A similar development situation applies in respect of the former Halyrude School site – which it should be noted is in the ownership of the Council. This is currently advertised for sale. It is argued that this site should also be retained for economic development use.

In the context of a government policy that supports the taking of these types of property into community ownership for the benefit of the town, should the community seek to explore possible acquisition of one or both of these properties – or indeed enter into joint venture with Scottish Enterprise or another suitable public agency?

3G pitches

Controversy continues over the possible location of a new 3G pitch. Feedback from SBC on further consultation on this proposed development is available at http://www.scotborders.gov.uk/news/article/1233/peebleans_have_their_say_on_3g_pitch_project. The statements presented seem less than helpful, and feedback from those with an interest in this development, or potentially affected by this development, are left in limbo – no planning application has been made for the location and construction of this facility (which would allow interested parties to make their views known in responses to the planning application), but as things stand the Council (or the relevant parts of the Council) appear to be making little effort to inform town residents of the rationale behind the proposed development, or the state of play of Council thinking. By the time a planning application is raised the specific location of the development will have been fixed – the very issue that most people interested and affected by the possible development are most interested in having some say over. The Community Council has submitted its response to the consultation – available to view and download in the documents section of the Peebles Community Website – but it does seem that the Council could do much more to inform townspeople of what the issues are associated with location and construction of a 3G pitch, including (for those not intimately involved with football and rugby in Peebles) why Peebles needs such a pitch.

Hag Law & Cloich Forest

No further news.

Of note, however, following unrelated conversations with Forestry Commission Scotland (FCS), it does appear that FCS policy is now more amenable to communities taking part ownership of windfarm development involving FCS land – a position that had been previously rejected. Should the Cloich Forest windfarm be consented (the outcome of the public enquiry into this application is still to be delivered) it may be appropriate to revisit this possibility.

Kilrubie Windfarm

We have just taken receipt of a large box of documents supporting the planning application for development of seven wind turbines at Kilrubie – a location just below and to the east of the proposed Cloich Forest Wind Farm. Further details at

<http://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NRGRCWNT8M000>.

Violet Bank II

In process – further details at <http://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NM8FL7NT02Q00>.

Great Tapestry of Scottish

Ref no: **15/00806/FUL** | Erection of gallery building to house the Great Tapestry of Scotland and associated works including landscaping, access and parking | Land West Of Unit B Tweedbank Industrial Estate Tweedbank Scottish Borders | Received: 11 Jul 2015 | Status: Pending Consideration

AOCB

Licensing

none

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

Special

NEW Ref. No: **15/00863/FUL** | [Change of use of workshop and alterations to form new micro brewery](#) | Workshop East Of Peebles Hydro Hotel Innerleithen Road Peebles Scottish Borders | Received: Sat 25 Jul 2015 | Validated: Tue 28 Jul 2015 | Status: Pending Consideration | Jul – **no objection**

NEW Ref. No: **15/00837/FUL** | [Installation of ground mounted external LED lights](#) | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Sat 18 Jul 2015 | Validated: Mon 20 Jul 2015 | Status: Pending Consideration | Jul – **no objection**

NEW Ref. No: **15/00822/PPP** | [Erection of residential apartments](#) | Site In Grounds Of Kingsmeadows House Kingsmeadows Road Peebles Scottish Borders | Received: Tue 14 Jul 2015 | Validated: Tue 14 Jul 2015 | Status: Pending Consideration | Jul – **concerns about public access, factoring arrangements, management of woodland, second (new) access to development, second bridge / multi-use path and bridge**

NEW Ref. No: **15/00731/CLEU** | [Certificate of Lawfulness for an Existing Use: Class 9 Residential](#) | Kingsmeadows Cottages Kingsmeadows Road Peebles Scottish Borders | Received: Thu 25 Jun 2015 | Validated: Mon 29 Jun 2015 | Status: **Application Permitted** | Jul

NEW Ref. No: **15/00713/FUL** | [Alterations to front elevation, repaint fence and replace surfacing to garden](#) | The Lodge House Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Tue 23 Jun 2015 | Validated: Mon 29 Jun 2015 | Status: Pending Consideration | Jul – **no objection**

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 – **no objection**

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**

Listed

NEW Ref. No: **15/00849/FUL** | [Installation of satellite dish](#) | Glentress House Innerleithen Road Peebles Scottish Borders EH45 8BE | Received: Wed 22 Jul 2015 | Validated: Fri 24 Jul 2015 | Status: Pending Consideration | Jul

NEW Ref. No: **15/00850/LBCNN** | [Installation of satellite dish](#) | Glentress House Innerleithen Road Peebles Scottish Borders EH45 8BE | Received: Wed 22 Jul 2015 | Validated: Fri 24 Jul 2015 | Status: Pending Consideration | Jul

NEW Ref. No: **15/00760/LBCNN** | [Installation of 2 No windows \(retrospective\)](#) | The Cottage Kingsmuir Hall Bonnington Road Peebles Scottish Borders EH45 9HE | Received: Mon 29 Jun 2015 | Validated: Wed 01 Jul 2015 | Status: Pending Consideration | Jul

Conservation Area

NEW Ref. No: **15/00927/FUL** | [Alterations and single storey extension to dwellinghouse incorporating dormer window and porch](#) | 37 Old Town Peebles Scottish Borders EH45 8JE | Received: Fri 07 Aug 2015 | Validated: Fri 07 Aug 2015 | Status: Pending Consideration

NEW Ref. No: **15/00925/FUL** | [Change of use from Class 1 retail to Class 2 estate agents](#) | 10 Northgate Peebles Scottish Borders EH45 8RS | Received: Fri 07 Aug 2015 | Validated: Tue 11 Aug 2015 | Status: Pending Consideration

NEW Ref. No: **15/00908/FUL** | [Replacement first floor windows](#) | 6 Tweed Avenue Peebles Scottish Borders EH45 8AS | Received: Tue 04 Aug 2015 | Validated: Fri 07 Aug 2015 | Status: Pending Consideration

NEW Ref. No: **15/00907/FUL** | [Alterations to dwellinghouse](#) | 2 Parliament Square High Street Peebles Scottish Borders EH45 8FE | Received: Tue 04 Aug 2015 | Validated: Wed 05 Aug 2015 | Status: Pending Consideration

NEW Ref. No: **15/00811/FUL** | [Alterations and extension to dwellinghouse](#) | 14 Gladstone Place Peebles Scottish Borders EH45 8JR | Received: Mon 13 Jul 2015 | Validated: Mon 13 Jul 2015 | Status: Pending Consideration | Jul

NEW Ref. No: **15/00733/FUL** | [Alterations to dwellinghouse and formation of terrace above garage](#) | Edenhope 99 Northgate Peebles Scottish Borders EH45 8BU | Received: Fri 26 Jun 2015 | Validated: Wed 01 Jul 2015 | Status: Pending Consideration | Jul

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

Regular

Rural

NEW Ref. No: **15/00906/FUL** | [Single storey extension to dwellinghouse](#) | Lynesmill Cottage Lyne Peebles Scottish Borders EH45 8NP | Received: Mon 03 Aug 2015 | Validated: Mon 03 Aug 2015 | Status: Pending Consideration

NEW Ref. No: **15/00699/AGN** | [Alterations to widen existing forestry track](#) | Land South Of Lower Newby Peebles Scottish Borders | Received: Fri 19 Jun 2015 | Validated: Wed 24 Jun 2015 | Status: No objection | Jul

NEW Ref no: **15/00947/FUL** | Erection of cattle/hay shed and feed silo | Field No 0328 Kirkburn Cardrona Scottish Borders | Received: 11 Aug 2015 | Status: Pending Consideration **conflicts with previous applications and approvals – further information required before decision can be reached**

NEW Ref. No: **15/00831/FUL** | [Erection of 6 No holiday sheds and associated office laundry building](#) | Land West Of Former William Cree Memorial Church Kirkburn Cardrona Scottish Borders | Received: Wed 15 Jul 2015 | Validated: Wed 15 Jul 2015 | Status: Pending Consideration | Jul – **conflicts with previous applications and approvals – further information required before decision can be reached**

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 – **conflicts with previous applications and approvals – further information required before decision can be reached**

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 – **conflicts with previous applications and approvals – further information required before decision can be reached**

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 – **conflicts with previous applications and approvals – further information required before decision can be reached**

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 – **conflicts with previous applications and approvals – further information required before decision can be reached**

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 **Refused**

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 **Refused**

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.

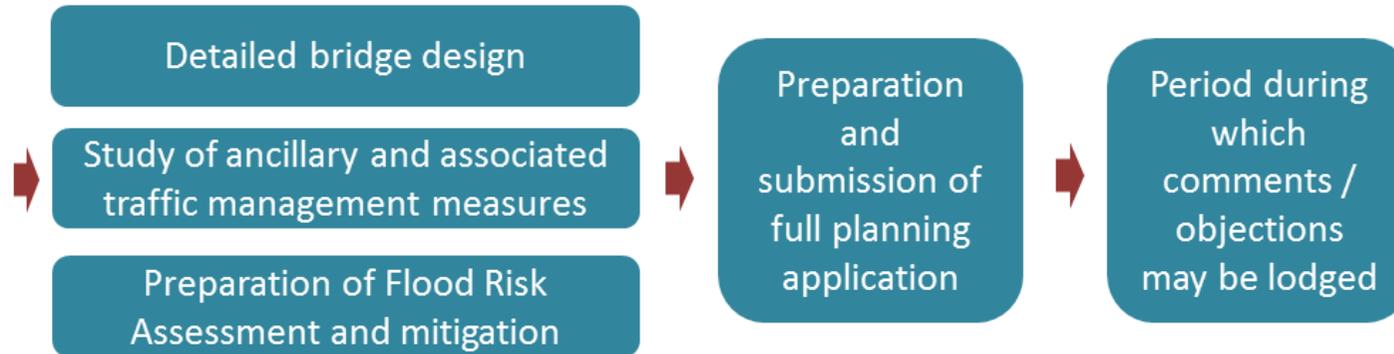
This is followed by a listing of some of the key outcomes of the meeting.

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

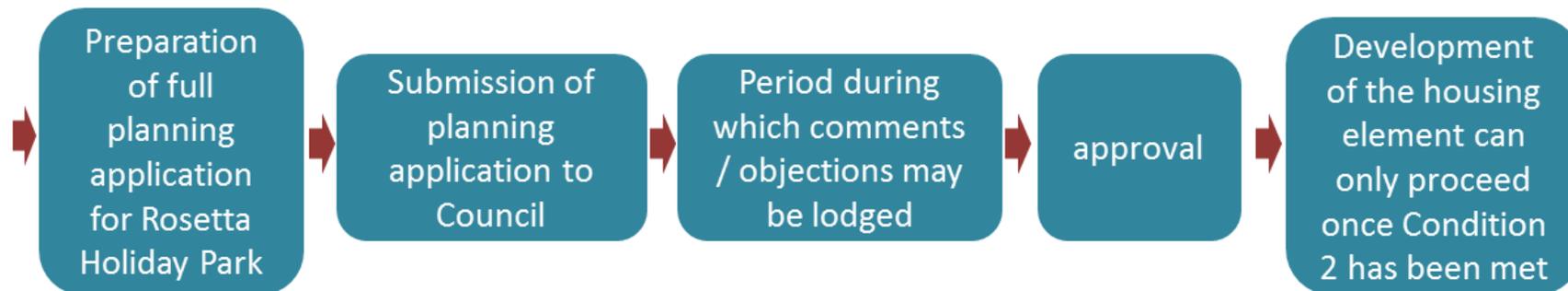


¹ The Planning Committee added Condition 20 potentially looking for a second access from the development onto Rosetta Road and an Informative relating to internal circulation and traffic management

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.