



Berwick-upon-Tweed Town Council

Minutes of the Town Council Planning Committee Meeting held on
Monday 8 April 2024 at 6.00pm in The Meeting Room, Berwick-upon-
Tweed Town Council Office, Unit 1, 82 – 88 Marygate, Berwick-upon-
Tweed

PRESENT:

Councillors: R Driver (Chair)
T Stewart
J Robertson

IN ATTENDANCE:

Gareth Davies, Town Clerk
Lucy Henzell-Thomas, Administrator
Cty Cllr C Seymour
1 member of the public

MINUTE NO.	TITLE AND DESCRIPTION OF ITEM	Mover	Seconder	Decision
P072/23	OPEN SESSION			
	<p>Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.</p> <p>This is for a period of 15 minutes overall and is limited to 3 minutes per person.</p>	N/A	N/A	<p>Local resident Brian Darling queried two applications that would have been discussed at the March meeting if it had been quorate.</p> <p>23/04373/FUL Sanstell Road – concerns regarding possibility of there being an access road in front of the proposed properties in the future. Informed by the Town Clerk that if a plot of land is necessary for development of plot of land behind it, that is a private matter between the 2 property owners and if the developer wants that piece of land for an access for that development, it's up to them to find the land owner and buy it from the landowner, not for the planning authority to try to intervene and use planning to make life easier for the developer.</p> <p>24/00619/FUL Spittal – concern over loss of parking bays and overall overdevelopment of plot. Informed that the application was for a garage for one of the houses already approved and in development. Committee was asked what the process was when meeting is inquorate. He was informed that when we are unable to consider an</p>

			<p>application at a meeting, whether that is because the meeting can't take place or cannot be scheduled to fit the timescale, we circulate the applications to all members of the Planning Committee. If there are comments/objections we then agree on a form of words and submit these to Northumberland County Council (NCC). Anyone can go onto the NCC website and see what comments have been submitted by the Town Council as well as leave a comment themselves.</p> <p>The Town Clerk added that he was willing to undertake that in future when we do have that process of having to circulate to members, we will include all the details of all the final responses to each application along with the agenda for the next planning meeting that we hold so that is available for the public to see.</p> <p>There was concern from the committee regarding enforcement in conservation areas and whether this could be a standing item on the agenda. It is not on the current terms of reference. It was RESOLVED that a change of reference would be brought to the annual meeting on the 7th May 2024.</p>
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P073/23	APOLOGIES FOR ABSENCE			
	To receive apologies for absence.	N/A	N/A	Apologies for absence were received from Cllr J Turton
P074/23	MINUTES			
	To sign as a correct record the minutes of the Berwick-upon-Tweed Town Council Planning Committee meeting held on Tuesday, 9 January 2024.	JR	TS	The Committee asked for an update on minutes P065/23 and P067/23 regarding the suggestion of including surveys on holiday lets and electric/hybrid vehicle use in the residents newsletter. They were informed by the Town Clerk that these questions would be included in a separate survey linked to the Green Conference on the 29th April. They also requested an update on minute P066/23 regarding the remapping of Tweed and Silk by Southern Green who were appointed by NCC. Cty Cllr C Seymour informed the committee that this was ongoing. After which, the minutes of the meeting held on Monday, 12 February 2024, were agreed and signed as a correct record.
P075/23	DISCLOSURE OF INTERESTS			
	(i) Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest, (which includes any disclosable pecuniary interest), they may have in any of the items included on the agenda for the meeting in	N/A	N/A	i. There were no disclosures of interests

	<p>accordance with the Code of Conduct adopted by the Council on 9 July 2012, and are reminded that if they have any personal interests of a prejudicial nature they must not participate in any discussion or vote on the matter and must leave the room.</p> <p>(ii) To receive and consider requests from members who have a Disclosable Pecuniary Interest in any items on the agenda an application for dispensation under section 33 of the Localism Act 2011 to enable members to participate in discussions and voting.</p>			<p>ii. There were no requests for dispensation.</p>
P076/23	APPLICATIONS FOR PLANNING PERMISSION			
	<p>Ref No: 24/00852/FUL & 24/00853/LBC</p> <p>Description:</p> <p>1. Conversion and change of use of former dental practice premises to a single three storey private dwelling with minor alterations and repairs.</p> <p>2. Listed Building consent for the same project.</p> <p>Address: Victoria House 17 Castlegate Berwick-Upon-Tweed Northumberland TD15 1JS</p>	<p>Nem con</p>		<p>No objections</p> <p>There was concern from the Committee that there were new windows on the 1st Floor that they believed had not come to planning and which might be UPVC. The Town Clerk will raise this with NCC.</p>
	<p>Ref No: 24/00873/VARYCO</p> <p>Description: Removal of condition 4 (surface water) on approved application 22/04190/FUL in order to be</p>	<p>Nem con</p>		<p>Berwick Town Council have no reason to support the removal of condition 4 because the condition was imposed by competent officers and a</p>

	<p>removed from the Schedule of Conditions, as there is a definite risk in attempting to implement sustainable drainage and permeable surfaces in this location.</p> <p>Address: Ava Lodge Castle Terrace Berwick-Upon-Tweed Northumberland TD15 1NP</p>			<p>competent local flood authority who had access to all the information required. We support the principle that sustainable drainage for surface water should be adopted wherever possible in the interest of the environment and the condition of the river which flows through the town and which is greatly affected by storm water overflows producing sewage.</p>
	<p>Ref No: 24/00934/COU</p> <p>Description: Change of Use from Guest House C1 (Hotels + Hostels) to Class C2 (residential institutions) for the support of children and young people.</p> <p>Address: Elmbank House Cow Road Spittal Northumberland TD15 2QR</p>	Nem con		<p>No objections</p>
	<p>Ref No: 24/00936/FUL & 24/00937/LBC</p> <p>Description: 1. Proposed demolition of existing two storey rear extensions including balcony and formation of replacement two storey rear extension on same footprint and associated works 2. Listed Building consent for the same project.</p> <p>Address: 7 Ravensdowne Berwick-upon-Tweed Northumberland TD15 1HX</p>	Nem con		<p>No objections provided that the conservation officer is satisfied with the choice of materials.</p>
	<p>Ref No: 24/01055/FUL</p> <p>Description: Proposed Double Garage with Ancillary Accommodation</p> <p>Address: 1-2 Nursery Cottage Meadow Hill Berwick-Upon-Tweed Northumberland TD15 1UB</p>	Nem con		<p>In absence of further information, there isn't sufficient justification for such an intrusive overdevelopment forward of the building line, on this site.</p>

	<p>Ref No: 24/01062/CCD</p> <p>Description: Proposed erection of new single storey extension and remodelling of current floor space to create suitable storeroom, dining/recreation hall and further toilet and changing facilities to take into account substantial increase in pupil numbers</p> <p>Address: The Grove Special School Grove Gardens Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2EN</p>	Nem con		No objections.
P077/23	PLANNING APPLICATION DECISION LIST			
	To note the list of planning application decisions for March 2024.	Nem con		The decisions provided in the attachment were noted.
P07/23	ACTION PLAN			
	To receive an update.	Nem con		The committee noted the update.
P079/23	DATE OF NEXT MEETING			
	The date of the next meeting will be Tuesday 7 May 2024 at 6.00 pm.	N/A	N/A	Noted.