

## BERWICK-UPON-TWEED TOWN COUNCIL

**Minutes of the Town Council Planning Committee Meeting held on Tuesday, 18  
December 2012 at 6.30pm in the Ante-Room, Town Hall, Marygate, Berwick-upon-Tweed**

### **PRESENT:**

Councillors: P Herdman  
I Dixon  
V Pauline  
J Robertson

### **IN ATTENDANCE:**

Steve Cozens, Assistant to the Clerk  
1 member of the public.

**P045/12**

#### **1. APOLOGIES FOR ABSENCE**

Apologies for absence had been accepted from: Councillors A Bowlas (personal), F Grant (personal) and I Hunter (personal).

**P046/12**

#### **2. MINUTES OF THE LAST MEETING**

The minutes of the meeting held on Tuesday, 20 November 2012 were agreed and signed as a correct record.

**P047/12**

#### **3. STATEMENTS BY THE PUBLIC**

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

**P048/12**

#### **4. DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**P049/12**

#### **5. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

**P050/12**

#### **6. EXTENDING PERMITTED DEVELOPMENT RIGHTS FOR HOMEOWNERS AND BUSINESSES**

**RESOLVED:** To submit the Response Form, appended to these minutes, in reply to the Department for Communities and Local Government's consultation document 'Extending permitted development rights for

homeowners and businesses’.

P051/12

**7. APPLICATIONS FOR PLANNING PERMISSION**

**12/03012/COU**

**Change of use (reverting back to original use of grazing) to backfill the disused and derelict trout farm ponds and feed channel.**

**Newmills Farm, Cantys Bridge, Berwick-upon-Tweed, Northumberland.**

**TD15 1SY**

No objection.

**12/03352/FUL**

**Repair and restoration works to 42 Castlegate, with proposed alterations to shopfront window and door. Proposed gate to passage.**

**Fairbairn & Son Butchers, 42 Castlegate, Berwick-upon-Tweed,**

**Northumberland. TD15 1JT**

No objection.

**12/03406/COU**

**Change of use from public house to dental clinic.**

**The Grove, Etal Road, Tweedmouth, Berwick-upon-Tweed,**

**Northumberland. TD15 2DU**

No objection.

**12/03492/COU**

**Change of use from shop (A1) to art gallery (A1 and A3).**

**27 Castlegate, Berwick-upon-Tweed, Northumberland. TD15 1LF**

Members agreed in principal, however, they felt that the 'Hours of Opening' for the bar area of 9am - 11pm were too long and recommended that 'Hours of Opening' of 9am - 7pm would be more suitable.

**12/03655/PRUTPO**

**Tree Preservation Order Application to fell one mature Sycamore to the rear garden and pollard one semi-mature Maple to the front, reducing it by 40% to a level the tree was pollarded to 15 years ago.**

**40 Castle Terrace, Berwick-upon-Tweed, Northumberland. TD15 1NZ**

No objection.

**12/03561/ADE**

**Advertisement Consent: Replacement of existing fascia logos, projecting sign and ATM header.**

**Lloyds TSB Bank Plc, 47 Hide Hill, Berwick-upon-Tweed, Northumberland.  
TD15 1EQ**

Members felt there was an excessive amount of signs and that instead of 3 little signs along the front, 1 big sign would be better.

**12/03592/FUL**

**Single storey extension to rear of bungalow.**

**93 Etal Road, Tweedmouth, Berwick-upon-Tweed, Northumberland. TD15  
2DU**

No objection.

**P052/12**

**8. PLANNING APPLICATION DECISION LIST**

The decisions provided in the attachment were noted.

**P053/12**

**9. DATE OF NEXT MEETING**

The date of the next meeting would be Tuesday, 22 January 2013.



Department for  
Communities and  
Local Government  
**Response Form**

## Extending permitted development rights for homeowners and businesses: Technical consultation

We are seeking your views to the following questions on the proposals to increase the permitted development rights for homeowners, businesses and installers of broadband infrastructure.

### **How to respond:**

**The closing date for responses is 5pm, 24 December 2012.**

This response form is saved separately on the DCLG website.

Responses should be sent to: [PlanningImprovements@communities.gsi.gov.uk](mailto:PlanningImprovements@communities.gsi.gov.uk)

Written responses may be sent to:

Helen Marks  
Permitted Development Rights – Consultation  
Department for Communities and Local Government  
1/J3, Eland House  
Bressenden Place  
London SW1E 5DU

## About you

i) Your details:

Name:	Stephen Cozens
Position:	Assistant to the Clerk
Name of organisation (if applicable):	Berwick-upon-Tweed Town Council
Address:	5 The Chandlery, Quayside, Berwick-upon-Tweed, Northumberland. TD15 1HE
Email:	admin@berwick-tc.gov.uk
Telephone number:	01289 302391

ii) Are the views expressed on this consultation an official response from the organisation you represent or your own personal views?

Organisational response

Personal views

iii) Please tick the box which best describes you or your organisation:

District Council

Metropolitan district council

London borough council

Unitary authority

County council/county borough council

Parish/community council

Non-Departmental Public Body

Planner

Professional trade association

Land owner

Private developer/house builder

Developer association

- Residents association
- Voluntary sector/charity
- Other

(please comment):	
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**iv) What is your main area of expertise or interest in this work?  
(please tick one box)**

- Chief Executive
- Planner
- Developer
- Surveyor
- Member of professional or trade association
- Councillor
- Planning policy/implementation
- Environmental protection
- Other

(please comment):	Committee Clerk to the Planning Committee of Berwick-upon-Tweed Town Council.
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**Would you be happy for us to contact you again in relation to this questionnaire?**

- Yes  No

**ii) Questions**

Please refer to the relevant parts of the consultation document for narrative relating to each question.

**Question 1: Do you agree that in non-protected areas the maximum depth for single-storey rear extensions should be increased to 8m for detached houses, and 6m for any other type of house?**

- Yes  No

Comments

No comments.

**Question 2: Are there any changes which should be made to householder permitted development rights to make it easier to convert garages for the use of family members?**

Yes  No

Comments

No comments.

**Question 3: Do you agree that in non-protected areas, shops and professional/financial services establishments should be able to extend their premises by up to 100m<sup>2</sup>, provided that this does not increase the gross floor space of the original building by more than 50%?**

Yes  No

Comments

No comments.

**Question 4: Do you agree that in non-protected areas, shops and professional/financial services establishments should be able to build up to the boundary of the premises, except where the boundary is with a residential property, where a 2m gap should be left?**

Yes  No

Comments

Town Councillors agreed in principle as long as building work didn't affect the sight lines of nearby traffic or pedestrians especially at locations such as zebra crossings.

**Question 5: Do you agree that in non-protected areas, offices should be able to extend their premises by up to 100m<sup>2</sup>, provided that this does not increase the gross floor space of the original building by more than 50%?**

Yes  No

Comments

No comments.

**Question 6: Do you agree that in non-protected areas, new industrial buildings of up to 200m<sup>2</sup> should be permitted within the curtilage of existing industrial buildings and warehouses, provided that this does not increase the gross floor space of the original building by more than 50%?**

Yes  No

Comments

Town Councillors agreed in principle as long as buildings or their use did not impact on residential properties.

**Question 7: Do you agree these permitted development rights should be in place for a period of three years?**

Yes  No



Comments

No comments.

**Question 8: Do you agree that there should be a requirement to complete the development by the end of the three-year period, and notify the local planning authority on completion?**

Yes  No

Comments

No comments.

**Question 9: Do you agree that article 1(5) land and Sites of Special Scientific Interest should be excluded from the changes to permitted development rights for homeowners, offices, shops, professional/financial services establishments and industrial premises?**

Yes  No

Comments

No comments.

**Question 10: Do you agree that the prior approval requirement for the installation, alteration or replacement of any fixed electronic communications equipment should be removed in relation to article 1(5) land for a period of five years?**

Yes  No

Comments

Town Councillors agreed in principle but consider that prior approval should continue to apply to Conservation Areas (as already mentioned for Site of Special Scientific Interest on Page 12, Note 38, of the Technical Consultation)

**Do you have any comments on the assumptions and analysis set out in the consultation stage Impact Assessment? (See Annex 1)**

Yes  No

Comments

Option 2 should be the preferred choice subject to comments above

**Thank you for your comments.**