

Northumberland County Council  
Planning Applications  
North Division

**NOTE: All applications (including plans and comments) can be viewed at <https://publicaccess.northumberland.gov.uk/online-applications/>  
Individual applications can be viewed by clicking the link on the Application Ref Number.**

**Examples of issues the local planning authority can normally consider as a material planning consideration:**

- Overshadowing;
- Overlooking and loss of privacy;
- Adequate parking and servicing;
- Impact on 'outlook'/sense of enclosure
- Loss of trees;
- Loss of ecological habitats;
- Design and appearance;
- Layout and density of buildings;
- Effect on listed building(s) and conservation areas;
- Access and highways safety;
- Traffic generation;
- Noise and disturbance from the scheme (though not from construction);
- Disturbance from smells;
- Public visual amenity (not loss of private individual's view);
- Flood risk.

**Examples of issues the local planning authority cannot normally consider as a material planning consideration:**

- Loss of value to private individual property;
- Loss of view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant's personal conduct or history;
- The applicant's motives;
- Potential profit for the applicant or from the application;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Disruption during any construction phase;
- Loss of trade and competitors;
- Age, health, status, background and work patterns of objector;
- Time taken to do the work;
- Capacity of private drains;
- Building and structural techniques;
- Alcohol or gaming licences.

**Application Ref**      [21/04022/COU](#)      **Date Valid**      14/10/21  
**Location**      185 Main Street, Spittal, Berwick-upon-Tweed,  
Northumberland. TD15 1RR

**Description**      Change of use of existing open space to residential  
garden to augment existing garden.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04037/FUL](#)      **Date Valid**      14/10/21  
**Location**      Land At South West Of Elmbank Caravan Park, Cow  
Road, Spittal, Northumberland.

**Description**      Removal of existing reception building and associated  
structures; erection of new reception building with  
associated parking landscaping and infrastructure;  
relocated/enlarged play area; siting of up to 23 static  
caravans with associated landscaping infrastructure;  
vehicular access routes and LPG compound; enlarged  
caravan display area.

**Case Officer**      Mr Tony Lowe  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/4016/FUL](#)      **Date Valid**      19/10/21  
**Location**      5 Quay Walls, Berwick-upon-Tweed. TD15 1HB

**Description**      Replacement of sash and case windows and blind  
screen panels. Replacement of glazing within existing  
frame above existing entrance door.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04017/LBC](#)      **Date Valid**      19/10/21  
**Location**      5 Quay Walls, Berwick-upon-Tweed. TD15 1HB

**Description**      Listed building consent to replace sash and case  
windows and blind screen panels. Replacement of  
glazing within existing frame above existing entrance  
door.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04115/FUL](#)      **Date Valid**      20/10/21  
**Location**      Land West Of High Cocklaw Farm, Berwick-upon-Tweed, Northumberland.

**Description**      Planning application for 84 ground mounted solar photovoltaic panels.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/02651/FUL](#)      **Date Valid**      20/10/21  
**Location**      Signage At Entrance, Tweedbank Retail Park, Tweedmouth, Northumberland.

**Description**      Creation of a secondary entry/exit point to existing car park.

**Case Officer**      Mr James Hudson  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04152/LBC](#)      **Date Valid**      22/10/21  
**Location**      Royal Border Bridge, New Road, Berwick-upon-Tweed, Northumberland.

**Description**      Listed building consent for masonry repairs and refurbishment works.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04043/FUL](#)      **Date Valid**      27/10/21  
**Location**      Marshall Meadows Country House Hotel, Berwick-upon-Tweed, Northumberland. TD15 1UT

**Description**      Installation of 5no Armadilla Hotelier bedroom Pods on land to the South West of the Marshall Meadows Hotel.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/04235/VARYCO](#)      **Date Valid**      28/10/21  
**Location**              74-80 Main Street, Tweedmouth, Berwick-upon-Tweed. Northumberland. TD15 2AA

**Description**              Variation of condition 6 (windows) pursuant to planning permission 20/02407/FUL to allow for the installation of timber sliding sash windows with double glazed units with vertical glazing bars and operated by spiral sash balances.

**Case Officer**              North Area Team  
**Email**                      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [21/03894/FUL](#)      **Date Valid**      01/11/21  
**Location**              46-48 Chapel Street, Berwick-upon-Tweed. TD15 1BX

**Description**              Replacement of five windows on 1st floor flat no 48 and 4 windows to ground floor flat no 46.

**Case Officer**              North Area Team  
**Email**                      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)