



Peebles
Civic
Society

"Dedicated to the preservation, improvement and development of amenity in and around Peebles"

25th January 2024

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

The Peebles Civic Society **strongly objects** to the applicant's requested changes to Condition 7. They have asked for the wording to be changed to *"the woodland within [the] application site"* as they believe that this does not follow Circular 4/1998, as Condition 7 is not relevant to the proposed development area. We fundamentally disagree with this statement for the following reasons:

1. Circular 4/1998 explicitly gives the planning authorities the right to *"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"*. Therefore, they are incorrect to state that Condition 7 does not follow Circular 4/1998
2. Considering the importance of the Kingsmeadows woodland (both ecological and its amenity value) and the strength of local opinion (as demonstrated in the around 500 objections to the previous planning application), it is imperative that the impact of any future developments on the whole woodland must be taken into consideration. Development sites within this important woodland habitat cannot be considered in isolation to the surrounding area.

Yours

Anthony Newton

(Secretary, Peebles Civic Society)