

## Planning Committee (including Licencing matters) Report – Tuesday 4<sup>th</sup> November 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, Lesley Morrison, Gary Rennie, Robin Tatler, Derek Horsburgh, Anne Snoddy,

**Present** – Crick Carleton, Lesley Morrison, Graham Mackie, Robin Tatler, Alasdair Stewart

**Apologies** – Anne Snoddy

Key issues:

- Second Bridge
- Scottish Rural Parliament
- Our Future – Our Borderlands consultation
- Kingsmeadows Estate
- Approval of key planning applications

### Strategic issues

#### Draft Local Development Plan

As previously discussed, it is proposed to formally contest the inclusion of a second road bridge in Peebles Settlement Plan within the draft LDP. This is on the premise that:

- such a bridge is not justified on the basis of traffic congestion (congestion refers to delays of a matter of minutes in moving from the south of the town to the town perimeter north of the river during the relatively short durations of the morning rush hour and the afternoon school run);
- a second bridge would bring with it further significant development of housing to the south east of the settlement – which is considered counter to the sustainable development of the town;
- this in turn is likely to result in asymmetric development of the town and establishment of a southern economic suburb to the south east of the river remote from the existing town centre;
- the routings prioritised by the Council for such a bridge show little logic in their specific origin and insertion north and south of the river.

The Examination is now being scheduled – earliest start is 26<sup>th</sup> November. The summary of issues being addressed by the reporters can be found at

<http://dpea.scotland.gov.uk/CaseDetails.aspx?id=115370> or downloaded in full at

[http://www.scotborders.gov.uk/downloads/download/2012/changes\\_from\\_consolidated\\_local\\_plan\\_2011\\_to\\_proposed\\_local\\_development\\_plan\\_2013](http://www.scotborders.gov.uk/downloads/download/2012/changes_from_consolidated_local_plan_2011_to_proposed_local_development_plan_2013).

## **Vision for Peebles**

Members of the VfP Steering Group are preparing an outline of the Whole Town Development Framework, consolidating information from consultation and public meetings and that available from public sources. This is a significant task – and volunteer assistance in this task gratefully received (contact the Community Council secretary – [myriam@PeeblesCommunity.org](mailto:myriam@PeeblesCommunity.org)).

## **Peebles GIS (Geographic Information System)**

We have secured the assistance of a locally resident Masters graduate in GIS to help us with development of this community resource. The PCT has also now purchased appropriate equipment (computer, touchscreen, GPS logger, and software) to both build the GIS and demonstrate it at public events.

The PCT is offering training to those who can assist in further development of this project.

## **Scottish Rural Parliament**

Last Friday and Saturday Robin Tatler and Crick Carleton represented the Community Council and the Community Trust at the first meeting of the Scottish Rural Parliament, held in Oban. 'Rural Parliament' is a 'bottom-up' process of involvement and debate between the people of rural Scotland and policy makers to enable better understanding, improved policy, and action to address rural issues.

Attended by about 250 Community Councillors and Development Trust / Third Sector representatives, the meeting sought to set down key priorities of concern to rural communities, and to establish protocols for the future operation of the Rural Parliament. This format draws on the model of more traditional structures in place in many northern European countries. A first European Rural Parliament was held in 2013.

Arising from a range of keynote speeches, presentations, workshops, and participatory sessions the key message was that rural communities felt un-empowered and under-represented, that they struggled to attract the attention of senior decision-makers, and that decision-making itself was located at too far a remove from the communities it concerned and affected. Overall, there was a common belief that there needed to be major reform in the area of local, grass-roots democracy – in large part structures that were dismantled with the 1975 and 1996 local government reforms (establishing regional councils, and subsequently dismantling district councils) – whilst there was also recognition that this was a change that could not be made overnight.

In addition, there was also wide recognition that Community Councils did not work – they had no power, no funding, and there were next to no instances of community council places being contested, but on the plus side they were a statutory consultee. Further, Development Trusts, Trusts and other Third Sector organisations had much more power and recognition – because that had or could acquire funds – but crucially were not statutory consultees. This system needed fixing, urgently – but recognising that it was not necessarily so that one size would fit all. A background document covering these issues was the report arising from the "Commission on Strengthening Local Democracy", published earlier this year – available for download at <http://www.localdemocracy.info/>.

A wide range of issues were raised and discussed at the Rural Parliament, with extensive capture of information arising. These will all be made available to participants. Attendees

were also exposed to a range of participatory tools – including an “Open Space” session. This latter technique – essentially a formal “in-the-round” process for identification and discussion of issues – is one that could usefully be utilised in a Peebles context two or three times a year as a means of gauging community views and concerns.

For the future, the Scottish Rural Parliament is likely to convene formally every two years, and to operate with an Executive Board and an Assembly of Representatives drawn from an open membership (organisations and individuals). It is important that Peebles and the Borders is fully represented in this forum.

## Consultations

### Our Future – Our Borderlands

We have been asked by the Westminster Parliamentary Select Committee on Scottish Affairs to provide further input to their ongoing review of the economic standing and future of the Scottish Borderlands – “Our Future – Our Borderlands”. They have tabled a range of questions they are seeking responses to from local organisations (see **Annex B**). To put this in context, their interim report is available at <http://www.parliament.uk/business/committees/committees-a-z/commons-select/scottish-affairs-committee/inquiries/parliament-2010/our-borderlands-our-future/> - click on the bottom of the page.

Responses need to be in by the end of November. Graham Mackie and Robin Tatler have agreed to draft a response to this.

## 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”.

### Margaret Blackwood / Tweedbridge Court

Planning for redevelopment of Tweedbridge Court is in process but has not as yet been finalised. Communication from SBC to our Councillors (see **Annex A**) provides information on where matters stand. This looks like the development of x number of affordable houses, plus development of 11 houses for private sale.

*The key elements are that “The redevelopment of Tweedbridge Court has been identified as a prioritised affordable housing project within the next Strategic Housing Investment Plan [SHIP] 2015/20. Blackwood anticipates that it will not require public sector subsidy since it will be funded by the funding package being put together by them and their development partner. The redevelopment proposals are being worked up, and this will take time to do so, and then secure all the necessary statutory consents before any works can start on site. That aside, it is anticipated that it is unlikely that these will start before 2016/17.”*

From our perspective, concerns revolve around issues of connectivity – that Caledonian Road is effectively single-track alongside this development (impacts on this development, but also proposed developments at the Edderston Ridge), that parking remains a significant issue (not just for this development, but for other householders in the area), and that there remain

issues to be resolved with respect to pedestrian and cycle routing through this area (particularly in respect of the riverside walkway, Kingsmeadows Car Park, and the connection of the Peebles Lyne multi-use path to the Peebles settlement).

Alasdair Stewart and Lesley Morrison have agreed to take a look at the latest Strategic Housing Investment Programme (SHIP) report. Initial review recognises that this is very complex document, and its details not easily accessible. The bottom line is, however, that future housing requirements are presented to local Councils by central government on the basis of a specific analytical methodology – which will result in suggested numbers per area. For our area – the Western Housing Area – most of the future allocations tend to be concentrated on Peebles. We continue to be of the view that planned housing for Peebles is excessive and unsustainable, and that more of the required provision should be distributed to other parts of the Western Housing Area.

### **Kingsmeadows Estate**

The Peebles Community Trust was informed by email last Wednesday 5<sup>th</sup> November that its bid for the Estate had not been successful. This is a very disappointing outcome for the community. We do not as yet know who the successful bidder or bidders is, but it is now very unlikely that the land and buildings will be open to the public, and it is unlikely that the opportunities for increased local employment and training proposed in the PCT bid will be realised under private development. Our biggest fear now is that the funding of the purchase of the estate will in part be offset by application to build and sell off additional housing – which is not an appropriate use for this B-listed wooded estate.

In the meantime the PCT is proceeding with other plans to improve town connectivity, including its proposals to build a pedestrian / cycle bridge across the Tweed at the boundary of the Kingsmeadows Estate and Cavalry Park, and route an off-road path to link housing and businesses in the southeast of Peebles to the Town Centre.

### **Veitch's Corner**

Application for change of use was considered and approved by the SBC Planning Committee at its meeting on 3rd November.

### **Kirkburn Holiday Chalet development (12/00902/FUL)**

This planning application has been under consideration for some time, and involves construction of a hub holiday development (a hub building and eight holiday lodges) along the back road between Peebles and Cardrona. This has now been approved subject to a range of conditions and instructions. The Planning Officer's report can be downloaded at <http://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M78ZGINT08G00> – last document at bottom of page.

### **Francos Pizzeria Ristorante**

There is an application for a licensing variation to allow for Off Sales – Monday to Sunday 10.00am – 10.00pm (currently none). [View please.](#)

**AOCB**

none

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

### Special

**Ref. No: 12/00902/FUL** | Erection of nine holiday lodges | Land West of William Cree Memorial Church, Kirkburn, Cleek Lodges Ltd – **approved** subject to conditions and informatives

**Ref. No: 14/00874/LBCNN** | [Internal alterations](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Fri 01 Aug 2014 | Validated: Wed 06 Aug 2014 – **approved** subject to conditions and informatives

**Ref. No: 14/00875/FUL** | [Change of use from retail \(Class 1\) to restaurant \(Class 3\)](#) | 2 - 4 High Street Peebles Scottish Borders EH45 8SA | Received: Mon 04 Aug 2014 | Validated: Wed 06 Aug 2014 – **approved** subject to conditions and informatives

**Ref. No: 14/00876/FUL** | [Sub-division, alterations and extensions to form six dwellinghouses from one \(amendment to previous consent 12/00314/FUL\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns – corrective plans requested by Planning – pending**

**Ref. No: 14/00877/LBC** | [Internal and external alterations \(amendment to previous consent 12/00315/LBC\) \(part retrospective\)](#) | Craigerne Coach House Edderston Road Peebles Scottish Borders | Received: Tue 05 Aug 2014 | Validated: Tue 05 Aug 2014 – **concerns – corrective plans requested by Planning – pending**

**Ref. No: 14/00666/FUL** | [Erection of twenty dwellinghouses](#) | Land West Of Horsbrugh Ford Cottages Cardrona Scottish Borders | Received: Wed 11 Jun 2014 | Validated: Wed 18 Jun 2014 – **pending – our earlier response indicated our concern about over-development of the site; the amended plans show 17 houses; do we have any further comments?**

### Listed

**Ref. No: 14/00937/FUL** | [Erection of dwellinghouse with attached garage](#) | Garden Ground Of Craigmount Bonnington Road Peebles Scottish Borders | Received: Wed 20 Aug 2014 | Validated: Wed 20 Aug 2014 – **cramped? – pending**

**Ref. No: 14/00938/LBCNN** | [Partial demolition of boundary wall to form new access](#) | Craigmount Bonnington Road Peebles Scottish Borders EH45 9HF | Received: Wed 20 Aug 2014 | Validated: Mon 25 Aug 2014 – **cramped? – pending**

### Conservation Area

**Ref. No: 14/01050/FUL** | [Alterations and extension to dwellinghouse](#) | 5 Murray Place Peebles Scottish Borders EH45 8DJ | Received: Thu 18 Sep 2014 | Validated: Mon 29 Sep 2014 – **concerns** – significant extension to main house on small plot to incorporate existing garage – **pending**

**Ref. No: 14/01099/FUL** | [Alterations to dwellinghouse, replacement windows and installation of rooflight](#) | 23 Caledonian Road Peebles Scottish Borders EH45 9DJ | Received: Tue 30 Sep 2014 | Validated: Tue 30 Sep 2014 – **no objection** – ensure no reduction in glazed area – **pending**

**Ref. No: 14/01100/FUL** | [Extension to dwellinghouse](#) | Sapin Vert Chambers Terrace Peebles Scottish Borders EH45 9DZ | Received: Tue 30 Sep 2014 | Validated: Wed 01 Oct 2014 – **no objection** – significant two storey extension to near A-frame base, unsympathetic treatment of form, on skyline – **pending**

**Ref. No: 14/01135/FUL** | [Replacement windows](#) | 1 Clark Place Peebles Scottish Borders EH45 8LB | Received: Mon 06 Oct 2014 | Validated: Mon 06 Oct 2014 – **no objection** – ensure no reduction in glazed area – **pending**

**Ref. No: 14/01210/FUL** | [Alterations to dwellinghouse and replacement windows](#) | Sorbie 13 Edderston Road Peebles Scottish Borders EH45 9DT | Received: Tue 28 Oct 2014 | Validated: Tue 28 Oct 2014 | – **no objection**

**Ref. No: 14/01245/LBCNN** | [Installation of 3 No rooflights](#) | Kerfield Cottage Innerleithen Road Peebles Scottish Borders EH45 8BG | Received: Thu 06 Nov 2014 | Validated: Fri 07 Nov 2014 – **no objection**

#### Regular

**Ref. No: 14/01218/FUL** | [Alterations and extensions to dwellinghouse](#) | 27 Glen Road Peebles Scottish Borders EH45 9AZ | Received: Thu 30 Oct 2014 | Validated: Thu 30 Oct 2014 | – **no objection**

#### Rural

**Ref. No: 14/01045/FUL** | [Erection of a detached garage](#) | Kirkburn Church Kirkburn Cardrona Peebles Scottish Borders | Received: Wed 17 Sep 2014 | Validated: Tue 30 Sep 2014 – **no objection in principle, but plans indicate a substantial connected extension to the church / house which does not appear on the planning dataset** – **pending**

**Ref. No: 14/01123/PPP** | [Erection of dwellinghouse](#) | Land East Of Redscare Nether Kidston Peebles Scottish Borders | Received: Fri 03 Oct 2014 | Validated: Fri 03 Oct 2014 – **no objection** – though increasingly busy road junction – **pending**

**Ref. No: 14/01136/FUL** | [Siting of container for temporary storage purposes and erection of screening fence](#) | Land North Of Mountain Bike Centre Of Scotland Peel Tower Glentress Peebles Scottish Borders | Received: Mon 06 Oct 2014 | Validated: Thu 09 Oct 2014 | – **no objection**

Ref. No: 14/01242/FUL | [Change of use from agricultural to form memorial garden](#) | Land North West Of 4 Edderston Cottages Peebles Scottish Borders | Received: Thu 06 Nov 2014 | Validated: Mon 10 Nov 2014 – **views please**

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## Annex A – Our Borderlands – Our Future

*The Committee would welcome written evidence on the following questions*

### Borderlands Initiative

- i) In what ways might the Borderlands Initiative address some of the challenges faced by the south of Scotland? Could and should it provide a platform for a campaign similar to ‘Our Islands - Our Future’?
- ii) How could the UK Government, working appropriately with devolved Government and local councils, assist in the development of the Borderlands Initiative?

### Economic Enterprise and Development - A new enterprise body for the south of Scotland?

- iii) How has the creation of a new and centralised Scottish Enterprise impacted upon enterprise and economic development in the south of Scotland? How could the structures and processes of Scottish Enterprise be reformed in order to remedy this?
- iv) What is the most appropriate structure for promoting enterprise and economic development in the south of Scotland? For example, could the remit of the South of Scotland Alliance be developed or enhanced? Is there scope for enhanced co-operation with relevant parts of the north of England – with the former Dumfriesshire and Carlisle, or Berwick and its hinterland both appearing to offer synergies – or is there scope for the establishment of a Borderlands Enterprise structure which would include local authority areas on both sides of the border?
- v) How can the UK Government work most appropriately and effectively to promote enterprise and economic development in the south of Scotland?
- vi) Should the question of devolution, not only from Holyrood to Local Authorities, but to local communities, be further explored?

### EU Regional and Structural Funds

- vii) How could the UK Government work with both the Scottish Government and with its EU partners to assist in the development of constructing boundaries for the purposes of the allocation of structural funds? What would be of most benefit to the south of Scotland in this context?

### **Low Wages and Youth unemployment and training**

- viii) What are the root causes of high levels of under employment in the south of Scotland? Are there any specific factors relating to the economic profile, or the demographics and geography of the region which explain this? What steps could be taken by both the UK and Scottish Governments to address these specific factors?
- ix) What steps could be taken by all levels of Government in both the immediate and longer term to address the low-wage economy of the south of Scotland?
- x) What initiatives could both the UK and Scottish Governments put in place to specifically tackle the high levels of youth unemployment in the region?
- xi) Are there steps that can be taken to stimulate local democracy and the development of community organisations to assist economic regeneration and social development?

## Annex B – Tweedbridge Court update

**From:** Begg, Gerry

**Sent:** Thursday, October 16, 2014 11:53 AM

**To:** Tweeddale Councillors

**Subject:** FW: Tweedbridge Court Peebles - update.

Good morning Councillors.

I write briefly to provide an update regarding the above affordable housing development which is the only affordable housing development in Scottish Borders which is owned and managed by Blackwood, which is an Edinburgh-based Registered Social Landlord.

It was originally envisaged that this development would have been redeveloped as one element of the Peebles Housing Strategy.

However the former Margaret Blackwood Housing Association opted to carry out a re-run of their option appraisal approach for this development and effectively de-coupled this project from the strategy which brought together the sequential development of a number of sites by Eildon Housing Association elsewhere in Peebles.

Following a re-structuring and re-branding exercise, the renamed Blackwood has set about seeking to rehouse/decant the remaining 13 tenants during 2014, and I understand all but one have been rehoused, with an agreed rehousing plan in place for the last tenant who should be rehoused shortly.

The respite flat service based in Tweedbridge Court which was operated by the Council's Social Work Department has now ended and the flat cleared.

Following the most recent option appraisal exercise, Blackwood has carried out a Development Partner selection process in order to redevelop the site. It is envisaged that the existing Tweedbridge Court will be demolished and around 18 new flats will be built for social renting. It is envisaged that the 13 tenants referred to above will be given first option to move into the new flats. The Developer also hopes to build around 12 new build houses for sale.

Meantime Blackwood's Developer and design team are progressing their pre-Planning Application enquiries with Council Officers.

The redevelopment of Tweedbridge Court has been identified as a prioritised affordable housing project within the next Strategic Housing Investment Plan [SHIP] 2015/20. Blackwood anticipates that it will not require public sector subsidy since it will be funded by the funding package being put together by them and their development partner. The redevelopment proposals are being worked up, and this will take time to do so, and then secure all the necessary statutory consents before any works can start on site. That aside, it is anticipated that it is unlikely that these will start before 2016/17.

It is understood that Blackwood will arrange for security arrangements to be put in place for Tweedbridge Court once the building is empty.

I hope that this email will be of use to you.

However should you wish to discuss, or clarify any of the above points, please do not hesitate to contact me.

Gerry Begg  
Housing Strategy Manager  
Tel 01896-662770

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