

Planning Committee (including Licencing matters) Report – Tuesday 6th May 2014

Note these are recommendations to Community Council until passed at full Council Meeting or submitted under delegated powers due to time constraints

Members: Crick Carleton (Chair), Alan Mackenzie, Martin Tolhurst, Lesley Morrison, Robin Tatler, Gary Rennie, Derek Horsburgh, Anne Snoddy

Present – no meeting took place April / May – liaison by phone and email

Apologies –

Relatively light load this month:

- Rosetta Caravan Park planning application
- Wind Farms
- Licensing issues – Rosetta Holiday Park
- Change of use – The Keg, High Street

Strategic issues

SESplan SPG – Housing allocations

Further details on housing have been provided, but still difficult to translate into a simple metric of what housing allowances have been allowed for in SBC forward planning in the following types of category:

- already permitted, next five years, next ten years, next fifteen years, next twenty years;
- how many private / affordable / sheltered;
- how many one, two, three, four bed-roomed houses / flats;
- how many owner occupied / how many rental.

The more comprehensive datasets available to the public on the Scottish Neighbourhood Statistics portal (www.sns.gov.uk) arising from the 2011 census are soon to be released. These provide much more detail on the composition of housing types and status – by council wards and below – and should shed a little more light on the makeup of the Peebles community.

Peebles Whole Town Master Plan

Public events

The next public events to take forward the Peebles Master Plan are:

- Sat 7th June – 11-3 – facilitated workshop to explore “community” dimensions of the plan – people, place, economic development
- Sat 6th September – 11-4 – exhibition and presentations on how other communities have progressed community plans / actions.

Assistance is requested in staging these events – notably assistance in sitting in on group discussions and taking notes. The format for the June 7th meeting is outlined in Appendix A.

Scottish Affairs Committee of UK Parliament

The Scottish Affairs Committee of the UK Parliament will be conducting a series of three informal seminars in the south of Scotland, beginning with a meeting in Galashiels on Monday 12th May. The aim is to help scope the terms of reference for its new inquiry into issues that affect the south of Scotland. The session will last from 11am-2pm, with lunch afterwards. The meeting takes place at Borders College, Scottish Borders Campus, Nether Road, Galashiels. Members of the Committee very much want to hear from people in the Borders on a range of issues affecting those who live here. They are particularly interested in local incomes, wages and rents, job creation, the provision of services and transport links, and the broader question of whether the Borders lose out at the expense of the Central Belt. Subsequent sessions will be held in Peebles on Monday 9th June and in Dumfries at a date to be confirmed. - See more at: <http://www.borderscarevoice.org.uk/scottish-affairs-committee-in-galashiels#sthash.kyMGIHcV.dpuf>

Consultations

SESplan Main Issues Report

The next SESplan – SDP2 – is now in the early stages of development, and inputs to the drafting of the next Main Issues Report are now being sought – through a questionnaire survey. We will respond.

Planning Applications

Rosetta Holiday Park – variation Hayloft Bar and Restaurant opening times

Amendments to layout plan and operating plan:

- Change of core hours for On Sale to:
 - 11.00am – 12.00midnight Monday to Thursday and Sunday (currently 11.00am–11.00pm Monday to Saturday), and
 - 11.00am – 1.00am on Friday and Saturday (currently 11.00am–11.00pm Monday to Saturday, and 12.30pm – 2.30/6.00pm – 11.00pm Sunday)
- Addition of gaming in listed activities;
- Change various listed activities to be provided outside core hours;
- Change terms and conditions for children and young persons access.

Rosetta Caravan Park – housing development

We will resubmit slightly modified original objections (of May 2013), plus additional comments.

Cloich Forest Wind Farm

SBC Planning has secured extension of the time available for it to respond to the current consultation until 6th June, so that it may present its report on the application to the SBC Planning Committee on 2nd June. Once SBC has submitted its response to the Scottish Government Consents Unit it will then be in the latter's hands as to when it adjudicates on the development application.

Hag Law Wind Farm – public information exhibition

The developers of this wind farm are holding public information events next week. SBC's most recent response to this application was from October 2013 and can be accessed at

(http://eplanning.scotborders.gov.uk/online-applications/files/BDF0EE036E020131959BFA9C8025D79D/pdf/13_00882_PAN-SBC_OFFICER_TO_DEVELOPER-2539083.pdf).

- Tuesday 13th May, Newlands Centre, Romannobridge – 4pm-8pm
- Wednesday 14th May, Graham Institute Hall, West Linton- 10am-2pm

AOCB

none

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

Special

[Change of use from public house to licence tea room](#) | The Keg Public House 5 High Street Peebles Scottish Borders EH45 8AG | Ref. No: 14/00451/FUL | Received: Thu 17 Apr 2014 | Validated: Fri 18 Apr 2014 | Status: Pending Consideration – **no objection**

Listed

[New illuminated signage](#) | Cross Keys Hotel 24 Northgate Peebles Scottish Borders EH45 8RS | Ref. No: 14/00448/LBCNN | Received: Fri 18 Apr 2014 | Validated: Mon 21 Apr 2014 | Status: Pending Consideration – **no objection (see attached graphic – Appendix B)**

[Extension to dwellinghouse](#) | Woodbine Cottage 10 Kingsmeadows Road Peebles Scottish Borders EH45 9EN | Ref. No: 14/00458/LBCNN | Received: Fri 18 Apr 2014 | Validated: Mon 21 Apr 2014 | Status: Pending Consideration – **no objection – a presumption that the changes are to the rear elevation (not totally clear from drawings)**

Conservation Area

[Extensions to dwellinghouse and erection of replacement detached double garage](#) | Anloc The Mount Peebles Scottish Borders EH45 9EX | Ref. No: 14/00378/FUL | Received: Tue 01 Apr 2014 | Validated: Fri 04 Apr 2014 | Status: Pending Consideration

[New illuminated signage](#) | Cross Keys Hotel 24 Northgate Peebles Scottish Borders EH45 8RS | Ref. No: 14/00449/ADV | Received: Fri 18 Apr 2014 | Validated: Mon 21 Apr 2014 | Status: Pending Consideration – **no objection (see attached graphic – Appendix B)**

[Extension to dwellinghouse](#) | Woodbine Cottage 10 Kingsmeadows Road Peebles Scottish Borders EH45 9EN | Ref. No: 14/00460/FUL | Received: Fri 18 Apr 2014 | Validated: Mon 21 Apr 2014 | Status: Pending Consideration – **no objection – a presumption that the changes are to the rear elevation (not totally clear from drawings)**

[Extension to dwellinghouse](#) | Dalgairn Springwood Terrace Peebles Scottish Borders EH45 9ET | Ref. No: 14/00504/FUL | Received: Wed 30 Apr 2014 | Validated: Thu 01 May 2014 | Status: Pending Consideration – **no objection**

Regular

[Formation of pitched roof over flat roofed garage, installation of raised balcony and 2 no juliett balconies](#) | 53 Edderston Road Peebles Scottish Borders EH45 9DT | Ref. No: 14/00401/FUL | Received: Sat 05 Apr 2014 | Validated: Wed 09 Apr 2014 | Status: Pending Consideration – **no objection**

[Replacement windows](#) | 4 Clement Gunn Square Peebles Scottish Borders EH45 8LW | Ref. No: 14/00511/FUL | Received: Thu 01 May 2014 | Validated: Thu 01 May 2014 | Status: Pending Consideration – no objections – but require that area of glazed elements remains same as at present

Rural

Appendix A - Peebles Master Planning workshop 7th June – people: secure / in good health / in work

Format

Background exhibition (limited – perhaps six graphics)

3 scheduled workshop rounds, each round covering the same five distinct subjects:

- education,
- child care,
- employment,
- tourism, and
- health services.

This way attendees can decide what time of the day they should come along, and they have the option of attending breakout discussions on up to three different topics.

Each round will involve a brief introduction. Participants will then move to one of five discussion circles covering the topic of their particular interest. Each discussion circle has the task of responding to four questions – for which it has 30 minutes.

Each circle will have at its service a facilitator knowledgeable in the particular topic under discussion (who will set the scene, and then provide information as and where called upon to do so), and a note taker. Each discussion circle should appoint a rapporteur to deliver group findings to the meeting at large. Once feedback on each of the five topics under debate has been delivered, participants have the opportunity to comment or question. The session is then called to a close – followed by tea and biscuits. The next session commences half an hour later.

Schedule

Workshop 1 – 10.00am
intro – 5 mins
breakout – 35 mins
feedback – 15mins
discussion – 20 mins
Lunch break 12.00 – 12.30 pm
Workshop 2 – 12.30pm
Workshop 3 – 02.30pm

Questions

- 1 – focus on what people think (what is (good & bad))
- 2 – what the problems are
- 3 – how things could be addressed / improved
- 4 – discussion of next steps

SIGNAGE:

ITEM A .TWO x sets of individual letters with routed faces and applied gold leaf.

ITEM B .ONE x set of amenity wording, signwritten on to painted render.

ITEM C .ONE x double sided projecting sign. Illuminated by spot lights.

ITEM D .ONE x decorative lantern with vinyl display.

ITEM E . EIGHT x floodlights.

LETTERSTYLES. Bebas, Goudy

ALL PLANTING TO BE SUPPLIED BY OTHERS.

