

## Planning Committee (including Licencing matters) Report – Thursday 3<sup>rd</sup> September 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

**Present** – Crick Carleton (Chair), Graham Mackie, Lesley Morrison, Derek Horsburgh, Lawrie Hayworth, Julie Shearer, Kim Rand, Anne Snoddy, Fiona Dalgleish

**Apologies** – Robin Tatler, Alan Mackenzie, Anne McKelvey

Key issues:

- SESplan II MIR
- Local Access and Transport Strategy
- Rosetta Holiday Park application
- Glentress Masterplan
- Kingsmeadows House
- 3G pitch location
- Windfarms
- Veitch's Corner

## 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 30<sup>th</sup> September. Three consultation events are being organised – attendance requires registration:

- **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.

Lawrie Hayworth indicated plans to attend the Newtown St Boswell's meeting. Note, the Peebles consultation event conflicts with the September meeting of the Community Council.

Leslie Morrison and Graham Mackie have prepared draft responses to the SESplanII MIR consultation, and will circulate a draft to CCs before the end of September.

The web version of the MIR – is available at

<http://www.sesplan.gov.uk/assets/publications/MIR/MIR.pdf>

An easy reading summary of the MIR is available at

[www.sesplan.gov.uk/assets/publications/MIR/ERG.pdf](http://www.sesplan.gov.uk/assets/publications/MIR/ERG.pdf).

## Local Access and Transport Strategy

SBC has 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](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](mailto:localplan@scotborders.gov.uk)
- using the [forms provided](#) and sending by email to [localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk).

Lawrie Hayworth will prepare and circulate to CCs a draft response to the consultation.

## 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 (background details to the planning proposals are attached as Appendix A). This will take place at St Joseph's Neighbourhood Hall on 15<sup>th</sup> 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. Two SBC officers from planning and transport have also agreed to make themselves available to field queries relating to planning policy, process and fact.

## Connectivity in area of Rosetta Road

SBC officers from the transport section are also revisiting the issue of path, road and cycle connectivity in the area of NE Peebles, which includes Rosetta Road, with a view to better understanding bottle necks and how improved circulation could be achieved over the longer-term. At the very least, this is intended to provide a strategic framework for consideration of developments in this part of town. What has prompted our request for this exercise is that the proposed construction of a bridge connecting Kingsland Street with Delatho Street may facilitate vehicular access and egress from the planned new housing on the Rosetta Holiday Park but it does not ease congestion around Rosetta Road / March Street, and may in reality increase it.

## **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.

Any further development of this national / international mountain biking centre is to be welcomed. 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.

It has been brought to our attention that key users of the mountain bike paths and routes are very disappointed at the almost total absence of proposals to maintain, upgrade and extend the mountain biking offer. We need to hear further detail about this in the course of time

Our key concern is that we had understood that SBC Planning would develop a Supplementary Planning Guidance on development of the Upper Tweed Valley (with a focus on the area between Peebles and Walkerburn) as a visitor destination, with a particular focus on access and outdoor leisure and recreational pursuits, to incorporate the proposals being brought forward under the FCS Glentress Master Plan. Clearly this is not what had occurred, and we would like more information from SBC Planning as to why this broader context is not being prepared. We recognise that FCS can only make plans relating to its particular property portfolio – over which it has control. But this in itself is not sufficient to ensure that the full benefits and opportunities available from the standing and further development of the Glentress / Innerleithen mountain biking cluster can be realised.

## **Public buildings**

### **Chambers Institution**

Awaiting proposals from the Board of Trustees.

## **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. Enquiries as to how we might take this forward are being made.

### 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. We understand that these plans are being progressed.

### 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.

This is an opportunity that it would be appropriate for Peebles to take-up in early 2016, once the Town Action Plan has been finalised, and a first draft of the Vision for Peebles Whole Town Master Plan has been prepared (currently the focus of an editing contract to be issued shortly by the Peebles Community Trust).

The Charrette Mainstreaming Programme for 2015-16 has an increased budget of £300,000 and in addition to local authorities, and the SSCI is inviting community groups and 3<sup>rd</sup> 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.

## 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

### Kingsmeadows House & Second Bridge

Planning applications have been made for the construction of a new building of twelve apartments adjacent to Kingsmeadows House and for some cutting back and long-term management of the protected woodland that forms most of this estate.

We have increasing concerns that this estate is being developed as a “gated community”, with no public access to the river bank or forest paths within this key estate adjacent to the town centre. Under the ownership of Standard Life Part the accommodation units of the main building and the steading have been made available over many decades as holiday lets for the use of Standard Life employees, and use of the estate and its facilities encouraged. Over several decades such use has also been informally available to and used by local residents. We are of the view that the public should continue to have access to the woodland walks on this estate.

In addition, and as previously raised in our consultation response on the proposed change of use of the main building from holiday lets to residential, we are concerned that plans are being presented in an *ad hoc* manner, without clearly laying out the overall plans for development and management of this estate. This has particular relevance given the location of this estate so close to the centre of Peebles, but also because the eastern edge of the estate has been identified as a possible routing for three out of the four alignments of a second bridge and road spanning the Tweed. Once again, we are strongly in favour of development of a multi-use pedestrian / cycle / equestrian path and bridge along this route, whether or not a road bridge is built. This once again raises the issue of public access to the paths and woodland of the estate, but also the issue of “planning gain”, should the proposed development of this second block of apartments be consented. There is also the issue of the proposed second gated entrance to this new block, which would join the Kingsmeadows Road near an awkward bend in the road, and so close to the proposed second bridge routing.

Finally we are concerned that the application for tree cutting / pruning / management is too vague and open-ended – particularly given that this is a protected woodland, lies within the Peebles Conservation Area, and has been subject to detailed survey, appraisal and mapping.

We think there should be wider discussion of the many issues associated with these proposals – in the context of rights of responsible public access, the concept of a “gated community” within Peebles, *ad hoc* development proposals, and the case for exploring the issue of “planning gain” in the context of a public multi-use path and bridge between the eastern end of the estate and the north bank of the river linking to Kerfield Park.

### 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](http://www.scotborders.gov.uk/news/article/1233/peebleans_have_their_say_on_3g_pitch)

[project](#). We understand that the current proposals have been temporarily shelved, and that a rethink by SBC is being progressed.

## **Hag Law & Cloich Forest**

No further news.

## **Kilrubié Windfarm**

We have just taken receipt of a large box of documents supporting the planning application for development of seven wind turbines at Kilrubié – 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**

There has been mixed response to this proposed development – which is due for consideration by SBC Planning Committee. On balance, the CC Planning Committee felt unable to comment on specific planning grounds, but there was a groundswell of opinion that the “opportunity costs” associated with diverting scarce SBC resources to this project during a time of budget and service cutbacks were far outweighed any projected tourism benefits associated with this development.

## **Veitch’s Corner**

A detailed planning application has been made for the outfitting of Veitch’s Corner to a coffee shop and café including branding to the Costa Coffee colours. There is much detail in this application, which warrants further scrutiny – though this may stretch the knowledge of the CC Planning Committee.

Aside from this application, there remains concern as to when the owners of the building – who are not Costa Coffee – are going to upgrade the fabric of the exterior of the building, including repair and maintenance of the main Veitch’s signage, which forms a key element in the heritage value and listing of this building.

## **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: 15/01034/FUL** | [Erection of dwellinghouse](#) | Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders | Received: Wed 02 Sep 2015 | Validated: Wed 02 Sep 2015 | Status: Pending Consideration

**NEW Ref. No: 15/00998/TPO** | [Works to trees](#) | Craigerne House Craigerne Drive Peebles Scottish Borders | Received: Mon 24 Aug 2015 | Validated: Tue 25 Aug 2015 | Status: Pending Consideration

**NEW Ref. No: 15/00972/TPO** | [Work to protected tree](#) | Tantah Croft Edderston Road Peebles Scottish Borders EH45 9JD | Received: Tue 18 Aug 2015 | Validated: Thu 20 Aug 2015 | Status: Pending Consideration

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: 15/01039/TCA** | [Works to trees in a conservation area](#) | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Tue 01 Sep 2015 | Validated: Wed 02 Sep 2015 | Status: Pending Consideration

**NEW Ref. No: 15/01040/TCA** | [Works to trees in a conservation area](#) | Kingsmeadows Mansion House Holiday Accommodation Kingsmeadows Road Peebles Scottish Borders EH45 9HR | Received: Tue 01 Sep 2015 | Validated: Wed 02 Sep 2015 | Status: Pending Consideration

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**

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**

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 pending**

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: 15/01020/FUL** | [External alterations](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Sat 29 Aug 2015 | Validated: Tue 01 Sep 2015 | Status: Pending Consideration

**NEW Ref. No: 15/01019/LBCNN** | [Internal and external alterations and new signage](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Sat 29 Aug 2015 | Validated: Tue 01 Sep 2015 | Status: Pending Consideration

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

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

## Conservation Area

**NEW Ref. No: 15/01017/FUL** | [Installation of 2 No roof lights](#) | Eskdale Cottage 8 George Street Peebles Scottish Borders EH45 8DL | Received: Fri 28 Aug 2015 | Validated: Mon 31 Aug 2015 | Status: Pending Consideration

**NEW Ref. No: 15/00999/TCA** | [Works to trees in conservation area](#) | 31 Kirkland Street Peebles Scottish Borders EH45 8EU | Received: Tue 25 Aug 2015 | Validated: Tue 25 Aug 2015 | Status: Pending Consideration

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

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

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

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

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

## Regular

**NEW Ref. No: 15/01031/FUL** | [Replacement windows](#) | 4 Venlaw Court Peebles Scottish Borders EH45 8AE | Received: Tue 01 Sep 2015 | Validated: Tue 01 Sep 2015 | Status: Pending Consideration

## Rural

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: 15/00965/FUL** | [Erection of 8 No holiday lodges and 1 No hub-house \(revision to previous consent 12/00902/FUL\)](#) | Land West Of Former William Cree Memorial Church Kirkburn Cardrona Peebles Scottish Borders | Received: Mon 17 Aug 2015 | Validated: Mon 17 Aug 2015 | Status: Pending Consideration

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**

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 – **refused**

**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 – **no objection**

## 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.

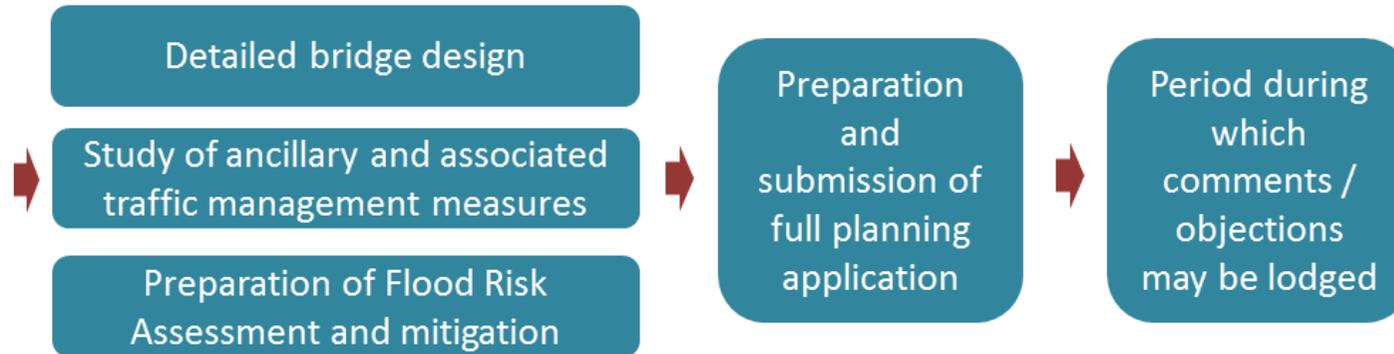
This is followed by a listing of some of the key outcomes of the meeting.

## 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

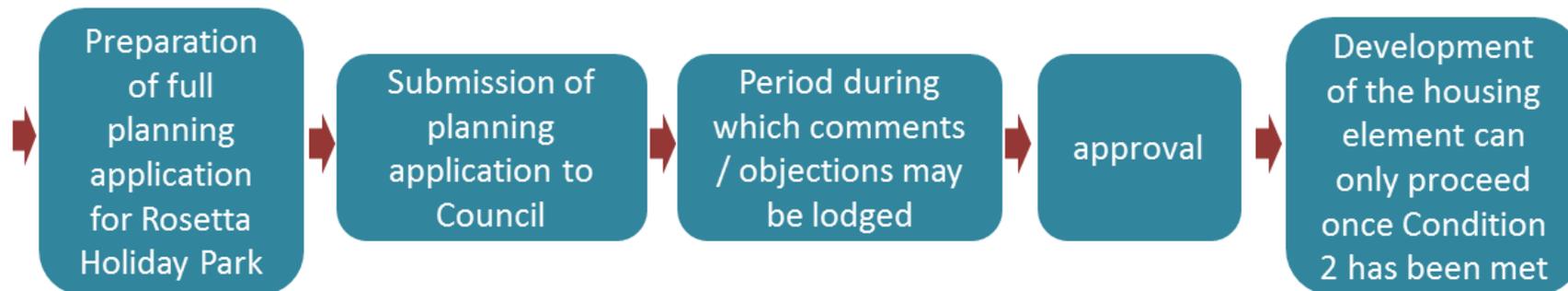


<sup>1</sup> The Planning Committee added Condition 20 potentially looking for a second access from the development onto Rosetta Road and an Informative relating to internal circulation and traffic management

## 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.