

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.**

M13

**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**     [24/00094/FUL](#) (extended expiry date)     **Date Valid**     16/01/24

**Location**             The Meadow House Inn North Road Berwick-Upon-Tweed Northumberland TD15 1UR

**Description**             Proposed Change of Use of Vacant Public House (Class Sui Generis) to form Drive Thru Coffee Shop (Class E) including Car Park alterations and facade colour changes.

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

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**Application Ref**     [23/04753/FUL](#)     **Date Valid**     25/01/24

**Location**             The White Horse 89 Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF

**Description**             Conversion Of White Horse Inn, public house into three residential units (flats).

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

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**Application Ref**     [24/00199/VARYCO](#)     **Date Valid**     29/01/24

**Location**             Former Baitstrand Farm Bungalow Berwick-upon-tweed Northumberland TD15 1UE

**Description**             Variation of Condition 2 (Approved Plans) and 3 (Materials) pursuant to planning permission 11/03016/FUL to allow changes to the design of new dwelling

**Case Officer**             Miss Stephanie Forster  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**     [24/00297/FUL](#)     **Date Valid**     30/01/24

**Location**             25 Low Greens Berwick-Upon-Tweed Northumberland TD15 1LZ

**Description**             Erection of garden room within existing concrete yard; replacement of existing side entrance door; insertion of conservation rooflight in existing slate roof; replacement of two rear windows and insertion of one additional window opening in the rear elevation.

**Case Officer**             Mrs Esther Ross  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      **24/00347/FUL**      **Date Valid**      01/02/24  
**Location**            39 Riverside Road Tweedmouth Northumberland  
TD15 2HQ

**Description**            Proposed Attic Conversion & Internal Alterations.  
Works to include construction of gable wall,  
insertion of new Windows and the creation of  
Dormer Windows.

**Case Officer**            Mrs Esther Ross  
**Email**                    [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      **23/04675/LBC**      **Date Valid**      06/02/24  
**Location**            15 Ravensdowne Berwick-Upon-Tweed  
Northumberland TD15 1HX

**Description**            Listed building consent for retention of timber sash  
window boxes and replacement of glazing in  
principal elevation windows. Retention of rear  
windows.

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

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**Application Ref**      **24/00356/FUL**      **Date Valid**      06/02/24  
**Location**            Berwick Masonic Hall Church Street Berwick-Upon-  
Tweed Northumberland TD15 1EE

**Description**            To install handrails and light to entrance

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

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**Application Ref**      **24/00355/LBC**      **Date Valid**      06/02/24  
**Location**            Berwick Masonic Hall Church Street Berwick-Upon-  
Tweed Northumberland TD15 1EE

**Description**            Listed Building Consent to install handrails and light  
to entrance

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

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<b><u>Application Ref</u></b>	<b><u>24/00408/FUL</u></b>	<b><u>Date Valid</u></b>	07/02/24
<b><u>Location</u></b>	58 - 60 Middle Street Spittal Berwick-Upon-Tweed Northumberland TD15 1RZ		
<b><u>Description</u></b>	Change of use, conversion and alteration of existing buildings including part demolition to create 4 holiday let units, including landscaping and boundary treatments		
<b><u>Case Officer</u></b>	North Area Team		
<b><u>Email</u></b>	<a href="mailto:planningcomments@northumberland.gov.uk">planningcomments@northumberland.gov.uk</a>		