

## **PLANNING APPLICATION DECISION LIST FOR NOVEMBER 2017**

**Description:** Erection of a two-storey gable end extension.

**Address:** 21 Grove Gardens South Tweedmouth Berwick-upon-Tweed Northumberland TD15 2EW

**Ref. No:** 17/03922/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Installation of 1x DSLAM equipment cabinet olive green.

**Address:** PCP015 Highcliffe S/O 108 Highcliffe Spittal Berwick upon Tweed TD15 2JJ

**Ref. No:** 17/03876/MISC

**Status:** Application is permitted development

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**Description:** Discharge of conditions 7 (fencing), 15 (external security lighting) and 20 (secure entrance to site) on approved planning application N/06/B/0869.

**Address:** Kings Head Inn 56 Church Street Berwick-upon-Tweed Northumberland TD15 1DX

**Ref. No:** 17/03538/DISCON

**Status:** Application Permitted

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**Description:** Listed Building Consent for the installation of a "Railpoint" Interactive customer information screen on Platforms 1 & 2.

**Address:** Berwick Railway Station Railway Street Berwick-upon-Tweed Northumberland TD15 1NF

**Ref. No:** 17/03536/LBC

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Erection of agricultural building.

**Address:** Castle Hills Farm Castle Hills Berwick-Upon-Tweed Northumberland TD15 1PB

**Ref. No:** 17/03525/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Replacement of sash window units with double glazed slimlite units, installation of velux window to out building roof and re-surface rear yard.

**Address:** 2 Devon Terrace Berwick-upon-Tweed Northumberland TD15 1JE

**Ref. No:** 17/03429/FUL

**Status:** Application Permitted

**BTC Comments:** Members had no objections subject to the Conservation Officers comments.

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**Description:** Proposed demolition of existing detached garage and erection of a new single storey extension to create a new bedroom, en-suite and utility room with a roof terrace above to the side of the house.

**Address:** 2 Main Street Spittal TD15 1QY

**Ref. No:** 17/03406/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Retrospective: Installation of 2 stove flue pipes (excelsior double walled).

**Address:** 2 - 3 And 5 Meantime Workshops North Greenwich Road Spittal Berwick-upon-Tweed Northumberland TD15 1RG

**Ref. No:** 17/03396/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Advertisement Consent: RETROSPECTIVE 2x Pylons.

**Address:** Tweedmouth Mitsubishi Motors Tweedmouth Service Station Tweedside Trading Estate Tweedmouth TD15 2XF

**Ref. No:** 17/03375/ADE

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Retrospective: Change of use from A3 to mixed use of A3/A5 (Currently operating as restaurant/hot food takeaway).

**Address:** Wingbox 13 Woolmarket Berwick-upon-Tweed Northumberland TD15 1DH

**Ref. No:** 17/03365/COU

**Status:** Application Permitted

**BTC Comments:** Members had no objections on planning grounds. However, they requested that guidance be given to local residents on who they should contact regarding their concerns.

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**Description:** Retrospective planning application for the addition of 32 solar PV panels positioned in areas of roof outside the area of permitted development.

**Address:** Land South East Of Farm Office Castle Hills Berwick-upon-Tweed  
Northumberland  
**Ref. No:** 17/03323/RENE  
**Status:** Application Permitted  
**BTC Comments:** No objections.

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**Description:** Tree Preservation Order. Fell 4x Sycamore (acer pseudoplatanus) trees and 1x Ash (fraxinus excelsior) tree.  
**Address:** 76 Ravensdowne Berwick-upon-Tweed Northumberland TD15 1DQ  
**Ref. No:** 17/03278/FELTPO  
**Status:** Application Permitted  
**BTC Comments:** No objections.

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**Description:** Retrospective listed building consent for replacement of sash windows.  
**Address:** Queens Head 2-6 Sandgate Berwick-upon-Tweed TD15 1EP  
**Ref. No:** 17/03269/LBC  
**Status:** Application Permitted  
**BTC Comments:** No objections.

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**Description:** Tree preservation order application : G1 - Group of 6 dead, dying Sycamores adjacent to the entrance from Main Street - Fell to ground level.  
**Address:** Asda Main Street Tweedmouth TD15 2DS  
**Ref. No:** 17/03245/FELTPO  
**Status:** Application Permitted  
**BTC Comments:** No objections.

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**Description:** Proposed replacement of front door and replacement of existing rotten timber door surround.  
**Address:** 8A Palace Street East Berwick-upon-Tweed TD15 1HT  
**Ref. No:** 17/03149/FUL  
**Status:** Application Permitted  
**BTC Comments:** No objections.

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**Description:** Listed Building Consent for internal alterations to Berwick-upon-Tweed Railway Station.  
**Address:** Berwick Railway Station Railway Street Berwick-upon-Tweed TD15 1NF  
**Ref. No:** 17/03078/LBC  
**Status:** Application Permitted  
**BTC Comments:** Members felt the boards showing the history of the station and Royal Border Bridge should have been re-sited. As currently they are only visible when exiting the platforms via the bridge. Also, whilst Members appreciated the alterations were internal, they felt there was a lost opportunity to examine car parking.

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**Description:** Listed Building Consent - Proposal to replace the existing metal, up-and-over garage door with an electrically operated sectional garage door that incorporates a pedestrian Wicket door.

**Address:** Collingwood House 5 Quay Walls Berwick-upon-Tweed Northumberland TD15 1HB

**Ref. No:** 17/03055/LBC

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Listed building consent for - Internal alterations and attic conversion (amended 24/10/2017).

**Address:** 51 Ravensdowne Berwick-upon-Tweed TD15 1DQ

**Ref. No:** 17/02979/LBC

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Installation of new roof windows (amended 24/10/2017).

**Address:** 51 Ravensdowne Berwick-upon-Tweed TD15 1DQ

**Ref. No:** 17/02978/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Construction of three, three storey town houses.

**Address:** Land South Of St Aidens House Palace Green Berwick-upon-Tweed Northumberland

**Ref. No:** 17/02774/FUL

**Status:** Application Withdrawn

**BTC Comments:** Members of this Council considered this application at its Planning Committee meeting on 29 August 2017, with six members of the public present, some of whom also made representations.

Concerns were voiced about the impact of this development on traffic and parking in a sensitive area, and the consequential impact on previously agreed schemes for parking related to the previous developments at St Aidens House, and the cumulative impact of those schemes. Without sight of any proposed revisions to the original parking scheme for St Aidens House members could not assess the overall impact of the scheme on surrounding properties. Concerns were expressed about the question of whether this was piecemeal over-development of a sensitive and historic site. All of the discussions were framed within the significant historical and archaeological context of what all the members agreed was a very sensitive site.

Members noted the additional material available, compared to the last time they considered an application on this site.

With regard to the sensitivity of the site, adjacent as it is to the Town Walls, members once again gave considerable weight to the reminder that on past developments at Governors Gardens significant archaeological finds were made, and formed the view that, in the event approval was granted, a condition requiring a robust scheme of archaeological mitigation and monitoring, overseen by independent archaeologists, was essential.

After hearing all the representations, and all the views expressed, council considered the plans carefully, bearing in mind the highly significant context of the site. Council noted that better elevation drawings were available on this occasion, compared to previous applications but formed the view that there was still insufficient context for decision makers to understand the relationship of the proposed dwellings to the surrounding historic site. Members also expressed concerns about aspects of the design, with regard to the possible creation of balconies on the south facing elevations, because they would distract from the historic townscape by introducing an alien and anachronistic element, and expressed a view that they would wish permitted development rights to be restricted to prevent any upwards development into roof spaces of the proposed properties for the same reason, and to prevent the properties dominating the historic monument.

Council therefore resolved to object to the application, and to request the Planning Authority to hold a site meeting to allow decision makers to better understand the impact of the proposed development on its surroundings, bearing in mind the sensitivity of the site with regard to the town's heritage.

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**Description:** Alterations to apartments to accommodate lift, rear extension to 76 Ravensdowne to form reception room, utility room and wc, reduction in size and moving of coach house, introduction of Zinc Fascade and roof covering treatment vertical and roof at abutment of flats to existing house on west elevation onto Ravensdowne. Alteration of internal layouts in apartments, 1 bedroom apartments configured to two bedroom. re-configuration of windows in apartment block to enable project to build and achieve energy efficiency, render to rear section of 76 Ravensdowne & Solar Hot Water.

**Address:** 76 Ravensdowne Berwick-upon-Tweed Northumberland TD15 1HX

**Ref. No:** 16/04511/FUL

**Status:** Application Permitted

**BTC Comments:** No objections.

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**Description:** Listed Building Consent: Render section of rear elevation, build up windows 14 & 18 of rear elevation, solar thermal, new rear door, clay ridges, Copper cladding to rear bay, Copper Cladding to corner detail, single storey extension & new internal layout.

**Address:** 76 Ravensdowne Berwick-upon-Tweed Northumberland TD15 1HX

**Ref. No:** 16/04492/LBC

**Status:** Application Permitted

**BTC Comments:** No objections.