

APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/00606/PPP	Residential development with associated roads, access, infrastructure, open space and Peebles landscaping including land for drainage/flood mitigation purposes	Land East of 10 Kittlegairy Avenue Peebles

Decision: Refused as per the Officer recommendation plus additional reason for refusal as follows:-

1. The application is contrary to Policy PMD4 of the Scottish Borders Local Development Plan 2016 in that the site is safeguarded as a potential long term mixed use site and there is insufficient justification to bring the site forward when there is currently a five year effective housing land supply in the Scottish Borders. The application fails to comply with the relevant qualifying exceptions in Policy PMD4 and is therefore considered to be premature.
2. The application is contrary to Policies PMD4 and HD4 of the Scottish Borders Local Development Plan 2016 in that the development lies outwith the defined settlement boundary for Peebles and there is insufficient justification to substantiate either an exception to PMD4 or subsequent compliance with HD4. This would lead to inappropriate and unjustified residential development on the edge of the settlement.
3. The application is contrary to Policies PMD2, PMD4 and IS4 of the Scottish Borders Local Development Plan 2016 in that Tweed Bridge and the mini roundabout leading to the Bridge from the High Street do not have the capacity to safely accommodate the anticipated traffic generated by the development, in addition to traffic envisaged from committed development. This would lead to unacceptable levels of vehicular traffic resulting in increased congestion and road safety risks.
4. The application is contrary to Policies PMD2, PMD4 and IS4 of the Scottish Borders Local Development Plan 2016 in that over reliance on a single road connection between the north and south sides of the River Tweed provides an inadequate level of connectivity to support substantial levels of development on the south side of the river over and above sites currently allocated in the Local Development Plan. Without a second river crossing in the town to take traffic away from the town centre, the additional development traffic would result in congestion and traffic flow issues in the town centre which would compromise road safety.

NOTE

Councillor Tatler spoke against the application

Mr Peter Maudsley, representing Peebles Community Council and Peebles Civic Society spoke against the application

Mr Colin Laverty, AWG Property Ltd and Taylor Wimpey spoke in support of the application.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
19/00191/FUL	Erection of 8 No. wind turbines with maximum Tip height of 130m, formation of access tracks, Borrow pit, temporary construction compound, erection of control building, onsite substation and associated infrastructure and energy storage compound for up to 4MW	Land North of Carcant Lodge, Wull Muir Farm Heriot

Decision: Refused as per officer recommendation for the following reason:

The proposal is contrary to Scottish Borders Council Local Development Plan 2016 Policy ED9, the “Renewable Energy” Supplementary Guidance and the Landscape Capacity and Cumulative Impact Study, in that it would have unacceptable significant adverse impacts on the landscape and aviation that cannot be satisfactorily mitigated and are not outweighed by the wider socio-economic and renewable energy benefits that could otherwise be derived from the development. In particular:

- the scale, form and location of the development would represent a significant, detrimental change to the existing landscape character of the area, impacting adversely on the scale, appreciation and character of not only the Landscape Character Area containing the site, but also upland fringe and lowland Landscape Character Areas that lie close to, and interact with the site including a number of Special Landscape Areas
- the scale, form and location of the development is poorly contained within the wider landscape, especially from the north, resulting in significant adverse visual impacts from a variety of sensitive receptors in the area, including settlements, roads, paths and hill summits
- the development would result in unacceptable cumulative landscape and visual impacts, through greater prominence and perceived height and proximity when viewed with surrounding wind farm schemes, creating a windfarm landscape along the Lammermuir/Moorfoot Escarpment by extending such development westwards into an area currently with little development,
- the development would have unacceptable impacts on defence and aviation safety as it would potentially disrupt Air Traffic Control Radar operated from Deadwater Fell at RAF Spadeadam.

NOTE

Councillor Harry Scott spoke against the application

Mr John Williams spoke on behalf of Heriot Community Council spoke against the application

Julie Aitken, EnergieKontor spoke in support of the application and read a statement of support from a Member of the Heriot Community.