

BERWICK-UPON-TWEED TOWN COUNCIL

Minutes of the Town Council Planning Committee Meeting held on Monday, 14 December 2021 at 6.00pm in the William Elder Building, Castlegate, Berwick-upon-Tweed

PRESENT:

Councillors:	A Bowlas (Chair)	R Driver
	R Bruce	M Greener

IN ATTENDANCE:

Mr Gareth Davies, Town Clerk
Steve Cozens, Assistant to the Clerk
1 member of the public

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1. OPEN SESSION

There were no contributions by members of the public present.

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2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C Bruce and P Jackson.

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3. MINUTES OF THE LAST MEETING

On the motion of Cllr R Bruce, seconded by Cllr R Driver, the minutes of the meeting held on Monday 08 November 2021, were agreed and signed as a correct record.

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4. DISCLOSURE OF INTERESTS

There were no disclosures of interests.

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5. REQUEST FOR DISPENSATION

There were no requests for dispensation

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6. APPLICATIONS FOR PLANNING PERMISSION

21/04509/FUL

5 Meadow Hill, Berwick-upon-Tweed. TD15 1UB

Proposed single storey dwellinghouse in the rear garden of the existing property.

No objections.

21/04579/ADE

**Aldi, 6 Loaning Meadows Retail Park, Berwick-upon-Tweed,
Northumberland. TD15 1FG**

Advertisement consent for 2x fascia signs and 3x vinyl signs.

No objections.

21/04453/FUL

**Land At Seton Hall, Ord Road, Tweedmouth, Berwick-upon-Tweed,
Northumberland. TD15 2UT**

**Development of 61no. affordable dwellings with associated infrastructure
and drainage.**

Members expressed the following concerns regarding this application that amount to an objection to the grant of planning permission:

- i. That the density of the housing proposed for the site amounted to over development.
- ii. That the proposal would lead to the loss of a significant number of trees with no clear proposals for their replacement.
- iii. That the layout and design of the site, and the impermeable barrier between the site and adjacent public open spaces will encourage anti-social behavior and provide opportunities for crime.
- iv. Given the presence of numerous species of birds and bats on the site (according to observations by park users) the absence of a report from the County Ecologist makes it impossible for committee to approve the application.
- v. Residents suggest that there was previously a well on this site, and in the absence of clear proposals with regard to drainage and the treatment of any water sources on site, committee cannot approve the application.

Request for a site meeting

Members expressed concerns regarding vehicles accessing / exiting the site due to the proximity to a corner in the A698 road and the railway viaduct on one side and an emergency vehicles access / egress from the fire station on the other. Members were of the opinion that these issues were not made clear on the diagrams prepared by the applicant, nor did they take account of the amount of pedestrian traffic crossing the A698 as dog walkers and leisure users exit Five Arches Park to proceed south east through woods adjacent to the East Coast Main Line – although it was observed by members that the relevant desire lines for this pedestrian usage are relatively clear on satellite images such as Google Maps. For these reasons, and out of a concern for decision makers to be able to clearly see the application site in context, Berwick-upon-Tweed Town Council would request that Northumberland County Council arrange a site visit before a decision is made.

21/03693/FUL

1 Bowers Crescent, Tweedmouth. TD15 2HH

Proposed rear extension to dwelling house (retrospective).

No objections.

21/04701/FUL

16 Falloden Terrace, Tweedmouth. TD15 2AY

Change of use of open land to north of dwelling to residential curtilage and construction of a two storey extension to provide a living area and bedroom.

Members had no objections, subject to the Highways Officer being satisfied and raising no concerns with the proposal, including any concerns they may have regarding adequate parking.

21/04752/FUL

Land South East Of 132 Dean Drive, Dean Drive, Tweedmouth, Northumberland.

Proposed construction of 1no. detached dwelling on garden ground.

Members had no objections, subject to the Highways Officer being satisfied and raising no concerns with the proposal, including with the issue of an extra access / exit.

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7. PLANNING APPLICATION DECISION LIST

The decisions provided in the attachment were noted.

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8. DATE OF NEXT MEETING

The date of the next meeting will be Monday, 10 January 2022 at 6.00 pm.