

*Community Council  
of the  
Royal Burgh of Peebles & District*

15 January 2024

SBC Planning Department  
dcconsultees@scotborders.gov.uk  
Scottish Borders Council by email

**Reference: 24/00031/FUL – Variation to condition 7 of Planning permission 19/00182/PPP – Site in Grounds of Kingsmeadows House, Kingsmeadows Road, Peebles.**

**OBJECTION**

The applicant asks that the protection of condition 7 be reduced to "the woodland within [the] application site" because "the condition fails the tests of circular 4/1998 as the condition is not relevant to the development proposed." However, Circular 4/1998 makes clear that the planning authority may impose conditions regulating the development or use of land under the control of the applicant even if it is outside the site which is the subject of the application.

The developer has made numerous past applications to further develop the grounds of Kingsmeadows house and it is important when considering this application not to lose sight of previous history. In 2015, the then CEO of the company made a pledge in public not to develop the grounds further due to the undoubted amenity and the public interest. This public interest was proven when the last application was made when circa 500 objections were recorded. This application should be rejected, and the woodland protected.

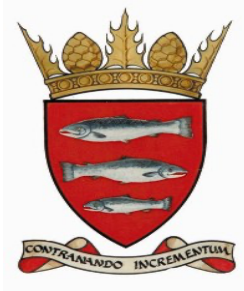
Extracts are attached from a previous document filed in 2021.

Yours Sincerely

Peter Maudsley  
Chairman and Planning Convener

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Secretary: Anne Snoddy  
c/o The Bridge Tweeddale, School Brae, High Street, PEBBLES, EH45 8AL  
email: [secretary@ccrbpeebles.co.uk](mailto:secretary@ccrbpeebles.co.uk)



## Applicable SBC Policies and Guidance

### 1.1 Local Plan supplementary Guidance

We note that Supplementary Planning Guidance on Trees and Development is contained in the Scottish Borders Local Plan. This supplementary guidance states: “Development which would result in unjustified felling, or which would result in damage to important trees or woodland resources, will not be permitted”. **No one can argue currently that mature trees as identified above are not important.**

### 1.2 Scottish Borders Woodland Strategy

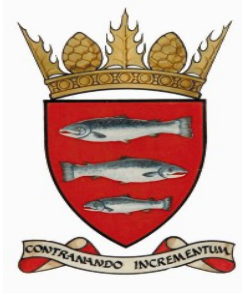
We have further reviewed the council’s “Scottish Borders Woodland Strategy” and have selected several statements contained therein that bear on this issue.

“Riparian, semi-natural and policy woodlands, wood pasture & parkland, coniferous woodland and upland scrub & cleuch woodland are among those identified as priority habitats in the Scottish Borders”. **These are therefore priority woodlands.**

“Scotland is one of the least wooded countries in Europe. It has about 1.3 million hectares (ha) of woodland and forest, equivalent to 17% of total Map1 land area (see Map 1). Of this total, about 70% is coniferous, 14% broadleaved and 4% mixed woodland with the balance being open space”. **The mix of trees within the proposed development area is unique.**

“It is estimated that only 1.4% of the total woodland area comprises remnants of ancient and semi-natural woodland (see Map 3). This represents only 0.26% of total land area and compares unfavorably with other parts of Scotland. .... Nonetheless they have an intrinsically high biodiversity value”. **Scottish Borders is already disadvantaged in respect of this type of woodland.**

“Encourage the protection and enhancement of the ancient woodland and planted ancient woodland sites in Scottish Borders through the delivery of the LBAP Native Woodland Habitat Action Plan”.



“Secure recognition and promote understanding of the contribution of trees and woodland to the health and well-being of the Scottish Borders people”.

“To protect and enhance the biodiversity value of the Scottish Borders woodland resource.

**The proposed plans will do the very opposite and reduce the biodiversity of this rare and unique resource.**

## **2.0 Affected Woodland**

### **2.1 Trees**

This rare mature woodland comprising of trees up to 200 years old: Beech, Oak, Sycamore, Lime Douglas Firs, Noble Fir, Sitka Spruce, Giant Redwood and Birch with Hawthorne and Scots Pine. Trees of this age and grandeur are irreplaceable.

### **2.2 Wildlife**

The site contains a badger set, bat roosts and plays host to passing otters.