

### Planning Application Decision List for September 2023

**Description:** Discharge of Condition 3 (Window Drawings) on approved planning applications 22/04134/FUL and 22/04135/LBC

**Address:** 8 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX

**Ref. No:** 23/03354/DISCON

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Discharge of conditions: 6 (render) and 8 (stone repair) pursuant to approved application 21/02738/FUL

**Address:** Land West Of 6 Railway Street Railway Street Berwick-upon-tweed Northumberland

**Ref. No:** 23/03097/DISCON

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Notification of Prior Approval for Demolition of 1 block and 16 garages at 45-60 Highcliffe

**Address:** 45 - 60 Highcliffe Spittal Berwick-Upon-Tweed Northumberland TD15 2JL

**Ref. No:** 23/03065/DEMGDO

**Status:** Decided - Prior Approval not required

**BTC Comments:** No objections

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**Description:** Notification of Prior Approval for erection of a 22.5m monopole supporting 6 no. antenna apertures reaching a maximum height of 23.14m, with ancillary development.

**Address:** Berwick Holiday Centre Magdalen Fields Berwick-Upon-Tweed Northumberland TD15 1NE

**Ref. No:** 23/02679/MAST

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Discharge of Conditions 6 (Archaeological), 7 (Bat Licence) and 21 (Construction Method Statement) on approved application 22/03726/FUL.

**Address:** Berwick Barracks Mob Store Parade Berwick-upon-tweed Northumberland TD15 1DF

**Ref. No:** 23/02656/DISCON

**Status:** Decided - Partial Consent / Partial Refusal

**BTC Comments:** No objections

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**Description:** Addition of solar photovoltaic panels to four agricultural buildings

**Address:** Castle Hills Farm Castle Hills Berwick-upon-tweed Northumberland

**Ref. No:** 23/02624/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Proposed single storey garden room and larder extension to the rear of the existing property and installation of 3No. new heritage conservation roof windows within the existing rear facing slate roof.

**Address:** 36 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1DQ

**Ref. No:** 23/02593/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Listed Building Consent for single storey garden room and larder extension to the rear of the existing property and installation of 3No. new heritage conservation roof windows within the existing rear facing slate roof.

**Address:** 36 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1DQ

**Ref. No:** 23/02378/CLLBC

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Proposed alterations and side extensions to create larger kitchen, additional bedrooms and single garage, First floor extension under class AA.

**Address:** Thorneycroft 21 Cornhill Road Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2DY

**Ref. No:** 23/02643/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Proposed improvements to existing pathways, gates and railings and installation of health and safety warning signs

**Address:** Land West Of 131 Marygate Marygate Berwick-Upon-Tweed Northumberland

**Ref. No:** 23/02443/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Variation of conditions 1 (approved plans) and 28 (EV charging details) pursuant to planning permission 21/03375/VARYCO to amend site layout plan and allow for approval of charging details

**Address:** Land South West Of Morrisons Loaning Meadows Berwick-upon-tweed Northumberland TD15 1UN

**Ref. No:** 23/02306/VARYCO

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Erection of a steel framed workshop extension to the south east of existing building

**Address:** 20 Kings Mount Ramparts Business Park Berwick-Upon-Tweed Northumberland TD15 1TQ

**Ref. No:** 23/02286/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Renewal of previous planning consents (C/10/00224/CCD, 15/03718/CCD, 18/01517/CCD & 21/02963/CCD) to allow site to be continued to be used as overflow car park for Castlegate car park long stay section for further 3 years from end of current permission. Original works consisted of grass reinforcement mesh, surface water drainage system and boundary treatment in form of timber telegraph pole edging set 10m from existing walls.

**Address:** Land North Of Elizabethan Defences Violet Terrace Berwick-upon-tweed Northumberland

**Ref. No:** 23/02015/CCD

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Semi underground garage with green roof for the use of the property.

**Address:** 4 Sandbank Spittal Berwick-Upon-Tweed Northumberland TD15 2RP

**Ref. No:** 23/01952/FUL

**Status:** Permitted

**BTC Comments:** No objections

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**Description:** Development of 58no. affordable dwellings with associated infrastructure and drainage (amended description).

**Address:** Land At Seton Hall Ord Road Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2UT

**Ref. No:** 21/04453/FUL

**Status:** Permitted

**BTC Comments:** 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 behaviour 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.

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

**Address:** Marshall Meadows Country House Hotel Berwick-Upon-Tweed Northumberland TD15 1UT

**Ref. No:** 21/04043/FUL

**Status:** Permitted

**BTC Comments:** Councillors supported the application, subject to the water authority being satisfied and raising no concerns with the proposal.