

BERWICK-UPON-TWEED TOWN COUNCIL

Minutes of the Town Council Planning Committee Meeting held on Tuesday, 15 February 2011 at 6.30pm in the Ante-Room, Town Hall, Marygate, Berwick-upon-Tweed

PRESENT:

Councillors: Peter Herdman (Chairman)
Alan Bowlas
Georgina Hill
Vivienne Pauline
John Robertson
Clive Routledge

IN ATTENDANCE:

Sue Finch, Town Clerk.

Asif Khan, Principal Planning Officer, Northumberland County Council.

Councillor Maurice McNeely.

The Chair welcomed Asif Khan, Principal Planning Officer, Northumberland County Council, who was attending in place of Peter Rutherford.

P051/10 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor J Waterhouse.

P052/10 2. MINUTES OF THE LAST MEETING

The minutes of the meeting held on Tuesday, 18 January 2011 were agreed and signed as a correct record.

P053/10 3. STATEMENTS BY THE PUBLIC

There were no members of the public present at the meeting.

P054/10 4. DISCLOSURE OF INTERESTS

No disclosures of interests were made at the meeting.

P055/10 5. PETER RUTHERFORD, AREA DEVELOPMENT MANAGER (NORTH), NORTHUMBERLAND COUNTY COUNCIL

The Chair welcomed Mr Khan, who was attending to offer clarification on the issue of replacement windows. It was explained that the Berwick Conservation

area was subject to an Article 4 directive which gave the historic built fabric the highest level of protection available. Whilst replacement windows did not normally require planning permission, Listed Building Consent was required (for which there was no charge). Four applications for replacement windows had been received recently within the Conservation Area, and all had been refused. There may be other dwellings where windows had been replaced without the appropriate permissions, and Mr Khan encouraged members to report these.

The decisions were made by the Conservation Officer, who encouraged applicants to seek advice and provide as much information as possible about the proposed replacements. Windows which detracted from the special historic character of the building were refused, although it was agreed that if a replacement was to be in a location where it would not be seen, it might be approved. Mr Khan noted that research had shown that the effect of appropriate curtains or blinds was as effective as double-glazed windows on reducing heat-loss.

Mr Khan suggested that breaches of regulations might reduce over time because property selling now required documented evidence of planning permissions and building regulations.

Members queried the matter of retrospective planning applications, which the Committee felt should be discouraged. It was clarified that where a development had proceeded without the appropriate permissions, the Council had to take a view on whether it was worth pursuing under enforcement; it was not a criminal offence unless it was a development requiring Listed Building Consent.

Members also queried how often a developer could renew a permission. Mr Khan said that because of the economic situation, restrictions introduced on developers renewing permissions had been eased.

The possible changes to planning law as a result of the Localism Bill were noted. It was acknowledged that the Section 106 (planning obligation)

agreements were negotiated between the principal planning authority and the developer without input from the community in which the development was to take place; the Community Infrastructure Levy, which had been introduced in some parts of the country but not in Northumberland, could potentially, if the Localism Bill was passed, commit the planning authority to consult with the local community on how the levy is spent.

Mr Khan was asked who bore the cost of planning appeals, and confirmed that it was the planning authority, unless the result of the appeal led to costs being awarded to the authority.

Councillor Herdman thanked Mr Khan for attending.

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6. APPLICATIONS FOR PLANNING PERMISSION

11/B/0003

Advertisement Consent Application. Application for 1 No. Fascia Sign. Meadow House Inn, North Road, Berwick-upon-Tweed. TD15 1UR

No objection but a condition of the permission should be that the van carrying advertising hoarding should be permanently removed.

11/B/0031

Householder Application. Conservatory to rear.

39 Highcliffe, Spittal, Berwick-upon-Tweed. TD15 2JH

No objection.

11/B/0040

Householder Application. Proposed internal alterations & extension to provide larger kitchen and bathroom facilities.

2 Farm Cottages, Marshall Meadows Farm, Berwick-upon-Tweed, Northumberland. TD15 1UT

No objection.

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7. DATE OF NEXT MEETING

The date of the next meeting would be Tuesday, 15 March 2011.